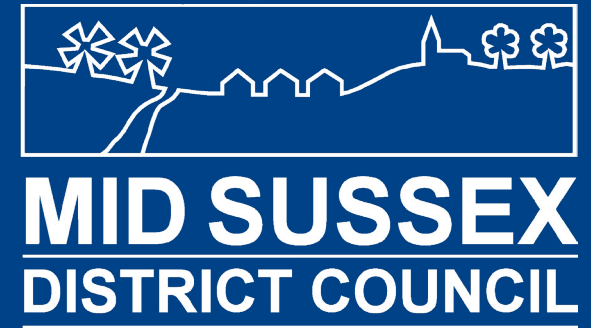


Mid Sussex District Plan 2021 - 2039

Submission Draft (Regulation 19)



December 2023

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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 District Plan 2021 – 2039 comprise an updated vision, strategy, site allocations and policies and will supersede the 2018 District Plan upon its adoption. Site allocations within the 2018 District Plan, Site Allocations DPD (2022) and Neighbourhood Plans which have not yet been completed will remain part of the Council's land supply and contribute towards meeting the housing need identified within this Plan.

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 September 2023) 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).

The 2018 District Plan is now more than 5 years old. However, it will not be out-of-date automatically, as policies age at different rates. The review 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District Plan contains updated policies – no decision has been made as to whether any policy is currently considered "out-of-date".

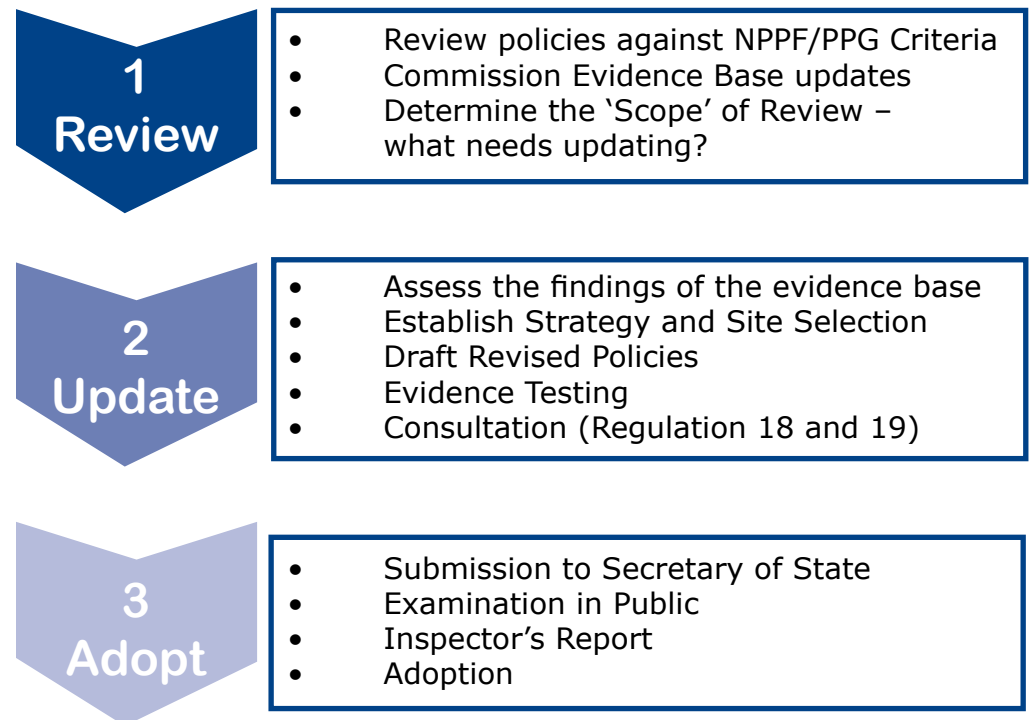
In reviewing plans, the NPPF states that the following needs to be considered:

- 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 2018 District Plan

All 2018 District Plan 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 District Plan 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 2018 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 Submission Draft (Regulation 19) District Plan and will be subject to stakeholder consultation in accordance with the regulations and the Council's adopted Statement of Community Involvement. It also takes into account comments made to the draft District Plan (Regulations 18), which was published for consultation in November 2022.

3. Adoption

Following the Regulation 19 consultation period, 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:¹

- Mid Sussex District Plan 2021 – 2039
- Saved policies in the District Plan 2014 - 2031 (2018)
- Saved policies in the Site Allocations Development Plan Document (2022))
- Saved policies in the Small Scale Site Allocations Development Plan Document (2008)
- Saved policies in the Local Plan (2004)
- Supplementary Planning Documents – full list available at www.midsussex.gov.uk/SPDS
- Made Neighbourhood Plans – full list available at www.midsussex.gov.uk/NeighbourhoodPlans
- West Sussex Joint Minerals Local Plan (2021) (adopted by the County Council)
- West Sussex Waste Local Plan (2014) (adopted by the County Council)

¹ Saved policies are listed in Chapter 18

Chapter 2



Background

Mid Sussex Context

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

The district contains three towns – Burgess Hill, East Grinstead and Haywards Heath which account 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. This reflects 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 District Plan area 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 has been 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.



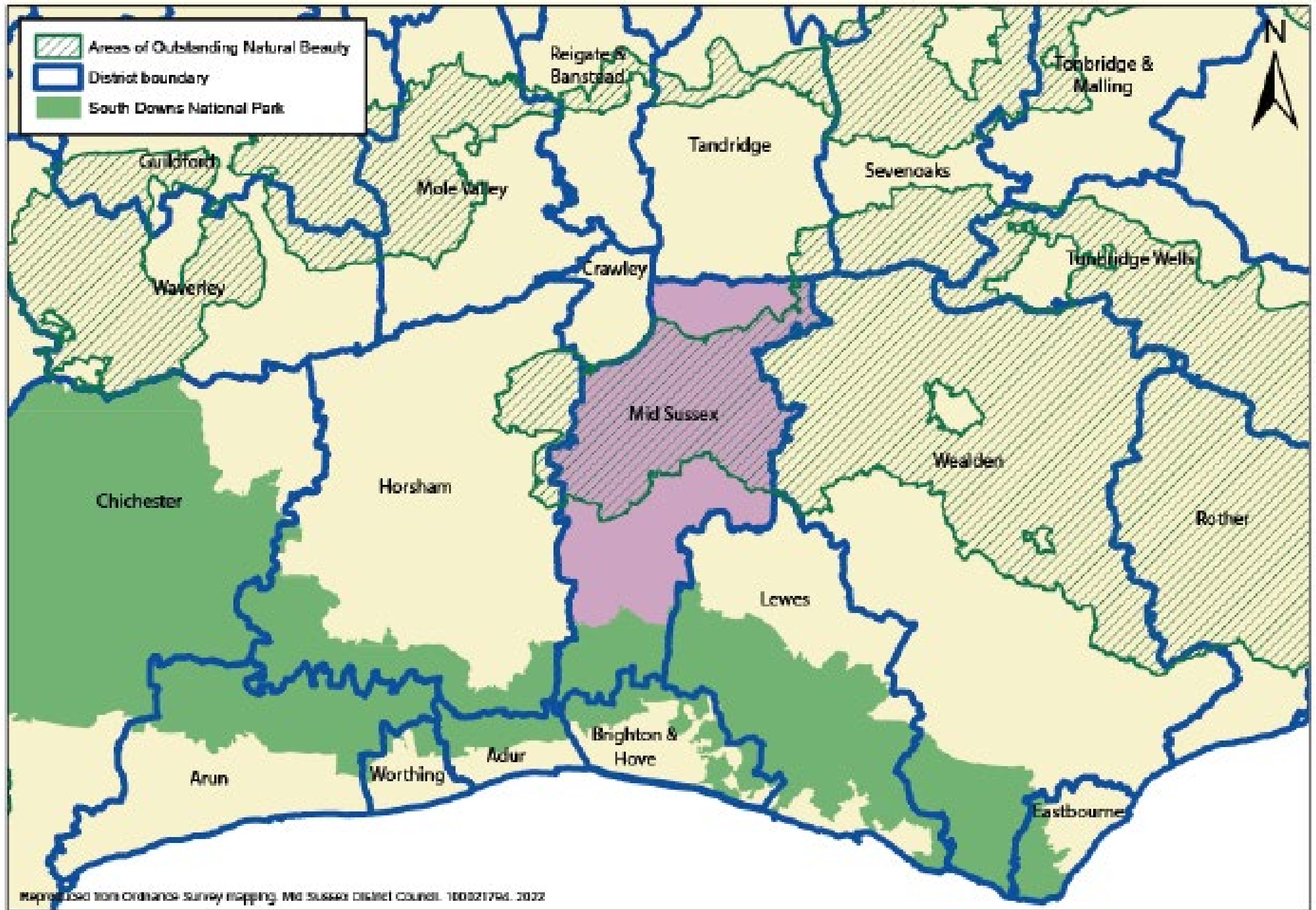


Figure 1: Mid Sussex Locational Context

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.

The three North West Sussex Housing Market Area authorities have agreed two Statements of Common Ground (SoCG) – the Northern West Sussex SoCG and a Northern West Sussex Housing Needs SoCG. The Housing Needs SoCG confirms a priority order for assisting with the unmet need should an authority have the ability to do so after meeting their own needs.

- Priority 1: Northern West Sussex HMA
- Priority 2: Coastal West Sussex HMA
- Priority 3: Other adjacent and nearby HMAs where it is justified by each individual authority.

