

Mid Sussex District Plan (2021 - 2039) Consultation



What is a District Plan?

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

Why is the District Plan being updated?

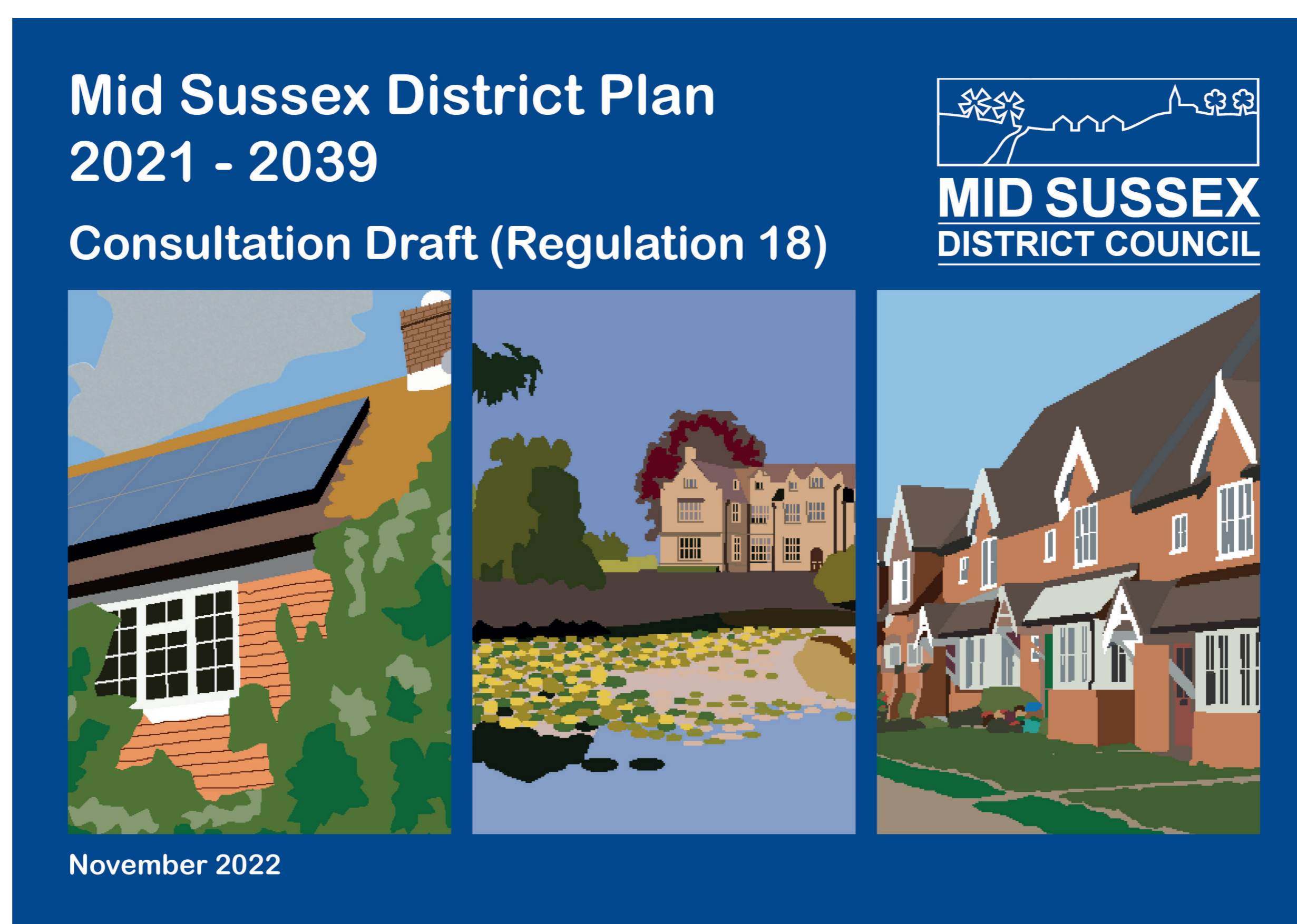
The current District Plan was adopted in 2018. National policy and legislation requires plans to be reviewed and updated every 5 years, the draft District Plan is the first stage of the update.

What time period does the District Plan cover?

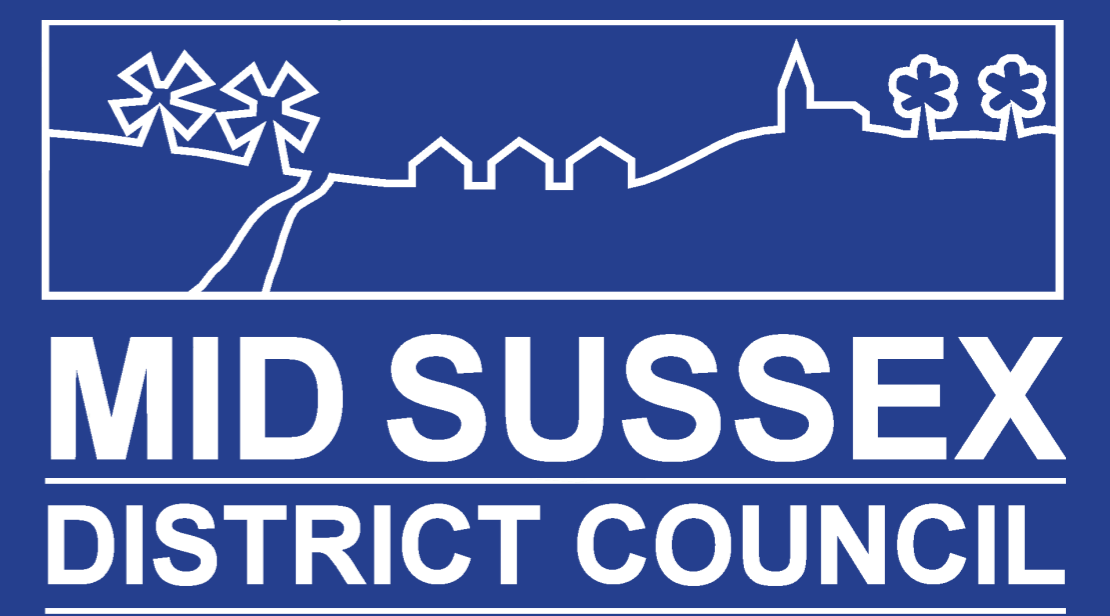
District Plans must cover at least 15 years from adoption. As this revised District Plan is scheduled to be adopted in 2024, it needs to cover the period to 2039.