Sussex Coast

The south of the district (south of Burgess Hill) 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.
- 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, September 2023) 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 Special Area of Conservation).
- 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:

Sustainability	DPS1: Climate Change DPS2: Sustainable Design and Construction DPS3: Renewable and Low Carbon Energy Schemes DPS4: Flood Risk and Sustainable Drainage DPS5: Water Neutrality DPS6: Health and Wellbeing
Natural Environment and Green Infrastructure	DPN1: Biodiversity, Geodiversity and Nature Recovery DPN2: Biodiversity Net Gain DPN3: Green and Blue Infrastructure DPN4: Trees, Woodland and Hedgerows DPN5: Historic Parks and Gardens DPN6: Pollution DPN7: Noise Impacts DPN8: Light Impacts and Dark Skies DPN9: Air Quality DPN10: Land Stability and Contaminated Land
Countryside	DPC1: Protection and Enhancement of the Countryside DPC2: Preventing Coalescence DPC3: New Homes in the Countryside DPC4: High Weald Area of Outstanding Natural Beauty DPC5: Setting of the South Downs National Park DPC6: Ashdown Forest SPA and SAC
Built Environment	DPB1: Character and Design DPB2: Listed Buildings and Other Heritage Assets DPB3: Conservation Areas DPB4: Aerodrome Safeguarding Requirements (Air Safety)

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:

Transport	<p>DPT1: Placemaking and Connectivity</p> <p>DPT2: Rights of Way and Other Recreational Routes</p> <p>DPT3: Active and Sustainable Travel</p> <p>DPT4: Parking and Electric Vehicle Charging Infrastructure</p> <p>DPT5: Off-Airport Car Parking</p>
Economy	<p>DPE1: Sustainable Economic Development</p> <p>DPE2: Existing Employment Sites</p> <p>DPE3: Employment Allocations</p> <p>DPE4: Town and Village Centre Development</p> <p>DPE5: Within Town and Village Centre Boundaries</p> <p>DPE6: Development Within Primary Shopping Areas</p> <p>DPE7: Smaller Villages and Neighbourhood Centres</p> <p>DPE8: Sustainable Rural Development and the Rural Economy</p> <p>DPE9: 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.
- As a result of the ageing population, this has the potential to increase 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 capacity of education facilities.
- 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:

Sustainable Communities	<p>DPSC GEN: Significant Site Requirements</p> <p>DPSC1: Land west of Burgess Hill/ North of Hurstpierpoint</p> <p>DPSC2: Land at Crabbet Park, Copthorne</p> <p>DPSC3: Land to the south of Reeds Lane, Sayers Common</p> <p>DPSC4: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common</p> <p>DPSC5: Land at Coombe Farm, London Road, Sayers Common</p> <p>DPSC6: Land to the West of Kings Business Centre, Reeds Land, Sayers Common</p> <p>DPSC7: Land at LVS Hassocks, London Road, Sayers Common</p>
Housing	<p>DPH1: Housing</p> <p>DPH2: Sustainable Development – Outside the Built-Up Area</p> <p>DPH3: Sustainable Development – Inside the Built-Up Area</p> <p>DPH4: Older Persons Housing and Specialist Accommodation</p> <p>DPH5: Gypsies, Travellers and Travelling Showpeople</p> <p>DPH6: Self and Custom Build Housing</p> <p>DPH7: Housing Mix</p> <p>DPH8: Affordable Housing</p> <p>DPH9: First Homes</p> <p>DPH10: Rural Exception Sites</p> <p>DPH11: Dwelling Space Standards</p> <p>DPH12: Accessibility</p>
Site Allocations	<p>DPA1-17: Housing Site Allocations</p> <p>DPA3a: Nightingale Lane Allotments</p> <p>DPA18-19: Older Persons Housing and Specialist Accommodation Allocations</p>
Infrastructure	<p>DPI1: Infrastructure Provision</p> <p>DPI2: Planning Obligations</p> <p>DPI3: Major Infrastructure Projects</p> <p>DPI4: Communications Infrastructure</p> <p>DPI5: Open Space, Sport and Recreational Facilities</p> <p>DPI6: Community and Cultural Facilities and Local Services</p> <p>DPI7: Water and Wastewater Infrastructure</p> <p>DPI8: Viability</p>

20 Minute Neighbourhoods and Local Living

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' and 'local living²'. A strategic objective of this Plan is to create places that encourage a healthy enjoyable lifestyle supporting provision of high quality services and facilities with the opportunity to walk, wheel, cycle or use public transport to common destinations.

The 20-minute neighbourhood concept is a useful tool for informing the design of schemes and the assessment of planning applications and will help create places in which most people's daily needs can be met within a short walk or cycle.

The Mid Sussex Design Guide Supplementary Planning Document (SPD) sets out a series of characteristics of well designed places and demonstrates what good design means in practice. Many of these principles are directly relevant to 20-minute neighbourhood principles and will help deliver places that connect communities to each other and what they need; a place where people can thrive without having to rely solely on the car.

What is a 20-minute neighbourhood?

The Town and County Planning Association (TCPA) has produced a 'Guide to 20-minute Neighbourhoods' (March 2021)³ 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 1 - Diagram produced in The Town and County Planning Association 'Guide to 20-minute Neighbourhoods - Creating Heathier, Active, Prosperous Communities' (March 2021).

² Term used in West Sussex Local Transport Plan 2022-2036 Vision and Objectives strategy approach to reduce the need to travel by car, prioritising active and sustainable travel interventions and other targeted measures: <https://www.westsussex.gov.uk/media/17428/wstp.pdf>

³ The Town and County Planning Association 'Guide to 20-minute Neighbourhoods - Creating Heathier, Active, Prosperous Communities' (March 2021) - https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf

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. Interest in the 20-minute concept has grown over the years since the phrase was first coined. This interest was accelerated as a result of the COVID-19 pandemic which forced people to spend more time in their immediate neighbourhoods and as a result highlighted the importance to support people to be able to have access to goods and services at a local level.

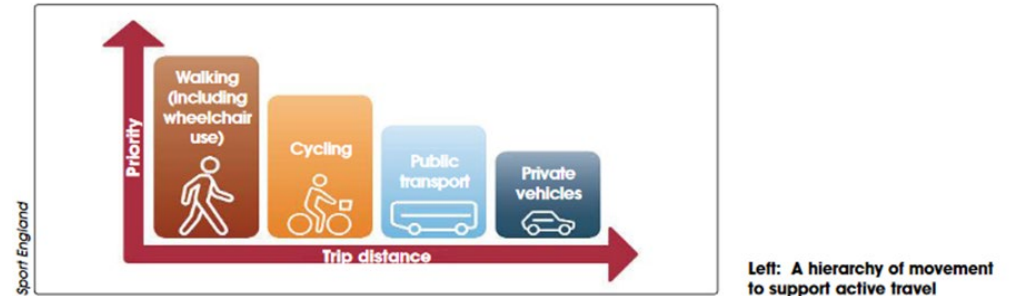
Research⁴ has shown that 20 minutes is the maximum time that people are willing to walk to meet their daily needs. However, where the concept is being taken up across the UK and elsewhere in the world, communities are defining the concept in various ways – ‘20-minute neighbourhoods’, ‘15-minute cities’, ‘liveable neighbourhoods’ and ‘local living’. The concept however remains in principle the same and is about creating complete, compact and connected neighbourhoods. This will be different depending on the individual context of the site and the development proposed and the Council will seek to develop further guidance which will help deliver these goals in the differing landscapes which make up the District.

The 20-minute travel concept sets out an aspiration to meet our day to day needs within a short journey by active/ sustainable means. In addition to specific requirements set out in the plan and the Mid Sussex Design Guide SPD, and until such time that the Council develop their own guidance, best practice guidance, including the TCPA 20-Minute Neighbourhoods Guide (2021 and subsequent iterations) will be used to inform consideration of planning applications.

What are the characteristics of a 20-minute neighbourhood?

The 20-minute neighbourhood concept 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 and developments will be required to demonstrate that they have designed their proposals in line with the movement hierarchy below.



The 20-minute neighbourhood concept does not form a rigid set of requirements. Every community has its own plans and aspirations for the future, any plans to create a 20-minute neighbourhood should be based on what the community wants. However, as set out in the TCPA guidance⁵, there are certain features that are likely to feature which include:

- Diverse and affordable homes;
- Well connected paths, streets and spaces;
- Schools at the heart of communities;
- Good green spaces in the right places;
- Local food production;
- Keeping jobs and money local;
- Community health and wellbeing facilities; and
- A place for all ages.

⁴ <https://www.planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/20-minute-neighbourhoods>

⁵ https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf

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 achieving this aspiration.

Key challenges the district face include the need to:

- Reduce carbon emissions and 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. The Plan will seek to facilitate the creation of compact and connected neighbourhoods in which people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling, or using sustainable transport options. The 20-minute neighbourhood concept will help to deliver communities 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.



Fibre Dig Site

How could it work in rural areas?

In rural areas, the implementation of 20-minute neighbourhoods and local living 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 support development within towns (for Mid Sussex this would be Burgess Hill, Haywards Heath and East Grinstead) which helps them become complete and compact 20-minute neighbourhoods. The benefit of which would mean that although people from nearby villages might have to drive 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, which is more suited to the more rural areas of the district characterised by smaller villages more remote from the three towns, is to encourage the 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.

How can we maximise the benefits of settlement extensions?

New extensions to existing settlements provide an opportunity to take a holistic approach to an area, focusing on how a new development can be designed to improve connectivity and provide much needed local facilities in locations that can benefit both existing and new members of the community. These developments also offer the opportunity to link into existing infrastructure networks, including employment, transport and social infrastructure and it is essential they are designed to be well integrated and avoid being isolated additions which further compound issues of car dependency. Positively engaging with the existing communities is key to understanding what an area needs and how the development should respond to the communities' aspirations for the area.

Access to Services and Facilities - Site Selection Process

Building on the concept of 20-minute Neighbourhoods and 'Local Living', access to services and facilities forms an important part of the Site Selection Process which has been used to determine the most suitable and sustainably located sites for allocation within this District Plan.

The Site Selection Methodology involves assessing sites against a range of environmental, developability and accessibility criteria. Sites have been assessed for their accessibility to services and facilities that meet day-to-day needs: public transport, main service centres, primary school, health/GP surgery and local convenience retail. Sites which include on-site facilities or can access such facilities within a 10-minute walk achieve a 'very positive' score against these criteria, with those greater than a 20-minute walk achieving a 'negative' score. The overall performance against all criteria informs the conclusions reached on suitability for allocation.

To ensure consistency, the Council has used specialist mapping software "TravelTime" to determine the distance, most efficient route/method, and time taken. This is measured from the central co-ordinate of the site. It is recognised that this is only a tool and therefore has limitations e.g. it may not be reflective of all ground conditions, abilities or circumstances. However, it is sufficiently accurate to provide a robust assessment that has been applied consistently to all sites assessed. More detail is available within the Site Selection Methodology and Site Selection: Conclusions papers available on the Council's website.



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.
- **Strategic Flood Risk Assessment (SFRA)** - to identify areas at risk of flooding, now and in the future.

These additions to the evidence base complement the existing substantial evidence base that supported the 2018 District Plan. The Evidence Base is available to view on the District Plan web page (www.midsussex.gov.uk/DistrictPlan).

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

Sustainability Appraisal (SA)

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

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 through ongoing dialogue between authorities during production of respective Local Plans and Local Plan Reviews. The Council is aware of the 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 briefing with neighbouring and nearby authorities on the purposes and review of the District Plan. 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.

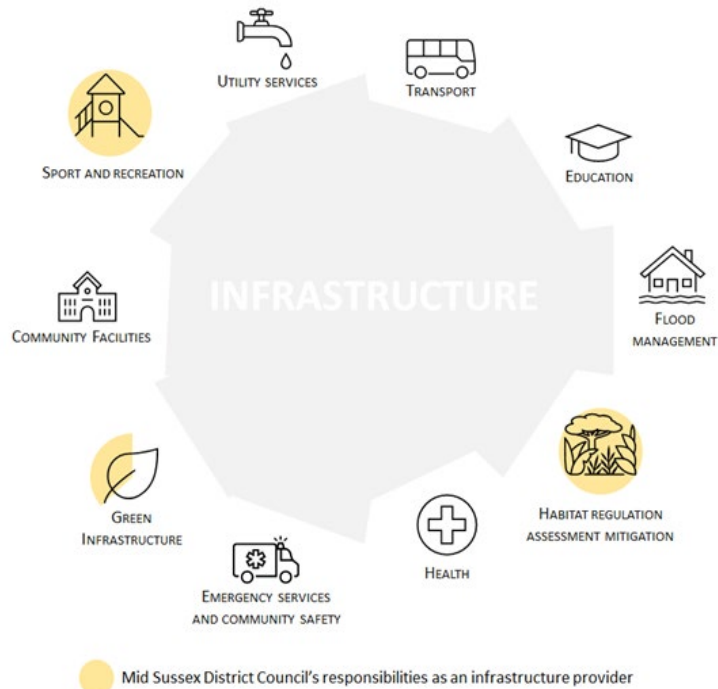
The duty to co-operate is an ongoing process and further co-operation will occur as the draft Plan progresses. In accordance with the NPPF, Statements of Common Ground will be prepared to capture cross-boundary matters and document progress in co-operating to address these, as the Draft Plan progresses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

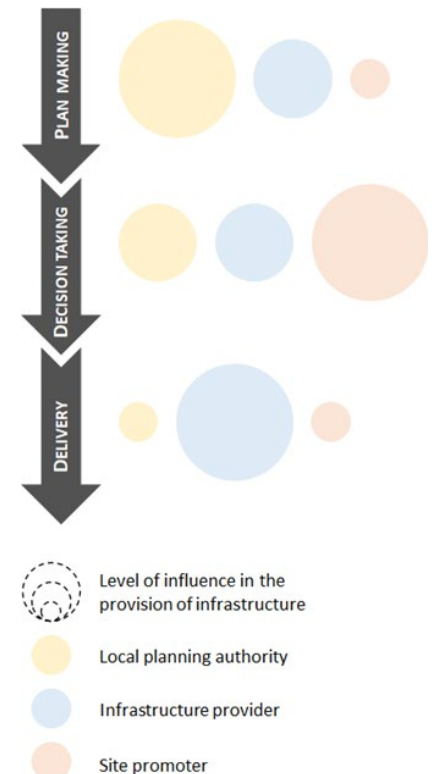


The ultimate delivery of the full range of required infrastructure is not however fully within the council's control and is instead dependent on partnership working between a variety of public, private and voluntary sector agencies. The Council has limited responsibilities in the delivery of most infrastructure, 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 2022/23 the Council collected almost £2m from planning obligations to be spent on infrastructure. The total amount of money spent in 2022/23 was over £777,000. 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 which are required to support development through the District Plan 2021-2039. In accordance with legal and national policy requirements, the preparation of the District Plan is intended to focus on the provision of new infrastructure to serve proposed future development. Its role is not to remedy pre-existing deficiencies in infrastructure unless those deficiencies will be made more severe



by new development.

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 2018 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.
- **Social:** Ensuring cohesive, safe and healthy communities.

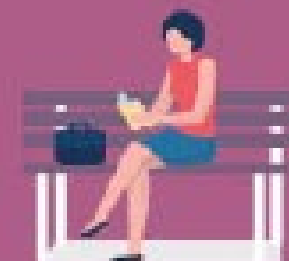
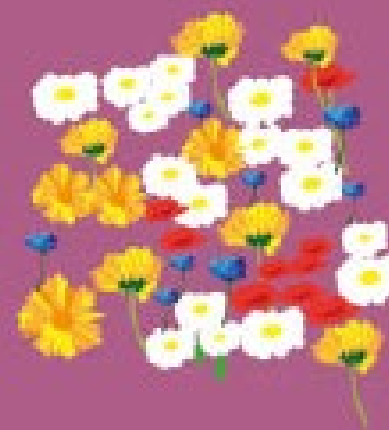
Strategic Objectives

The three priority themes are supported by 15 strategic objectives which help guide the strategy and policies within this Plan. These strategic objectives are based upon those set out in the 2018 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 create and maintain easily accessible high quality green and blue infrastructure in the right places to encourage active travel, improve physical and mental health, support biodiversity, and address climate change mitigation and adaptation.

2. To promote development that embodies the 20-minute neighbourhood principles and makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

3. 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.



Environment

Protecting and enhancing the natural, built, and historic environment

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

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

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, including though good digital connectivity.



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 embody the 20-minute neighbourhood principles and are complete, compact and well connected, 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



The 2018 District Plan Strategy

The 2018 District Plan spatial strategy focused development towards the three towns (Burgess Hill, East Grinstead and Haywards Heath) and encouraged 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 2018 District Plan and subsequent Site Allocations DPD.

The plan periods for the 2018 District Plan and this 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 2018 District Plan strategy.

This 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 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 have indicated that, beyond existing commitments:

- There is limited further growth potential at East Grinstead, 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 2018 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 revised District Plan Strategy, which is based on the following four key principles:

Protection of the High Weald 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

Protection of the High Weald AONB

Strategic Objectives Met	3 - To protect valued landscapes
	11 - Support Mid Sussex as a Visitor Destination
District Plan Policies	DPC4: 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). Protection of designated landscapes is important for the landscape itself and to support nature recovery and resilience to the effects of climate change. It also has benefits by being an attractive destination for visitors.

Why?

National planning policy and guidance are clear that great weight should be given to conserving and enhancing the landscape and scenic beauty of AONBs and their wildlife and cultural heritage. These areas along with National Parks and the Broads have the highest status of protection (NPPF, September 2023: paragraph 176).

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, over four counties and 11 districts. Nearly 50% of Mid Sussex

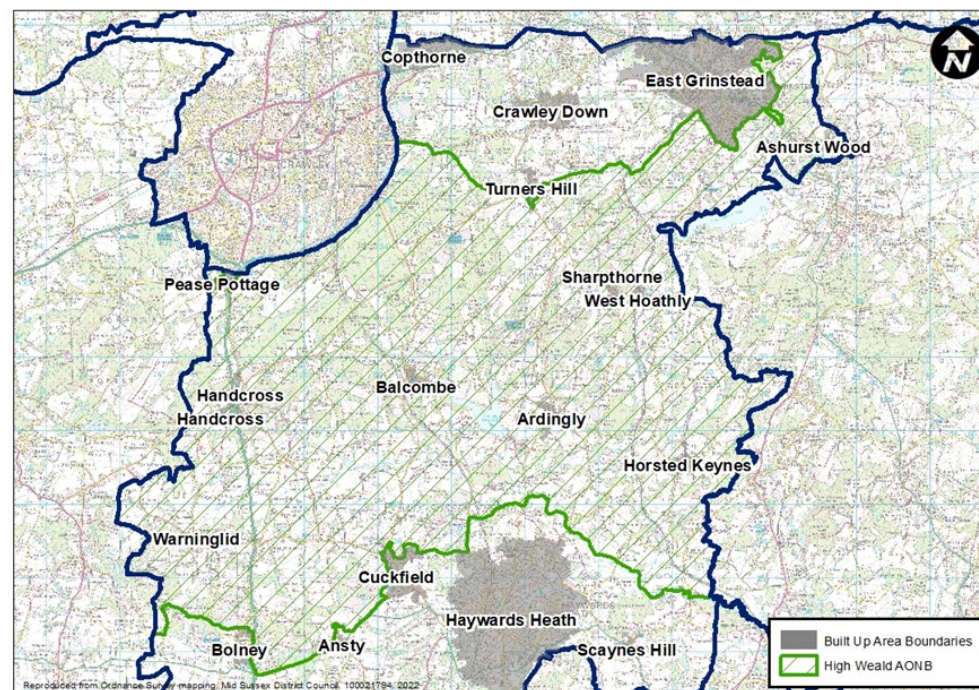


Figure 3. Mid Sussex AONB boundary

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 of this landscape, as are historic routeways.