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

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



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The Vision for Mid Sussex is:

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

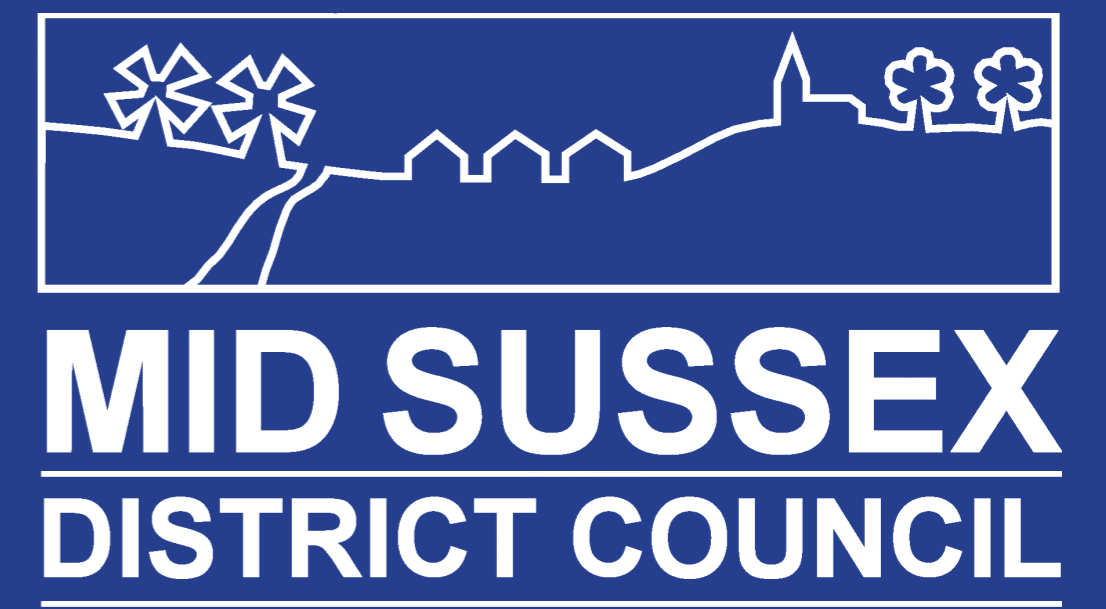
This vision is underpinned by three priority themes that promote the development of sustainable communities:

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

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



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Plan Strategy

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

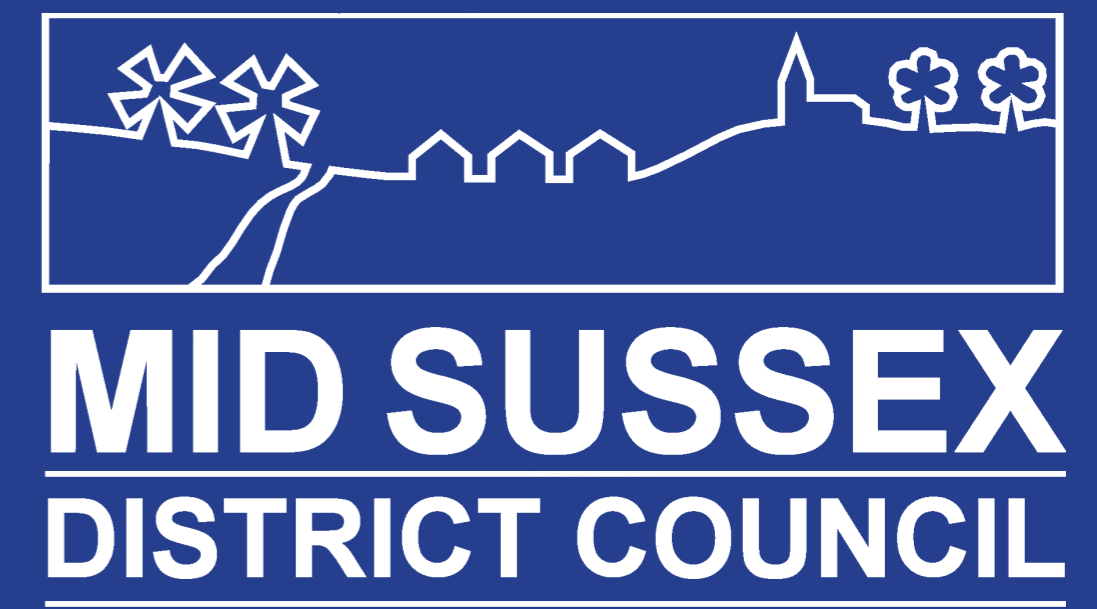
**Protection of designated
landscapes (e.g. AONB)**

**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**

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

The Policies are grouped into separate themes:

Sustainability – policies that will:

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

Natural Environment and Green Infrastructure – policies that will:

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

Countryside – policies that will:

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

Built Environment – policies that will:

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

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Transport – policies that will:

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

Economy – policies that will:

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

Housing – policies that will:

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

Infrastructure – policies that will:

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

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

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

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

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

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

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

How will the Housing Need be met?

The following sites are proposed for allocation:

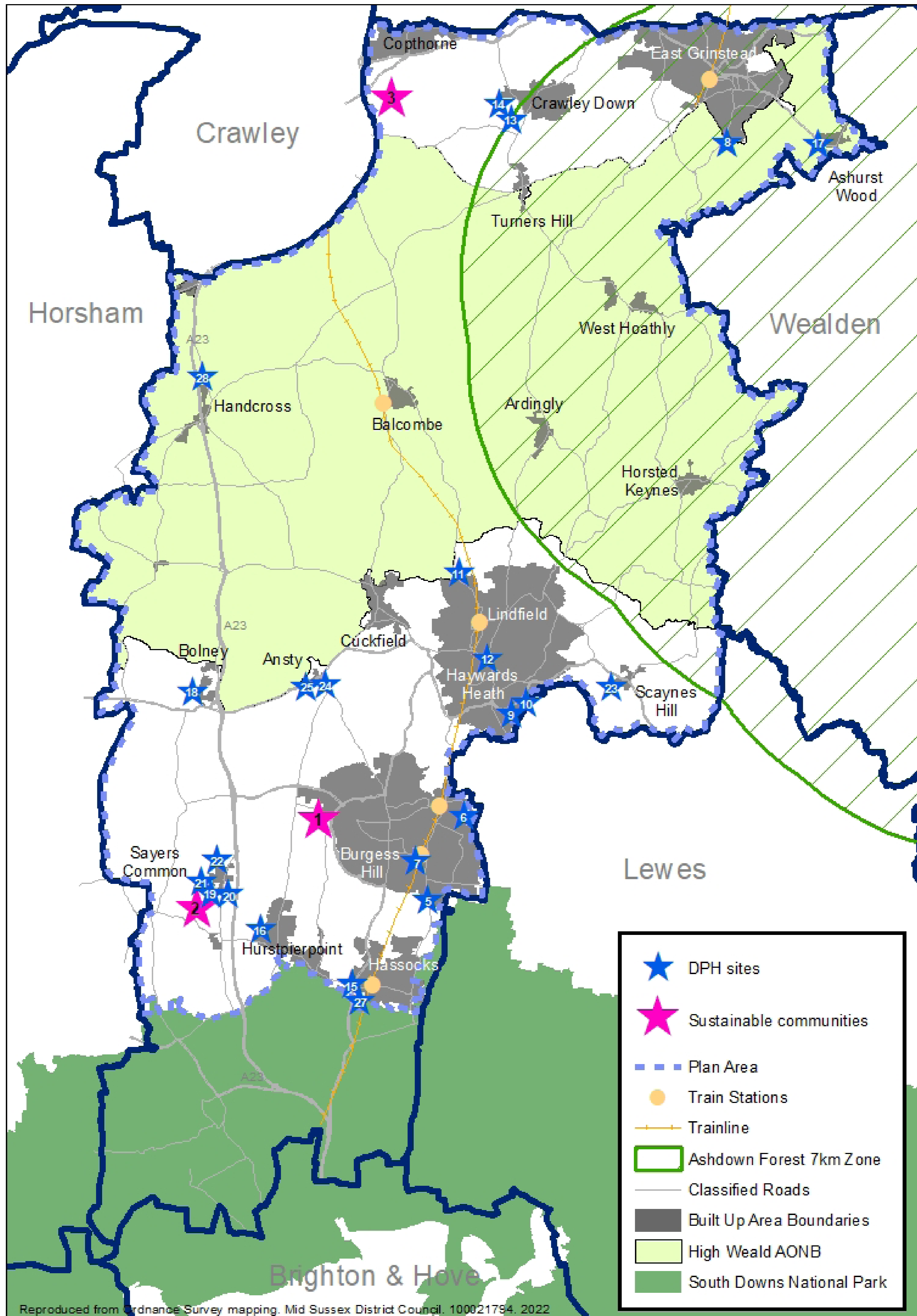
Policy Ref	Site	Settlement	Yield
Sustainable Communities			
DPSC1	Land to West of Burgess Hill	Burgess Hill	1,400
DPSC2	Land to South of Reeds, Sayers Common	Sayers Common	1,850
DPSC3	Land at Crabbet Park, Copthorne	Copthorne	1,500
Housing sites			
DPH5	Batchelors Farm, Keymer Road, Burgess Hill	Burgess 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
Windfall and brownfield allowance			1,714
TOTAL			8,471

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

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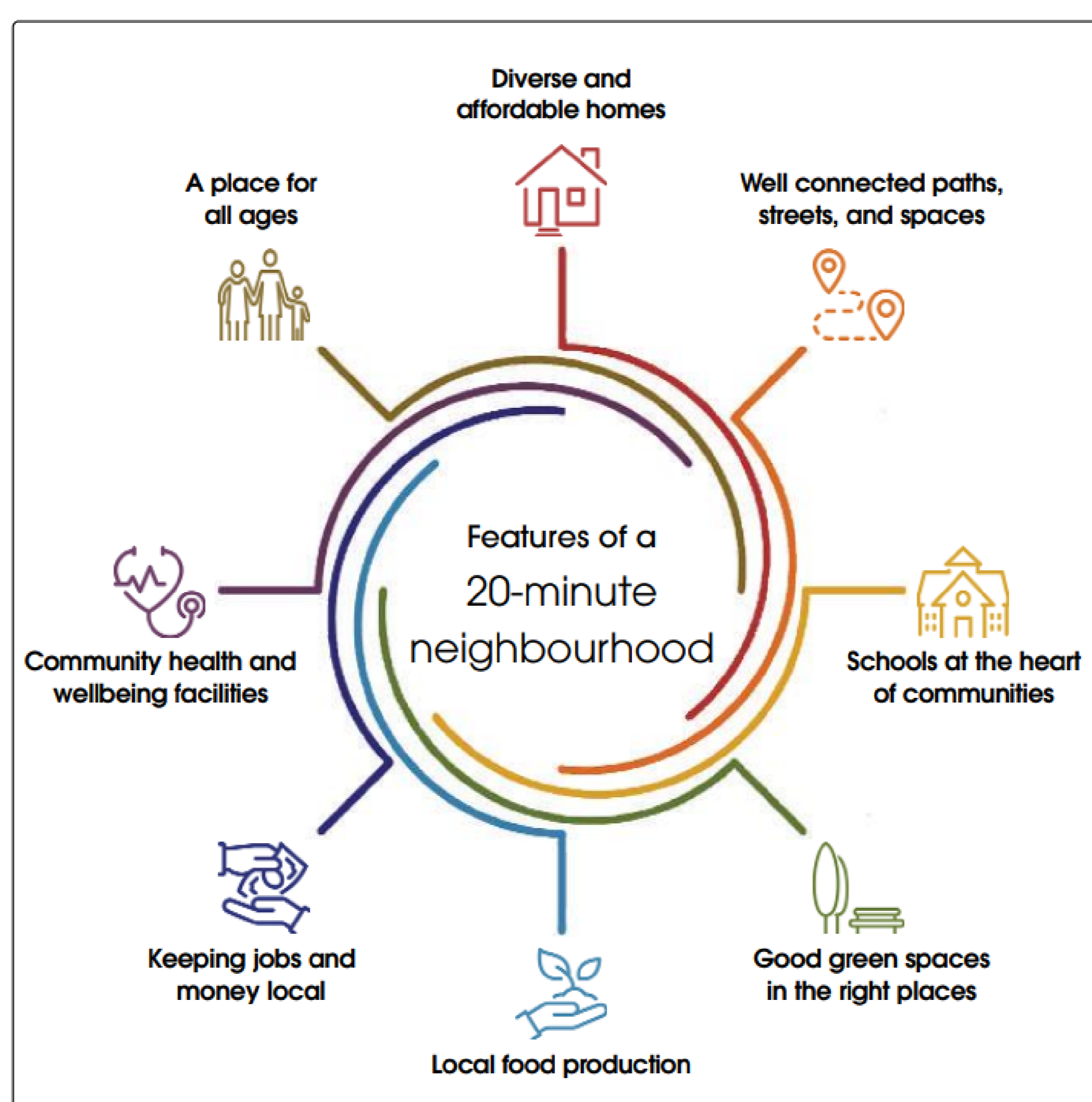
Key Diagram