The High Weald AONB Management Plan is the policy 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. It is also a material consideration for planning purposes.

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, September 2023: paragraph 176). This does not preclude growth at settlements within the AONB – the Site Allocations DPD, Neighbourhood Plans and this District Plan include allocations within the AONB to meet local needs. However, these are smaller in scale and only where any impacts on the AONB have been minimised. 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 background 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 (September 2023). The national policy position is that major development should not be permitted other than in exceptional circumstances and where it is in the public interest.

Making Effective Use of Land

Strategic Objectives met	1 - Sustainable Development and Adaptation to Climate Change
	2 - Maintaining Settlement Identity and Character
	3 - To protect valued landscapes
	9 - Create and Maintain Town and Village Centres
	12 - Support Safe, Healthy and Inclusive Communities

District Plan Policies	DPB1: Character and Design
	DPC1: 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.

To support this, 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.

The findings from the UCS have been reflected in policies supporting and maximising brownfield development. This includes specific site allocations on brownfield land, and a brownfield allowance as part of the windfall calculation in policy DPH1: Housing.

Why?

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.
- Supports a proactive approach in identifying opportunities to bring forward suitable brownfield land to help meet

development needs.

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. However, Mid Sussex is a largely rural district, only approximately 12% is within a designated Built-Up Area boundary. Consequently, opportunities for utilising brownfield land to meet the housing needs of the district are relatively limited.

As a predominately rural district opportunities for brownfield development are largely limited to the three main towns and larger villages. Unlike some neighbouring authorities, the opportunity for the large-scale redevelopment of brownfield sites, such as ports or traditional industries, is non-existent. 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.

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

Strategic Objectives met	1 - Sustainable Development and Adaptation to Climate Change	
	2 - Maintaining Settlement Identity and Character	
	3 - To protect valued landscapes	
	5 - Create and Maintain Green Infrastructure	
	6 - Infrastructure to Support Sustainable Communities	
	7 - Encourage Business and Thriving Local Enterprise	
	8 - Opportunities to Live and Work within Communities	
	9 - Create and Maintain Town and Village Centres	
	12 - Support Safe, Healthy and Inclusive Communities	
	13 - Provide Housing to Meet Community Needs	
	14 - Create Accessible Environments	
	15 - Provide Cultural, Leisure and Sporting Facilities	
	District Plan Policies	DPS6: Health and Wellbeing
		DPC2: Preventing Coalescence
		DPB1: Character and Design
DPT1: Placemaking and Connectivity		
DPT4: Active and Sustainable Travel		
DPH1: Housing		
DPI1: Infrastructure Provision		
DPI4: Communications Infrastructure		

How?

In order to maintain and enhance existing sustainable settlements in the Plan, careful consideration has been given to the characteristics of settlements, 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.

Why?

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.

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.

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 (2018 District Plan, Site Allocations DPD and Neighbourhood Plan allocations) is consistent with the 2018 District Plan strategy, it is becoming more challenging to deliver future growth in accordance with this strategy. This limits capacity for further sustainable development 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. This 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 has assisted in determining the extent to which development can be delivered in accordance with this element of the strategy.

Opportunities for extensions, to improve sustainability of existing settlements

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

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 majority of the day to day needs of the community as a whole, accessed by a safe, accessible and well-connected movement network for 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.

Why?

Planning for a quantum of development which would support provision of new facilities – such as education, health, retail, employment, community and open space – 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 principles 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.

The 2018 District Plan Strategy and planning policy more generally have historically sought to resist all but small-scale growth at smaller rural settlements on the basis they are currently unsustainable. Such small scale, sometimes piecemeal development, has increased population size but not reached a critical mass to support new facilities and services. This 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.

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 an 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 their village to get the accommodation and support they need.

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.

Poor digital connectivity can 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.

Settlement Hierarchy

Mid Sussex has a distinctive settlement pattern, containing three main towns and a large number 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
Category 1 - Town	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
Category 2 - Larger Village	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
Category 3 - Medium Village	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
Category 4 - Small Village	Small villages with limited services often only serving the settlement itself.	Ansty Staplefield Slaugham Twineham Warninglid
Category 5 - Hamlets	These small settlements have very limited or no services.	Hamlets such as: Birch Grove Brook Street Hickstead Highbrook Walstead

Table 1 - Settlement Hierarchy

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

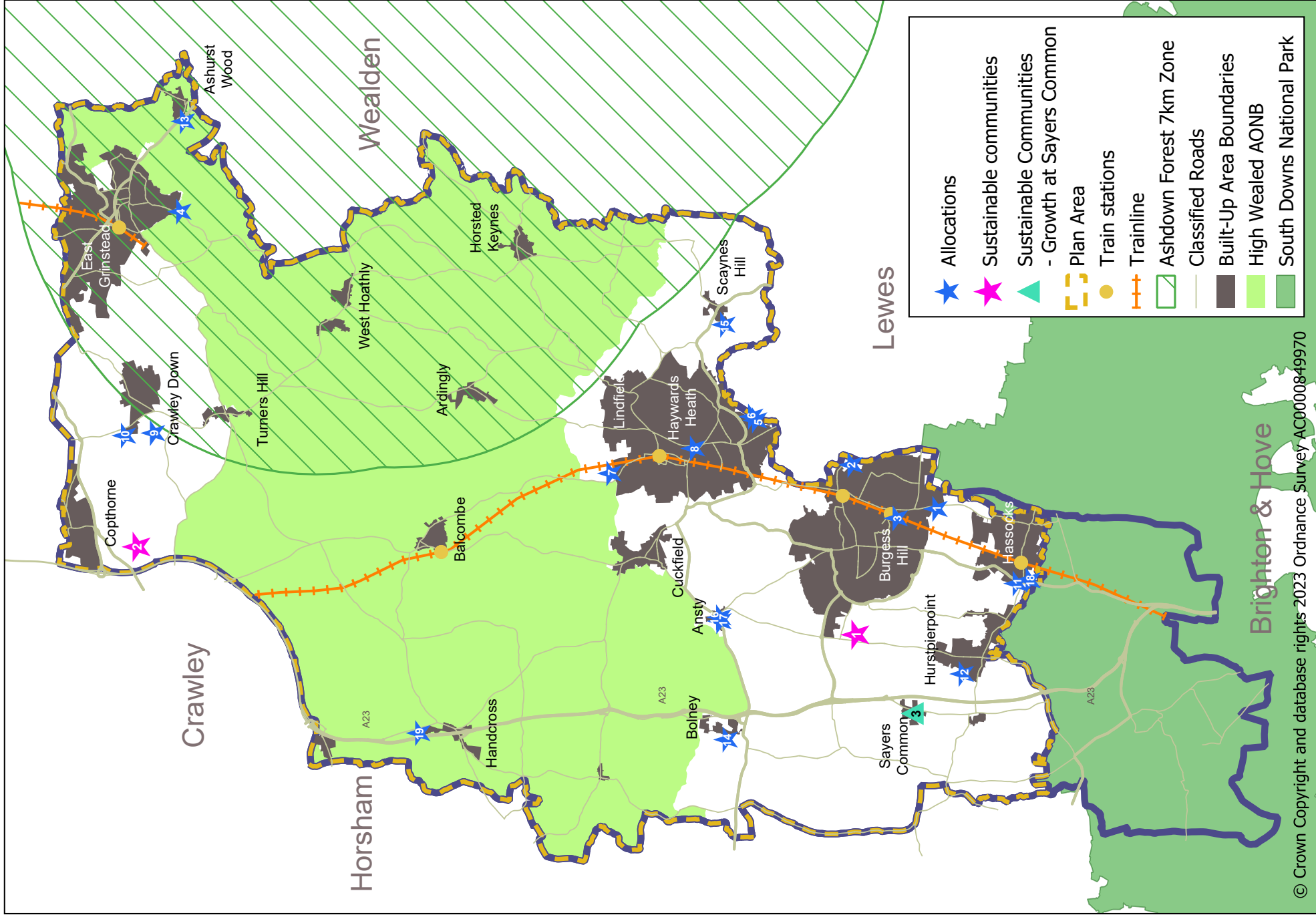
For the plan period 2021 – 2039, the distribution of future growth from all sources is set out in Tables 2a (by Settlement) and 2b (by Parish).