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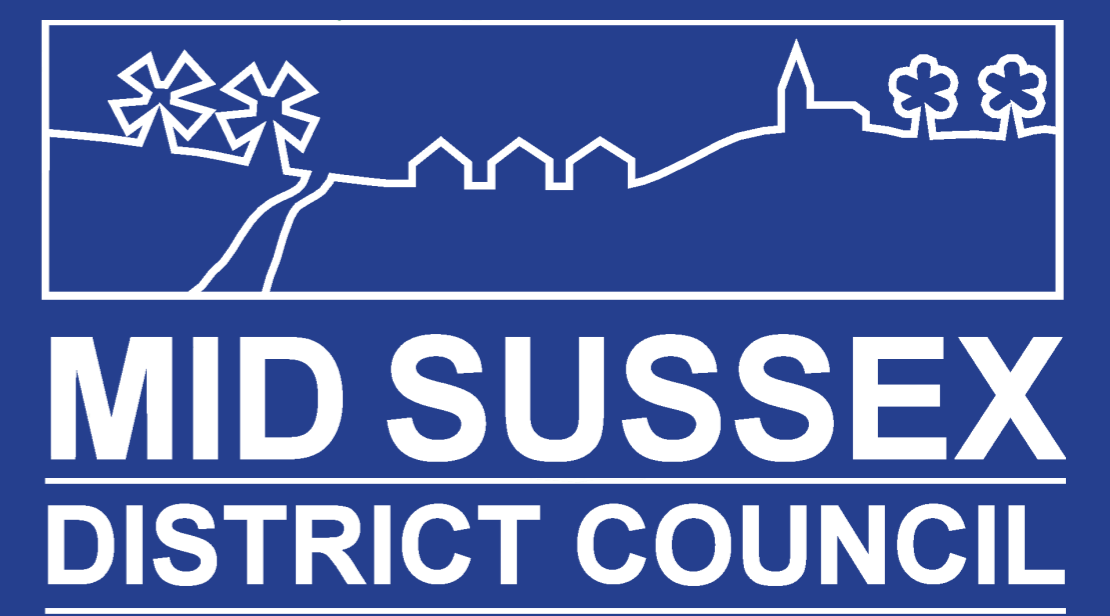
The District Plan seeks to allocate land for three new sustainable communities. These will deliver mixed use developments, supported by infrastructure to create sustainable communities, based on the 20 minute Neighbourhood principle.

20 minute Neighbourhoods



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

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Sustainable Communities

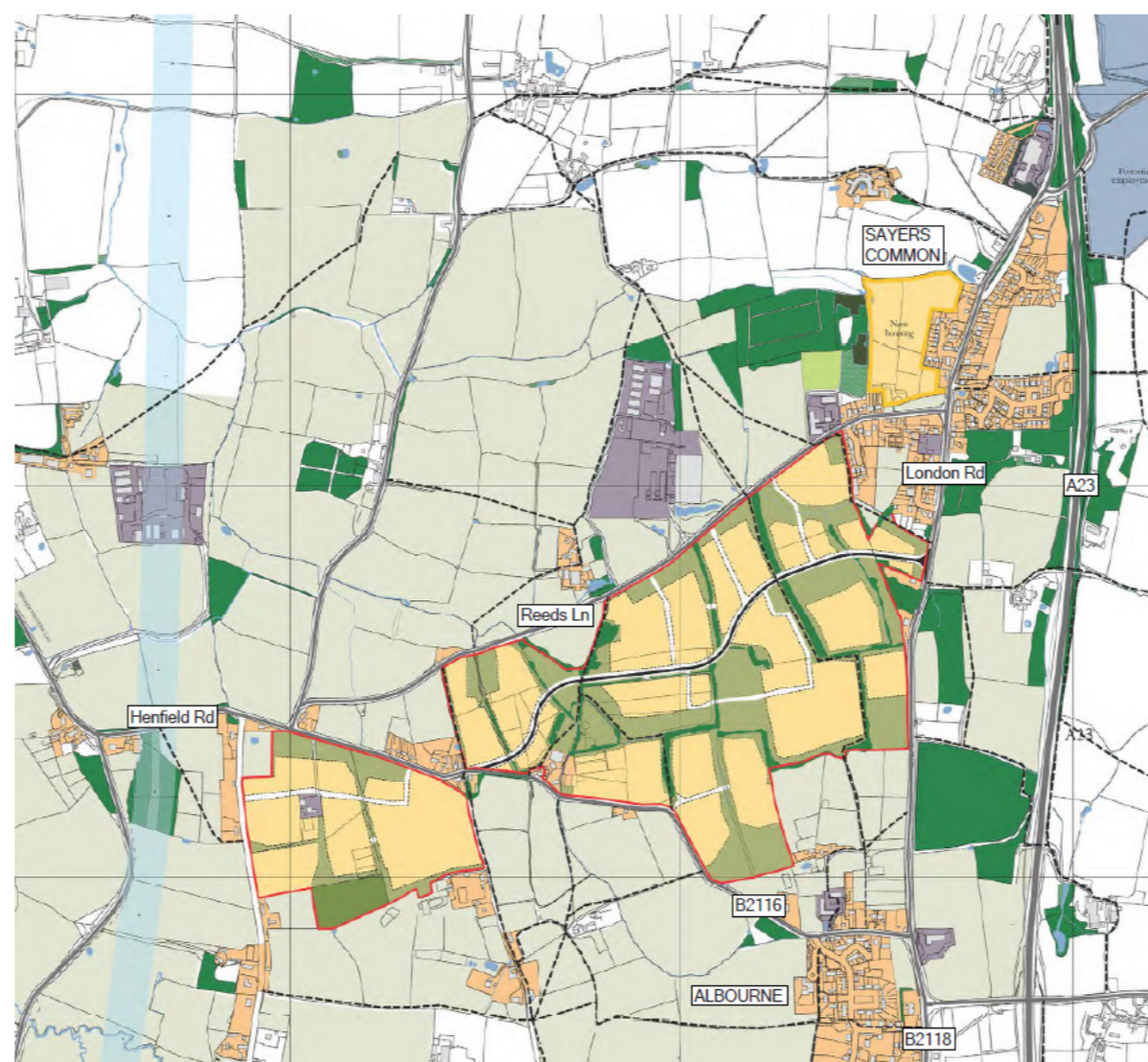
The District Plan seeks to allocate land for three new sustainable communities. These will deliver mixed use developments, supported by infrastructure to create sustainable communities, based on the 20 minute Neighbourhood principle.

These three locations are:



DPSC1: Land to the west of Burgess Hill

Total Yield: 1,400
No. of homes within Plan period (2039): 1,400



DPSC2: Land to the south of Reeds Lane, Sayers Common

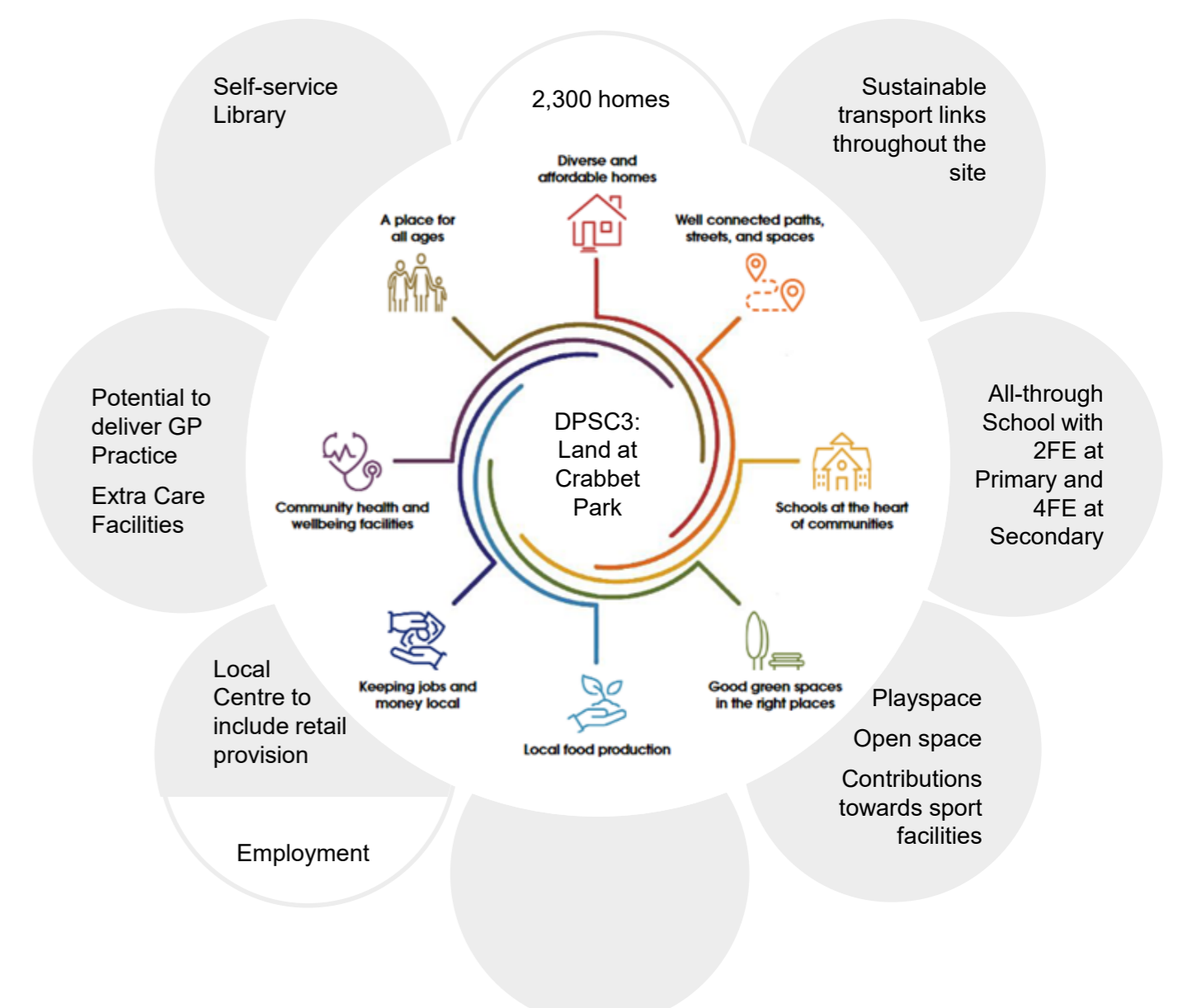
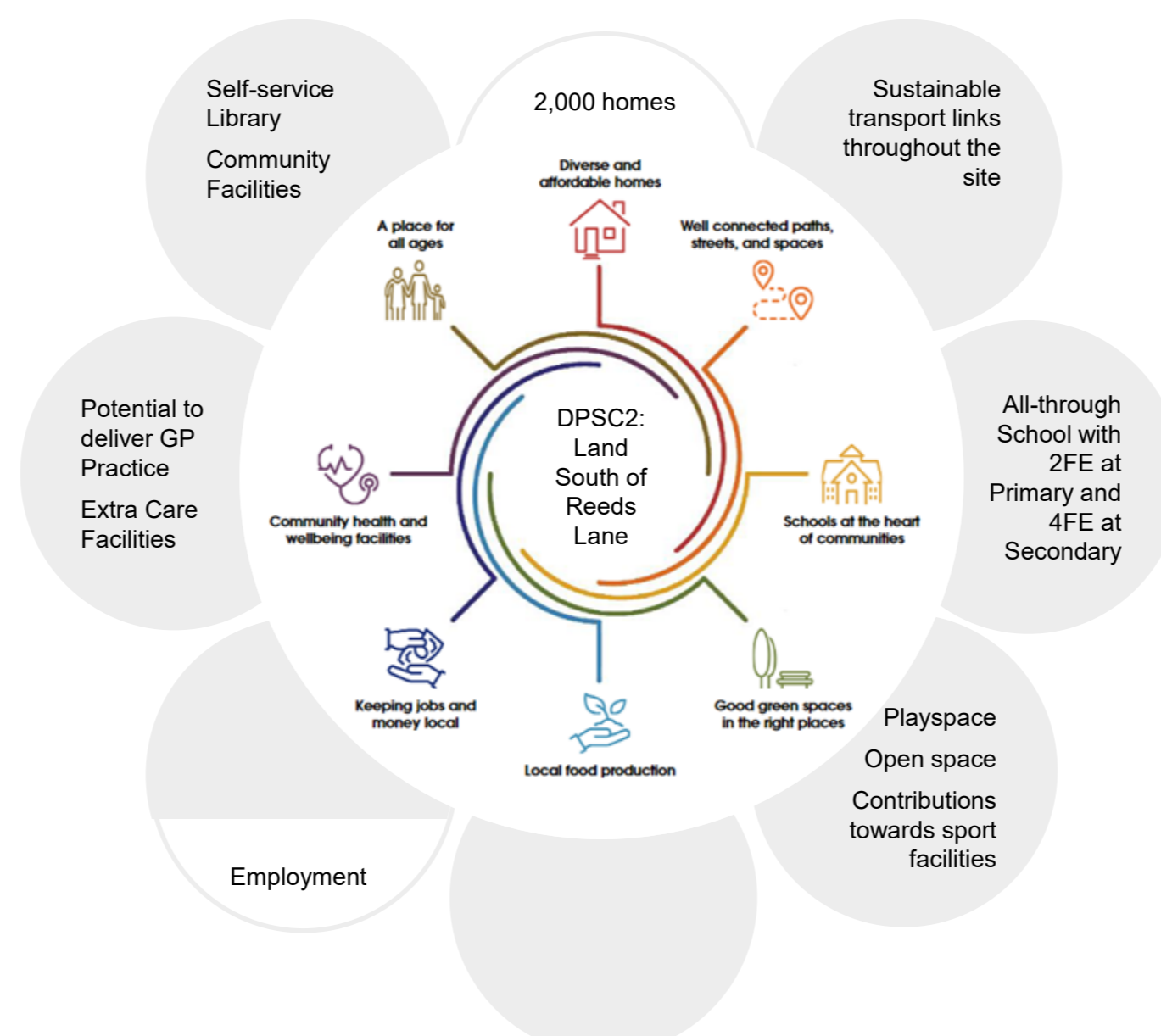
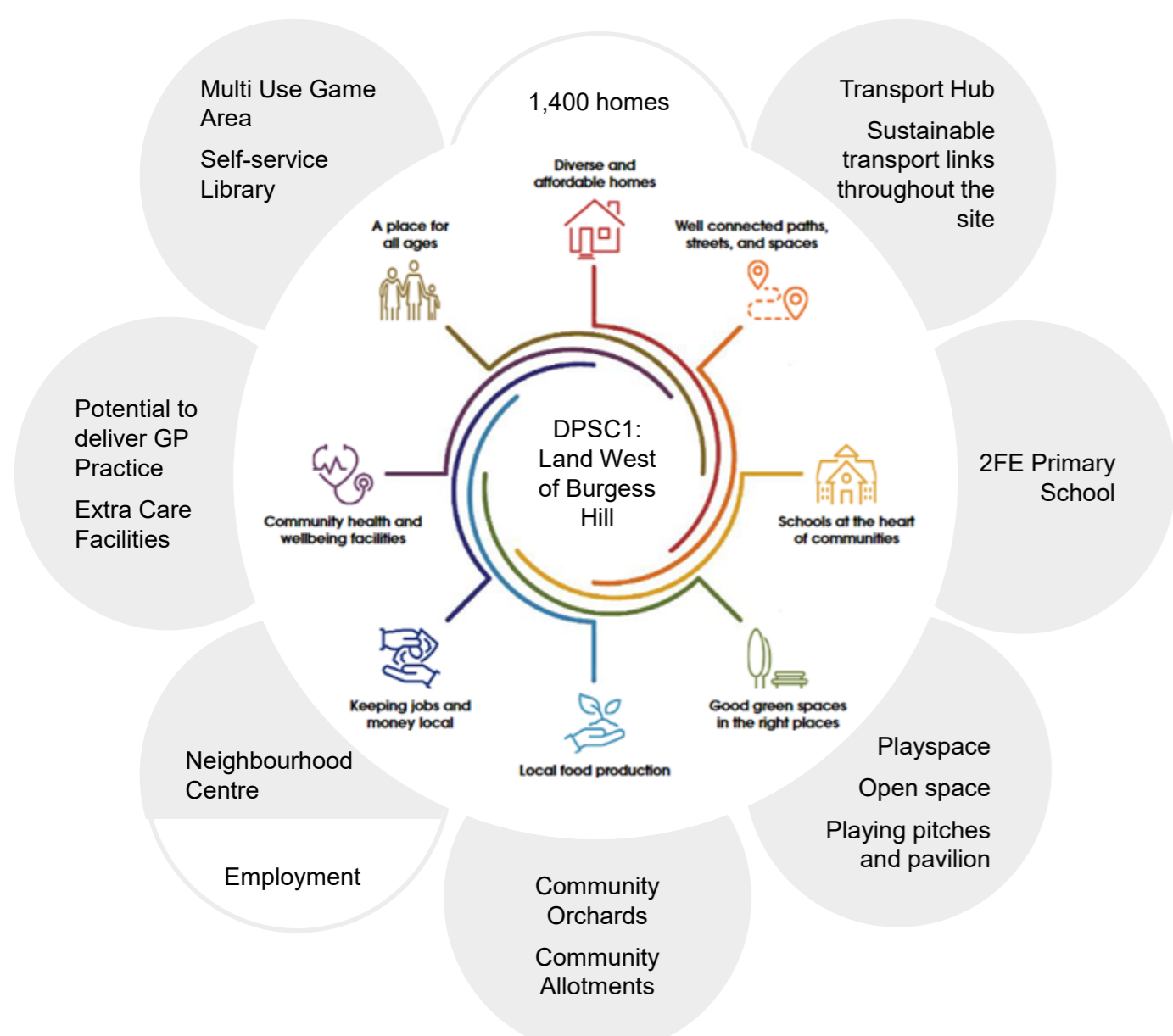
Total Yield: 2,000
No. of homes within Plan period (2039): 1,850