Settlement	Commitments (at 1st April 2023)	District Plan 2021 – 2039 Allocations	Total Housing Supply 2021 - 2039
Albourne	88	0	88
Ansty	16	75	91
Ardingly	42	0	42
Ashurst Wood	99	8	107
Balcombe	33	0	33
Bolney	40	200	240
Burgess Hill	5,169	1,708	6,877
Copthorne	260	1,500	1,760
Crawley Down	124	387	511
Cuckfield	85	0	85
East Grinstead	1,408	45	1,453
Handcross	71	0	71
Hassocks	726	25	751
Haywards Heath	1,005	226	1,230
Hickstead	0	0	0
Horsted Keynes	55	0	55
Hurstpierpoint	13	90	103
Lindfield	224	0	224
Pease Pottage	217	0	217
Sayers Common	85	2,393	2,478
Scaynes Hill	21	30	51
Sharpthorne	47	0	47
Slaugham	8	0	8
Staplefield	1	0	1
Turners Hill	64	0	64
Twineham	10	0	10
Warninglid	5	0	5
West Hoathly	5	0	5
TOTAL	9,921	6,687	16,607

Table 2a - Commitments by Settlement

Parish	Commitments (at 1st April 2023)	District Plan 2021 - 2039 Allocations	Total Housing Supply 2021 - 2039
Albourne	88	1,850	1938
Ansty and Staplefield	48	135	183
Ardingly	42	0	42
Ashurst Wood	99	8	107
Balcombe	33	0	33
Bolney	40	200	240
Burgess Hill	5,141	358	5,499
Cuckfield	85	0	85
East Grinstead	1,408	45	1,453
Hassocks	726	25	751
Haywards Heath	1,004	166	1,169
Horsted Keynes	56	0	56
Hurstpierpoint and Sayers Common	98	1,983	2,081
Lindfield	1	0	1
Lindfield Rural	244	30	274
Slaugham	298	0	298
Turners Hill	64	0	64
Twineham	10	0	10
West Hoathly	52	0	52
Worth	384	1,887	2,271
TOTAL	9,921	6,687	16,607

Table 2b - Commitments by Parish



-  Allocations
-  Sustainable communities
-  Sustainable Communities - Growth at Sayers Common
-  Plan Area
-  Train stations
-  Trainline
-  Ashdown Forest 7km Zone
-  Classified Roads
-  Built-Up Area Boundaries
-  High Weald AONB
-  South Downs National Park

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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 District 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 Themes

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

Sustainability
Natural Environment and Green Infrastructure
Countryside
Built Environment
Transport
Economy
Sustainable Communities
Housing
Infrastructure

Chapter 8



Sustainability

8. Sustainability



Policies in this chapter:	
Sustainability	DPS1: Climate Change
	DPS2: Sustainable Design and Construction
	DPS3: Renewable and Low Carbon Energy Schemes
	DPS4: Flood Risk and Drainage
	DPS5: Water Neutrality
	DPS6: Health and Wellbeing

DPS1: Climate Change

Policy: Strategic
Strategic Objectives:

- 1 – Sustainable Development and Adaptation to Climate Change
- 5 – Create and Maintain Green Infrastructure

The impacts of climate change are seen in both the built and natural environment. There is clear evidence for the need to respond to the threat of climate change, as set out in the Intergovernmental Panel on Climate Change (IPCC) reports⁶. Global greenhouse gas emissions (GHG) have reached their highest levels in human history over the past 10 years and without immediate and significant emissions reductions across all sectors, we will be unable to avoid dangerous impacts of climate change on our communities.

The planning system is one of the most effective tools available to councils to reduce their contribution to climate change by mitigating GHG emissions and by preparing for the impacts of climate change through adaptation measures.

In 2016, the UK joined the international effort by becoming a signatory to the Paris Agreement to keep global temperature rise 'well below' 2°C above pre-industrial levels, whilst aiming for a temperature rise of no more than 1.5°C. The UK Climate Change Act 2008 (amended 2019) aligns with this international commitment and commits the UK government by law to reducing GHG emissions by at least 100% of 1990 levels (net zero) by 2050. Section 19 (1A) of the Planning and Compulsory Purchase Act 2004 places a legal duty on local planning authorities to ensure development plans include 'policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change'.

The Planning and Energy Act 2008 enables local authorities to impose 'reasonable requirements' for a proportion of energy to be from renewable sources, low carbon energy and for development to comply with energy efficiency standards that exceed the energy requirements of Building Regulations.

⁶ Found here: IPCC — Intergovernmental Panel on Climate Change

The National Planning Policy Framework (NPPF) Chapter 14 relates to 'Meeting the challenge of climate change, flooding and coastal change' and sets out at paragraph 152 that the planning system should 'shape places in ways that contribute to radical reductions in greenhouse gas emissions.'

At a local level, the Council has affirmed its commitment to tackling climate change and in November 2022 Mid Sussex District Council adopted three specific net zero targets:

- A District-wide net zero target aligned to the national target.
- A Council-only net zero target of 2040 for emissions the Council can directly control.
- A Council-only net zero target aligned to the national target for emissions the Council can only indirectly influence.

These evidence-based targets were based on detailed emissions analysis completed by specialist consultants Ricardo Energy and Environment. This work identified targets as well as actions needed to achieve them. Using the evidence base produced by Ricardo Energy and Environment, the Council has developed a detailed Action Plan for the Council's emissions (direct and indirect) which is being implemented.

Mid Sussex District Council however only directly controls 0.03% of the district's emissions. The vast majority exist beyond the Council's direct control and therefore depend on other mechanisms to influence behaviour change.

The Council also approved its Sustainable Economy Strategy in 2022 which includes actions to be delivered through the development of policies in the District Plan which are required to meet the district-wide net zero target.

Unless new developments in Mid Sussex are designed to meet net zero standards, they will cause emissions in the district to increase; this will undermine the district's ability to achieve the legally binding decarbonisation targets.

Policy DPS1 is an overarching policy that sets out principles that

development should adopt to tackle climate change issues and it signposts to other more detailed policies in the Plan.

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. Even if some action appears to be small at an individual scale, taken together, individual actions can cumulatively be effective and lead to positive changes for climate change mitigation and adaptation. Applicants will need to consider climate change at the earliest stage to ensure effective incorporation of measures to:

- Reduce carbon emissions.
- Maximise carbon sequestration.
- Adapt to and mitigate for 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

1. Development will be required 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.

2. 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.

3. Development should embed the principles of the 20-minute neighbourhood and local living 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 and Sustainable Travel; and DPB1: Character and Design.

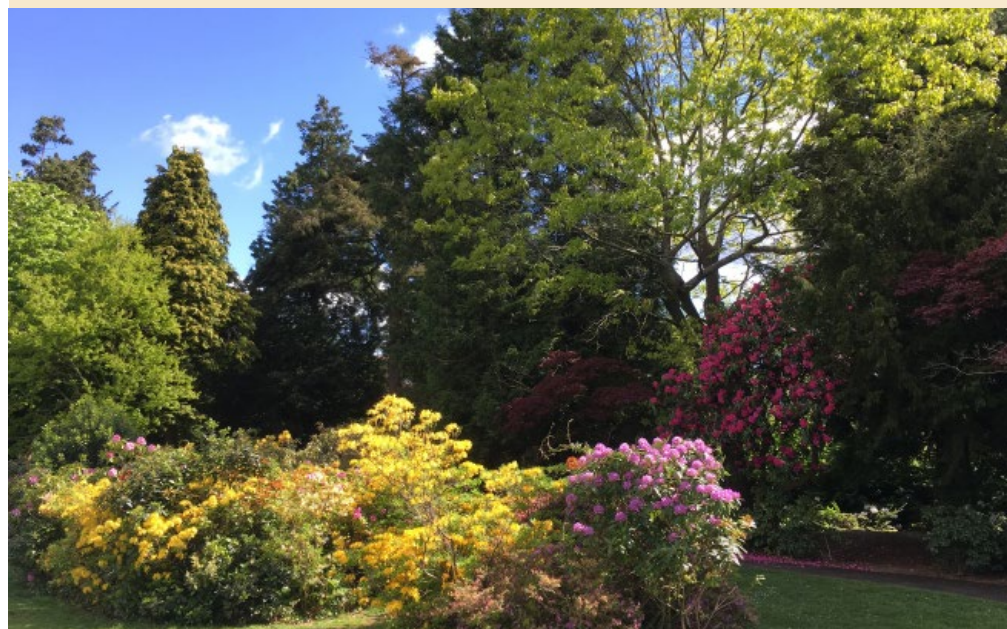
4. Development likely to be sources of other greenhouse gas emissions (methane, nitrous oxide and fluorinated gases) will be required to demonstrate that opportunities have been taken to reduce these emissions. This includes proposals that may use these other greenhouse gases in their design and operation, for example, refrigerants and air conditioning systems.

Maximising carbon sequestration

5. Development will be required to protect existing trees, woodland and hedgerows and their soils and seek opportunities to plant appropriate species of trees in appropriate places including street trees. Detailed policy requirements are set out in Policy DPN4: Trees, Woodland and Hedgerows.

6. Development will be required to protect existing carbon sinks and stores and take opportunities to provide nature-based solutions for carbon capture and sequestration.

7. Development will be required 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 Policy DPN1: Biodiversity, Geodiversity and Nature Recovery.



Climate change adaptation and mitigation

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

9. Development will be required to incorporate green and blue 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 and Blue Infrastructure.

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

11. 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

Policy:

Strategic

Strategic Objectives:

1 – Sustainable Development and Adaptation to Climate Change

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
- Minimising waste

To assess if the carbon reduction or net zero targets have been met for all new build residential and major non-residential development, the council will seek confirmation via a third-party assessment tool and submission of proof of certification/performance. The use of a third-party assessment gives the council the confidence of the ratings given as the work is completed by independent assessors; it will also ensure the cost is borne by those benefiting from the uplift in values from the development.

The Building Research Establishment (BRE) oversees third-party sustainability certification for non-residential development through the BREEAM assessment framework and residential development through Home Quality Mark (HQM) assessment framework.

BREEAM and HQM assessments consider a wide range of sustainability factors and are completed throughout the lifecycle of the development. Both these schemes address topic areas

other than energy and greenhouse gas performance and encourage developers to consider wider sustainability issues; 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 development's potential to achieve the highest scores. Details should be set out in an accompanying Sustainability Statement and Design and Access Statement, including evidence of registration of the project with BRE. Unless otherwise agreed, compliance with BREEAM and Home Quality Mark (HQM) standards shall be demonstrated via formal certification.