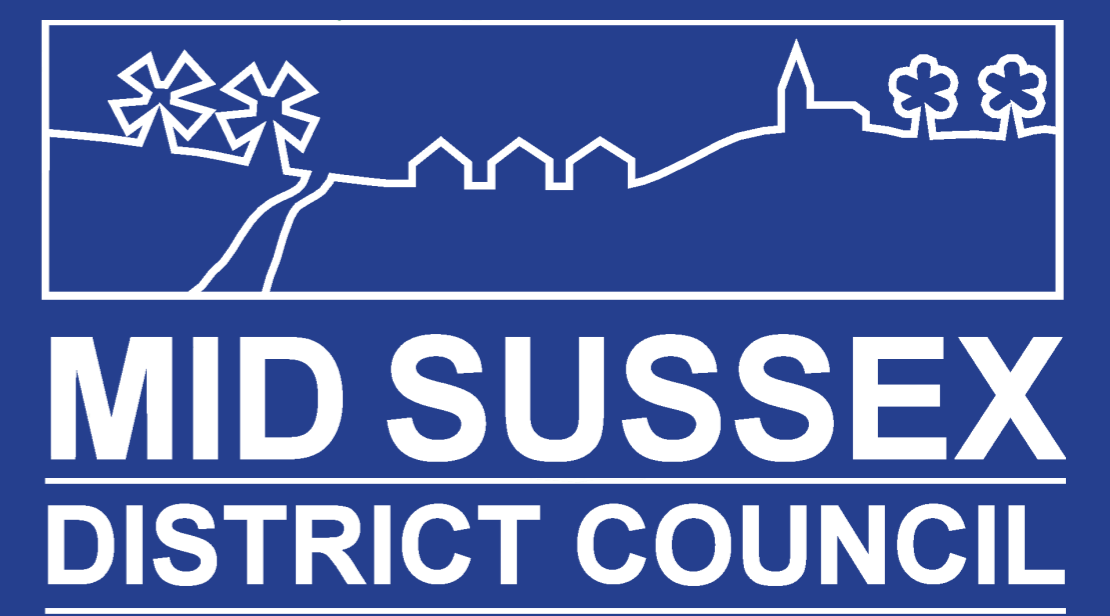
DPSC3: Land at Crabbet Park, Cophorne

Total Yield: 2,300
No. of homes within Plan period (2039): 1,500

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



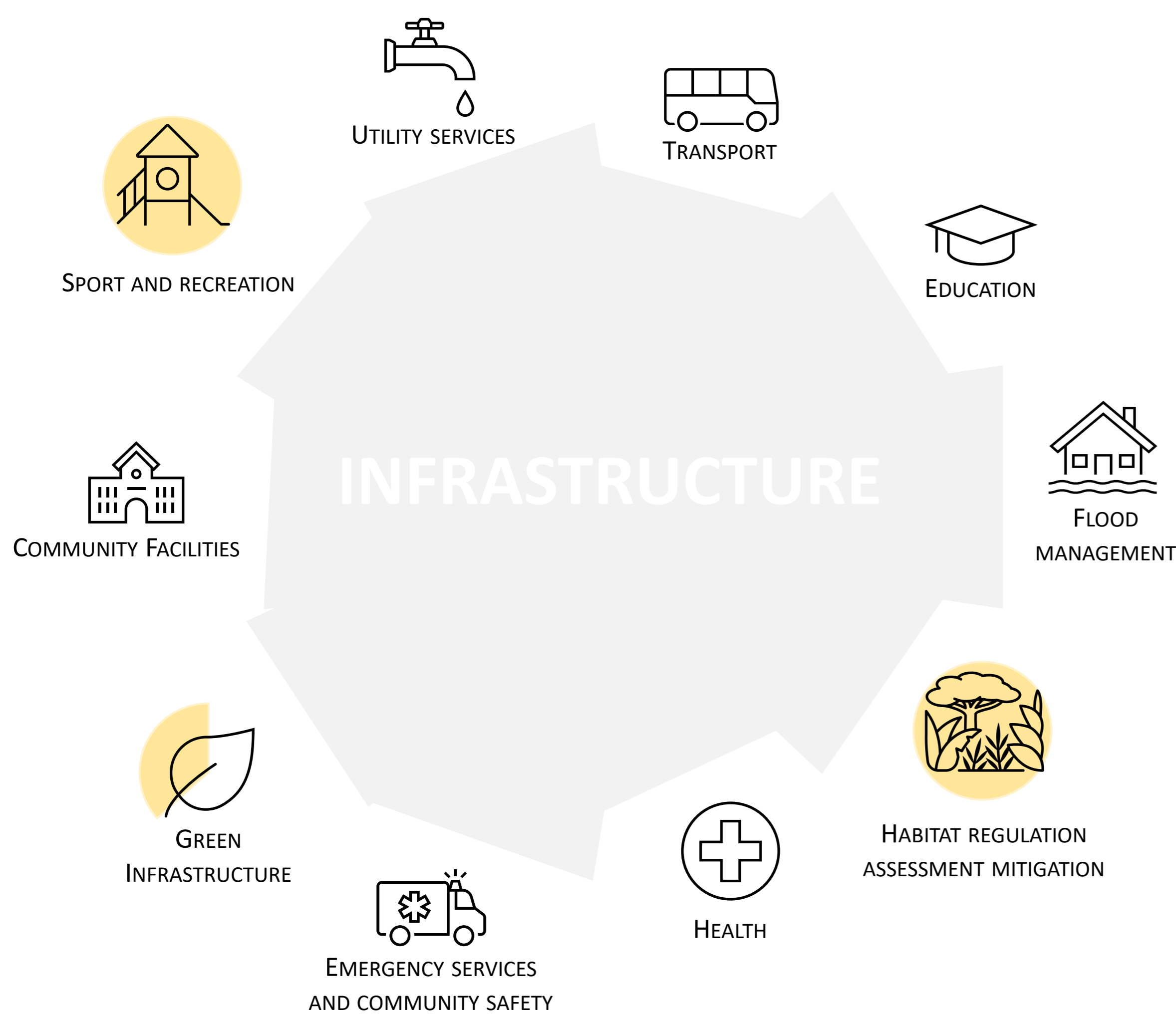
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Infrastructure to support development