Another widely recognised third-party assessment scheme is Passivhaus; the Passivhaus Standard focuses on maximising the thermal efficiency of the building fabric using high levels of insulation and air tightness and mechanical ventilation with heat recovery. Certification is achieved through a rigorous and exacting third-party assessment process which is more onerous and costly to achieve than BREEAM or HQM⁷ but would be supported as an alternative.

Householder development applications must demonstrate through the submission of a proportionate Sustainability Statement that proposals have been designed to be as energy efficient and sustainable as possible. This includes consideration not only of the extension itself but also the existing building. Householders are strongly encouraged to take opportunities to improve the energy efficiency of the existing building as a whole. This could be achieved through improved thermal efficiency with replacement windows/ improved insulation and/ or by replacing an existing fossil fuel heating system with low/ zero carbon energy sources such as an air source heat pump or on-site renewable technology such as photovoltaics.

Where proposals could impact existing heritage assets such as Conservation Areas and Listed Buildings, proposals will be

required to demonstrate how any alteration will preserve their significance in accordance with the relevant requirements in Chapter 16 of the NPPF and relevant policies in this Plan. Proposals must take account of the most up to date guidance produced by Historic England, such as, Retrofit and Energy Efficiency in Historic Buildings⁸.

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
- using resilient, low maintenance materials

⁷ As evidenced in the Ricardo Net Zero Local Plan Evidence Base Report for Mid Sussex District Council (July 2023).

⁸ Advice available at: <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>

DPS2: Sustainable Design and Construction

All development must submit a proportionate Sustainability Statement to demonstrate how through its design, construction, operation and use it will contribute to the reduction of greenhouse gas emissions, increase resilience to the impacts of climate change and improve sustainability and includes incorporation of measures set out at Principle DG37 of the Mid Sussex Design Guide SPD.

Zero carbon development

Unless it can be demonstrated that doing so is not technically feasible or unviable, using a fabric first approach, all new build development must achieve zero operational GHG emissions by reducing heat and power demand and then supplying all (regulated and unregulated) operational energy through on-site renewables.

Energy Use

The carbon reduction requirements for achieving net zero development must be met by using a fabric first approach following the energy hierarchy:

- i. Minimise the demand for energy.
- ii. Maximise energy efficiency.
- iii. Utilise renewable energy.

All developments must include decentralised, renewable or low carbon energy provision in line with Policy DPS3: Renewable and Low Energy Carbon Schemes.

Heating to all new build developments and major refurbishments shall be provided using renewable energy (not fossil fuels).

Residential new build: Development must achieve sufficient

credits in the "Energy performance" and "Towards carbon negative" categories of HQM (or equivalent) to demonstrate that the development produces net zero regulated and unregulated emissions.

An alternative route to compliance is to provide evidence by full Passivhaus Planning Package outputs demonstrating that Passivhaus certification is achievable and that 100% of operational energy use will be met via on-site renewables.

Non-residential new build: Major development must achieve maximum credits in the "Energy performance", and "Prediction of operational energy consumption" and "Beyond zero net regulated carbon" categories of BREEAM (or equivalent) to demonstrate that the development has surpassed net zero regulated emissions.

All minor⁹ new build developments have the option to demonstrate achievement of zero operational GHG emissions through the Part L of Building Regulations rather than a BREEAM assessment.

Evidence must be provided to demonstrate every feasible and viable option has been explored to fully achieve the net zero target on-site. Only in exceptional circumstances, where any shortfall is identified, appropriate mitigation should be formally agreed with the Council.

Assessment frameworks

Planning applications of a scale and nature defined in the table below, must 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/ requirements will be

imposed to secure appropriate final (post-construction/post-refurbishment stage) certification to demonstrate compliance with this policy.

Where Passivhaus certification is being sought, a 'pre-construction compliance check' completed by a Passivhaus certifier will be required; secured by condition and upon completion, a Quality Approved Passivhaus certification for each dwelling/building will be required.

Development, as defined below, will be required to meet the relevant minimum defined standards until they are superseded by higher national standards.

Development Type	Scale of Development	Minimum Standard
Residential new build	All	HQM 3 Star
Residential Refurbishment and/or extension	Major ¹⁰	BREEAM Excellent – Domestic Refurbishment
Non-residential ¹¹ and mixed-use new build	Major	BREEAM Excellent
Non-residential Refurbishment and/or extension	Major	BREEAM Excellent - Refurbishment and Fit-Out Technical Standards

Post-occupancy monitoring: All major residential new build developments must achieve at least 50% of credits for post-occupancy evaluation (POE) under 'Customer Experience' under the HQM scheme.

All major non-residential new build developments must achieve a credit for POE in the category Man 05 Aftercare under the relevant BREEAM scheme.

⁹ Defined as new build development of less than 1,000sqm floorspace or a site area of less than 1 hectare

¹⁰ References to major development are as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 or as amended.

¹¹ Defined as development falling outside of Use Class C3 as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended).

Developers should share their POE information with the built environment sector to ensure transparency and inform wider lesson learning.

Embodied Carbon

Development proposals must prioritise retention and retrofit of existing buildings or structures to capture the embodied carbon associated with the building's original construction; unless it can be demonstrated to be unviable to do so.

Major new build developments: Major new build developments must undertake a whole life-cycle (WLC) carbon assessment using a nationally recognised assessment methodology. Relevant credits in HQM, BREEAM, or equivalent shall be achieved to demonstrate reasonable endeavours have been made to minimise embodied carbon.

The use of sustainably sourced wood in construction, particularly from local sources, is strongly encouraged.

Householder development

Proposals for householder development must demonstrate that they have been designed to be as energy efficient and sustainable as possible through good design and by:

1. Increasing the energy efficiency of the proposed new elements, and
2. Increasing the energy efficiency of other parts of the building.

All measure should be set out in a proportionate Sustainability Statement.

Prevent overheating

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

3. Minimise potential overheating such as through the layout, orientation and design of buildings.
4. Maximise passive cooling through natural ventilation and other passive means. Reliance on air conditioning systems should be avoided. Green and blue infrastructure

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.

All residential new build:

Development must meet a maximum water consumption standard of 85 litres per person per day to minimise the impact of the development on water resources and water quality.

Major non-residential new build:

Development must achieve 3 credits in BREEAM category Wat 01 and demonstrate reasonable endeavours to achieve an 'Outstanding' rating overall.

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

Sustainable water consumption rates can be achieved through

incorporation of measures to reduce water use and reuse water including:

- Water efficient fittings and appliances
- Rainwater harvesting, including incorporation of rainwater butts
- Greywater recycling

Minimise waste

In accordance with relevant policies in the West Sussex Waste Local Plan, all development must 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 must 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

Policy: Strategic

Strategic Objectives:

1 – Sustainable Development and Adaptation to Climate Change

Carbon emissions in Mid Sussex reduced by 38% between 2005 and 2018¹², 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.

Two energy studies have been carried out which relate to Mid Sussex, the more recent of the two is the Mid Sussex Sustainable Energy Study (2014) which 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 2018 District 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.

The Net Zero Carbon Emissions Feasibility and Options Study (Nov 2022) identified the actions needed to be undertaken to achieve net zero within the identified timescales and highlighted that there is potentially enough wind resource within Mid Sussex to provide more than 25% of electricity demands for the district but that the deployable amount is severely constrained by matters including landscape considerations. Such projects could however help support energy security, respond to fuel poverty, reduce carbon emissions and provide a longer-term financial return for communities and will be supported where they meet the requirements of policy DPS3: Renewable and Low Carbon Energy Schemes.

The National Planning Policy Framework (paragraph 152, NPPF) sets out that the planning system should contribute to radical reductions in greenhouse gas emissions, support the transition to a low carbon future and support renewable and low carbon energy and associated infrastructure. Paragraph 155 states that to help increase the use and supply of renewable and low carbon energy and heat, plans should have a positive strategy and identify suitable areas for such development. Proposals will be required to demonstrate they have taken full account of the latest National Planning Practice Guidance for Renewable and low carbon energy in the development and delivery of their proposal.

Any proposed development would need to comply with Aerodrome Safeguarding requirements. Aerodrome Safeguarding is a legislative requirement for officially safeguarded aerodromes of which Gatwick Airport is one. It is the process used to ensure the safety of aircraft while manoeuvring on the ground, taking off, landing or flying in the vicinity of aerodromes. Any proposed developments 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 and wind turbines will need to be assessed at an early stage as they have the potential to impact on Communication, Navigation & Surveillance (CNS) equipment and early engagement with the airport is encouraged to ensure the safeguarding requirements are met.

¹² 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

Solar energy

Taking account of the Mid Sussex Sustainable Energy Study (2014) Figure A.8, the Council will support proposals for solar energy generation providing they are in conformity with this policy and other policies in the District Plan. For standalone solar panel arrays and associated grid connection, it is expected that applications must address all of the following:

1. Mitigate landscape and visual impacts, including glare and glint and cumulative impacts, such as on the setting of the south Downs National Park and High Weald Area of Outstanding Natural Beauty, and any designated heritage asset.
2. Where necessary, the site will be screened (wherever possible with coppice, hedges or trees) and measures taken to mitigate harm to visual amenity.
3. Demonstrate the mitigation hierarchy has been applied in relation to ecology and biodiversity and deliver necessary mitigation.
4. Demonstrate development will not adversely affect the use of the best and most versatile agricultural land.
5. Demonstrate Aerodrome Safeguarding Requirements have been met and it can be demonstrated that there will be no impact on air safety.



Wind energy

The Council will support wind energy development proposals and associated grid connections, where they lie within an area potentially suitable for this type of development, including as shown in Mid Sussex Sustainable Energy Study (2014) Figure A.1.