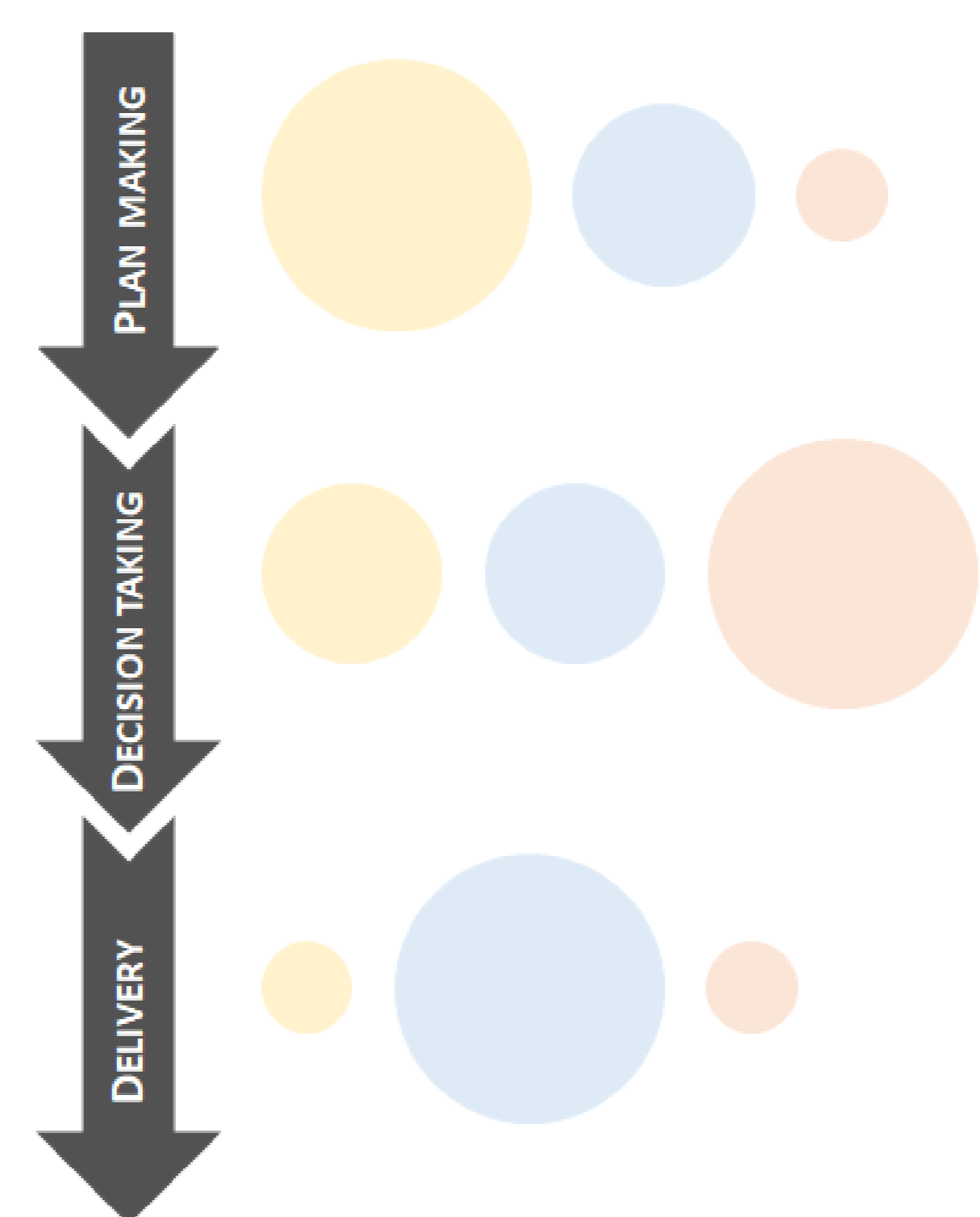
The Council is engaging with key infrastructure providers to understand what and where services and facilities will be needed to support the level of growth identified in the revised District Plan.





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



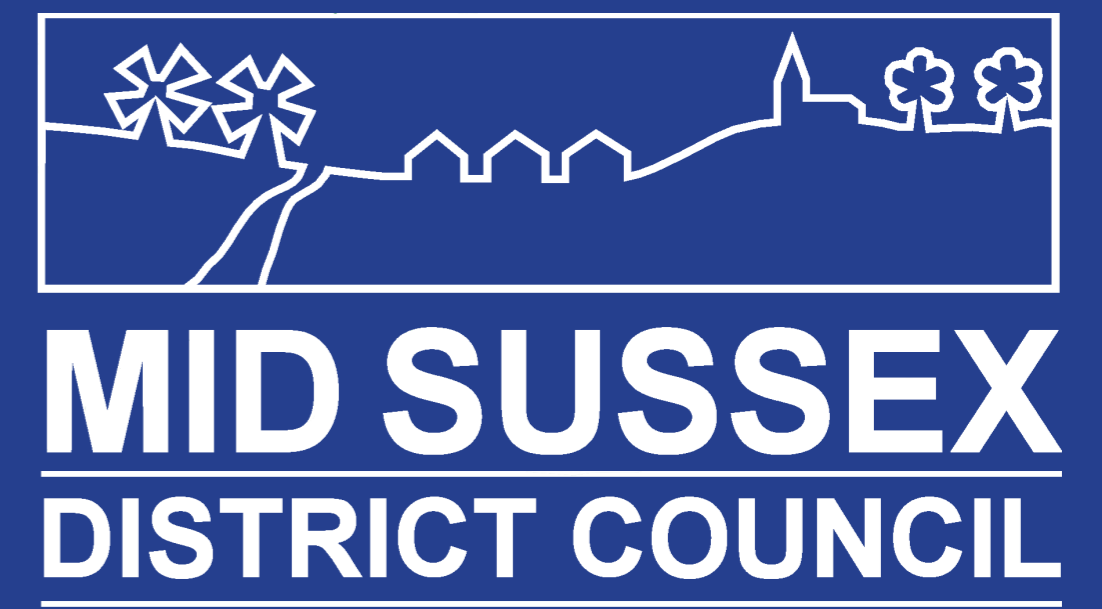
The Council has limited responsibilities in the delivery of most infrastructure and is heavily reliant on external providers and organisations expertise and advise to determine what is needed to support development in the plan, and ultimately to deliver the required infrastructure.

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



-  Level of influence in the provision of infrastructure
-  Local planning authority
-  Infrastructure provider
-  Site promoter

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How Can I Respond:

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



Online: www.midsussex.gov.uk/DistrictPlan

Email: PolicyConsultation@midsussex.gov.uk

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

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

Next Steps

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

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