Applicants must clearly demonstrate that adverse impacts, including cumulative impacts on the landscape can be satisfactorily addressed in all of the following areas:

6. Demonstrate that, following consultation, the planning impacts identified by the affected local community have been addressed by the proposal.
7. There is sufficient separation from the proposed wind turbines and/or mitigation measures, to protect residential amenity as a result of noise, shadow flicker and visual intrusion.
8. Mitigate landscape, tranquillity and visual impacts such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and any designated heritage asset.
9. Demonstrate Aerodrome Safeguarding Requirements have been met and that there will be no impact on air safety, any potential adverse effects on Communication, Navigation and Surveillance (CNS) equipment at the airport have been addressed.
10. Demonstrate potential interference to television and/or radio reception and information and telecommunications systems will be avoided and/or mitigated.
11. Demonstrate the proposed site access arrangements and access routes are suitable for the construction phase, including the delivery of turbine components and construction materials, the operational phase, and the decommissioning of the proposed wind farm. The use of aggregates, concrete batching and provision of grid connection infrastructure will ensure adverse impacts are avoided or can be satisfactorily mitigated.

12. Demonstrate the mitigation hierarchy has been applied in relation to ecology and biodiversity including consideration of flight paths and habitat corridors of protected mobile species such as birds and bats, and functionally linked habitat associated with protected sites (SACs; SPAs; SSSIs) and deliver necessary mitigation.



Hydro energy

13. The Council will support proposals for hydropower which are in conformity with this policy and other policies in the District Plan. Any applications for hydropower schemes will be expected to be accompanied by a Flood Risk Assessment, Water Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency around requirements.

14. Taking account of the Mid Sussex Sustainable Energy Study (2014) Figure A.8, consideration must be given to the location, siting and design of the scheme, ensuring that there are no significant individual or cumulative adverse impacts on the environment and amenity. In all cases mitigation will be required to protect river flow, river continuity for fish and

provide for sediment transfer.

Other renewable and low carbon technologies

The Council will support renewable or low carbon energy schemes that are compatible with this policy, other policies within the District Plan, and where impacts can be satisfactorily addressed.

In addition to the above renewable and low carbon energy sources, other renewable and low carbon technologies include: heat pumps; geothermal heat; energy and/or heat from waste; biomass; solar thermal; combined heat and power; and battery storage (see below).

Thermal Energy Distribution: Heating and Cooling Networks

The Council will support proposals for, and encourage the inclusion of, heating and cooling distribution networks, providing they are in conformity with District Plan policies. Where feasible, new major development should connect to existing networks, or provide new/purpose-built heating/cooling networks. It is expected that heat networks address all of the following:

15. Are designed for cost effective future connection to a proposed or planned network.
16. Employ individual or communal sustainable, renewable, or low carbon heating and/or cooling.
17. Make use of ambient or secondary heat sources¹³ (in conjunction with heat pumps where required).
18. Demonstrate compliance with appropriate technical standards (currently 'CIBSE's Heat Networks Code of Practice for the UK).
19. Be registered with the Heat Trust.
20. Use renewable and/or low carbon sources for their energy centre or provide an evidenced timeline and technology pathway towards system decarbonisation by 2050.
21. Provide heat and/or cooling services at a fair and affordable price.

22. Where refrigerants are to be used, the global warming potential should be considered.

Energy Storage

The Council will support proposals for battery storage facilities and supporting infrastructure providing that they are in conformity with District Plan Policies and that all of the following is addressed:

- 23. A clear and evidenced operational lifespan for the facility is defined.
- 24. It is clearly stated which type of batteries will be used and of what size the units are.
- 25. A clear and funded plan for site failure including fire and material leakages is provided.
- 26. A clear definition of what the human and environmental receptors for smoke and materials from potential fires are, and that a plan for mitigating receptor risk is provided, including emergency fire service access and water supply.
- 27. Adverse impacts, including cumulative landscape and visual impacts, are addressed appropriately.

Community Led Energy

The positive benefits of community energy schemes will be a material consideration in assessing renewable energy development proposals. The preference is for schemes that are led by and directly meet the needs of local communities, in line with the hierarchy and project attributes below:

- 28. Project part or fully owned by a local community group or social enterprise.
- 29. Local community members have a governance stake in the project or organisation e.g. with voting rights.

Decommissioning renewable energy infrastructure

Permitted proposals will be subject to a condition that will require the submission of an End-of-Life Removal Scheme

one year of the facility becoming non-operational, and the implementation of such a scheme within one year of the scheme being approved. Such a scheme shall demonstrate how:

- 30. All solid waste will be removed, where, to a practical degree, be re-used or recycled and which facilities will receive the material.
- 31. The site will be restored including management of all potential sources of contamination.
- 32. Any biodiversity net gain that has arisen on the site will be protected or enhanced further.
- 33. An evidenced timeline for facility decommissioning and site restoration.

¹³ Ambient or secondary heat sources include those arising from environment (air/ground source) or those arising from commercial and industrial activities.

DPS4: Flood Risk and Drainage

Policy:

Strategic

Strategic Objectives:

- 1 – Sustainable Development and Adaptation to Climate Change**

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 Sustainable Drainage

Flood Risk

Proposals for development will need to follow a sequential risk-based approach directing development away from areas at highest risk (whether existing or future risk), ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. All development should consider flood risk in line with national guidance at the time of assessment, including the need to consider and assess flood risk from all sources consistently.

Environment Agency or site-specific flood mapping and 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), pluvial (surface water), groundwater, infrastructure and reservoirs. The cumulative impacts of all sources of flooding should be considered.

Where possible, development proposals should reduce overall flood risk. Particular attention will be paid to those areas of the district that have experienced flooding in the past.

Development proposals must, where required by national policy, be accompanied by a site-specific flood risk assessment. Development in areas of flood risk will, where relevant, be required to meet national sequential and exceptional tests.

Development classified as 'Highly vulnerable' will not be permitted within areas at 1:100 or greater flood extents now or in the future (flood zone 3a, 3b and equivalent). Development classified as 'more vulnerable' will not be permitted within areas of 1:30 flood extents now or in the future (flood zone 3b and equivalent).

Where flood management and mitigations are proposed to be utilised within a development, soft flood management methods are preferred over hard engineered solutions.

Sustainable Drainage

Surface water drainage schemes must be implemented in all new development, including replacement structures and brownfield development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Wherever possible, Sustainable Drainage Systems (SuDS) should be utilised within these surface water systems. SuDS must be incorporated into major development surface water drainage schemes. To mitigate flood risk both on and off-site, surface water drainage system discharge rates should be restricted to the equivalent

Greenfield Qbar runoff rate or as close as practically possible, but never greater than 2 litres per second per hectare (2l/s/Ha).

Arrangements for the maintenance and management of drainage systems for their lifetime must also be identified through a maintenance and management plan, to be secured by condition at planning application stage.

New development will be required to make suitable provision for surface water drainage to ground, watercourses or surface water sewer. Surface water drainage to the foul sewer will be resisted in order to maximise the capacity of foul sewage to reduce the risk of sewer flooding. For the redevelopment of brownfield sites, any surface water drainage to the foul sewer should be disconnected, unless it can be shown no other feasible drainage option is available and that the Water Authority agree to the connection.

Surface water drainage should be sensitively designed and located, wherever possible, to promote the improvement of biodiversity, enhance landscape and create good quality spaces that improve public amenities. Green infrastructure will be incorporated, where possible, to improve biodiversity and water quality. Where relevant, proposed surface water drainage would need to be carefully designed to ensure that the bird strike risk to Gatwick airport is not increased and the safety of the airport is not compromised.

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 and/or sustainable drainage will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies. Any land located within the functional flood plan (1:30-year flood extent from any

source) will be safeguarded from development.

DPS5: Water Neutrality

Policy: **Non-Strategic**
Strategic Objectives:

- 1** – Sustainable Development and Adaptation to Climate Change
- 6** – Infrastructure to Support Sustainable Communities

A small part of Mid Sussex District lies within Southern Water's Sussex North Water Resource Zone (WRZ), within which water is mains-distributed by Southern Water. As well as this area of Mid Sussex District, the WRZ covers Crawley Borough, Horsham District, parts of Arun District, Chichester District, and areas located in the South Downs National Park.

Sussex North WRZ is supplied from groundwater abstraction from the Folkestone beds of the Lower Greensand/Wealden Greensand semi-confined aquifer, on the River Arun, close to Pulborough in Horsham District. The abstraction site is located close to a group of nature conservation sites, known as the Arun Valley Sites, that are nationally or internationally designated as Special Area of Conservation, Special Protection Area, and a Ramsar Site for their rare and protected habitats.

To protect the nature conservation sites and to provide the necessary certainty that development will not have an adverse effect on the Arun Valley sites, the most feasible approach is for development within the WRZ to demonstrate that it is water neutral. This means that for every new development, total water use in the region after the development must be equal to or less than the total water-use in the region before the new development. Water neutrality should be achieved by first ensuring that development is highly water efficient, and secondly by ensuring that the additional demand arising from development is offset within the Sussex North WRZ.

This means that all development will need to be designed to achieve water efficiency standards above the requirements set out by the optional requirements in Building Regulations. New residential development will be required to use no more than 85 litres per person per day (l/p/d) and non-residential buildings required to achieve 3 credits within the BREEAM water issue category. This may include incorporating a range of measures, such as greywater recycling and rainwater harvesting into the design of new development, and fitting water saving fixtures such as flow regulators, low flush toilets, low volume bath, aerated taps and water efficient appliances (in particular, washing machines and dishwashers).

Water efficient design will not be sufficient alone to achieve water neutrality, as new development, regardless of how efficient it is, would still increase the demand for water above existing levels. Therefore, the additional demand arising from development will need to be offset against existing supplies. It is envisaged that this will be achieved through demand management savings identified in Southern Water's Water Resource Management Plan, together with measures to be identified in a joint local authority- and South Downs National Park-led Offsetting Implementation Scheme (OIS) being prepared. Note that achieving the aforementioned higher levels of efficiency will enable the OIS to provide necessary offsetting more effectively, thereby reducing offsetting costs and ensuring viability for all development within the WRZ. Development may choose to achieve water neutrality through other means, but the key principles of water efficient design and offsetting the additional demand created remain. Offsetting is expected to be provided prior to occupation of new developments and this shall be secured through the Development Management process.

For all development, it will be necessary to demonstrate how water neutrality will be achieved through a Water Neutrality Statement to be submitted as part of any planning application within the Sussex North WRZ. This will be required to set out baseline information relating to existing water use within a development site, full calculations relating to expected water use within a proposed development; and full details of how any remaining water use will be offset. Detail should also be provided as to how delivery of water

efficiency measures, alternative water supplies and offsetting prior to occupation of the development will be verified and monitored. Should applicants not utilise the Local Authority OIS, the Water Neutrality Statement should supply full details of the offsetting scheme that their development would rely upon. The Council will seek to provide additional guidance to further assist applicants with water neutrality statements.



DPS5: Water Neutrality

1. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:

Water Efficient Design

- a) New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day.
- b) New non-domestic buildings achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update.

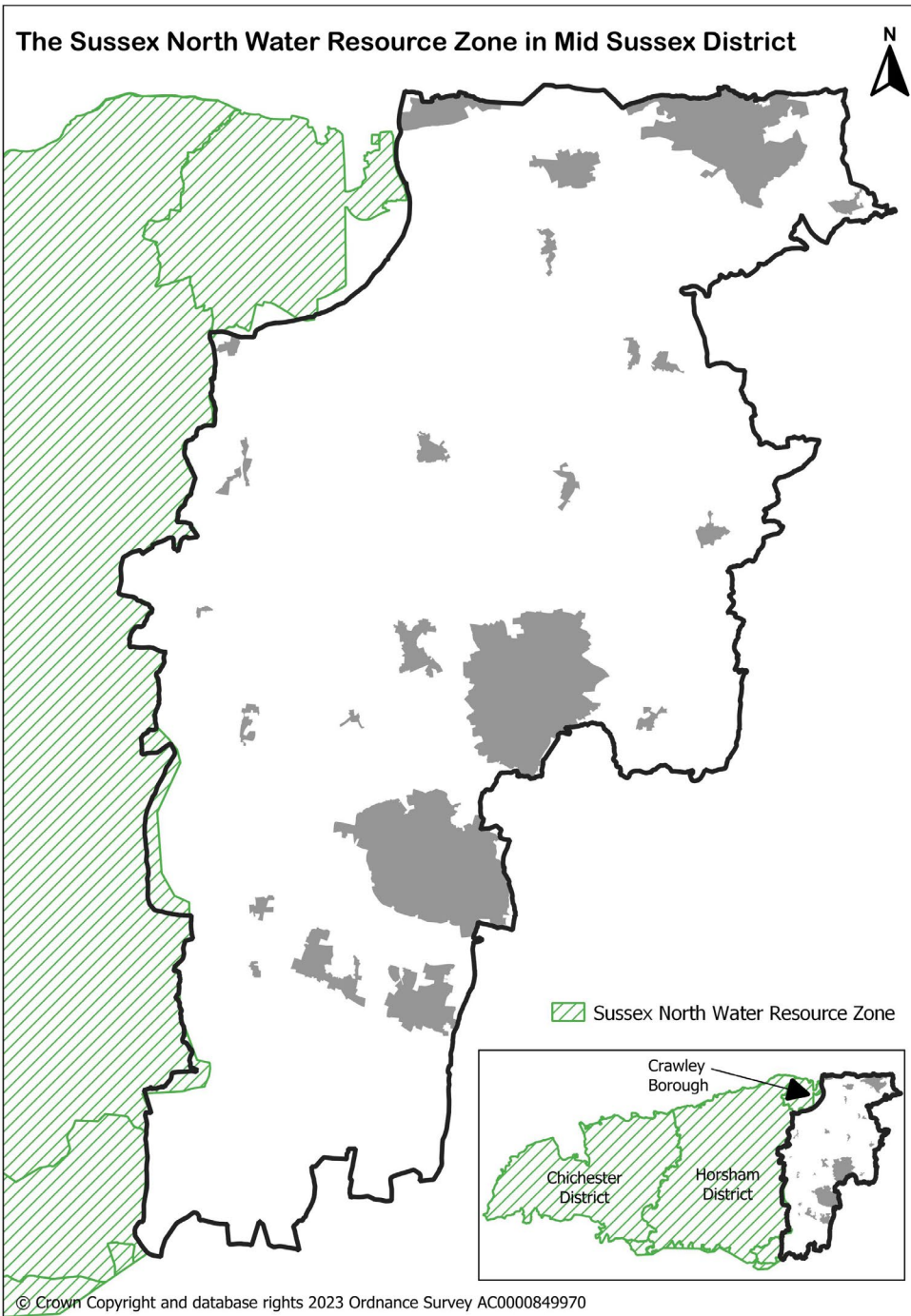
AND

Offsetting Water Use

- c) Development proposals demonstrate that having achieved water efficient design, any remaining mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water within the WRZ compared with pre-development levels.

Water Neutrality Statement

2. A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water supply, water efficient design and offsetting. The statement shall provide, as a minimum, all of the following:
 - a) Baseline information relating to existing water use within a development site.
 - b) Full calculations relating to expected water use within a proposed development.
 - c) Full details of how any remaining water use will be offset.



Offsetting Schemes

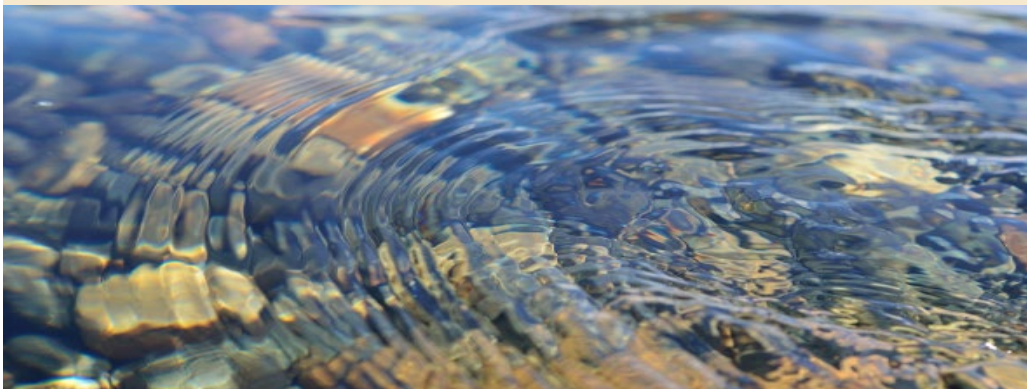
3. A local authority- and South Downs National Park-led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the Plan period.

4. Development proposals are not required to utilise the local authority- and South Downs National Park-led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority- and South Downs National Park-led offsetting scheme and associated documents.

5. Offsetting schemes can be located within any part of the WRZ, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area in Horsham district.

Alternative Water Supply

6. Where an alternative water supply is to be provided, the Water Neutrality Statement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case-by-case basis.



DPS6: Health and Wellbeing

Policy:

Strategic

Strategic Objectives:

- 1** – Sustainable Development and Adaptation to Climate Change
- 5** – Create and Maintain Green Infrastructure
- 6** – Infrastructure to Support Sustainable Communities
- 12** – Support Safe, Healthy and Inclusive Communities
- 13** – Provide Housing to Meet Community Needs
- 14** – Create Accessible Environments
- 15** – 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 'local living', 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 pockets of deprivation and opportunities should be taken 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.

Health and wellbeing needs in Mid Sussex are identified in the Joint Strategic Needs Assessment and West Sussex Joint Health and Wellbeing Strategy. As set out in the Joint Strategic Needs Assessment report for West Sussex, some of the challenges for health in Mid Sussex are the ageing population which is likely to mean more older people living with dementia, sight loss and hearing loss; and the need to maximise prevention opportunities in relation to childhood obesity, alcohol consumption, smoking and physical inactivity.

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 HIA 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. A HIA makes recommendations to maximise the positive health and wellbeing impacts, minimise the negative health and wellbeing impacts and reduce health inequalities. Further information on the application of HIA will be set out on the Council's website. This will follow best practice guidance on how to undertake a HIA including reference to West Sussex County Council's *Creating healthy and sustainable places: A public health and sustainability framework for West Sussex (2021)* and Public Health England's *Health Impact Assessment in spatial planning (2020)*.

DPS6: Health and Wellbeing

To enable and support healthy lifestyles and address health and wellbeing needs in Mid Sussex, all new development must be designed to achieve healthy, inclusive and safe places by embedding the principles of the 20-minute neighbourhood and 'local living'.

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

1. Be of high quality in its design and construction and be set within an attractive environment.
2. Be well-designed to ensure legibility of layout and the public realm including through the use of materials.
3. Meet the needs of the community through accessible, inclusive and safe design including incorporating measures to reduce opportunities for crime.
4. Prioritise active travel such as walking and cycling and sustainable transport such as public transport, and take opportunities to enhance recreational routes and public rights of way.
5. Incorporate green and blue infrastructure and biodiversity enhancements.
6. Provide high quality private outdoor space and publicly accessible open and green space.
7. 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.
8. Take opportunities to increase community connectivity and social inclusion such as by providing spaces for the community to gather, socialise and interact.
9. 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, local amenity, and access to open space and the countryside.

10. 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.

Health Impact Assessment

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



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

improvements to nature, ecological networks and green and blue infrastructure. 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 and blue infrastructure.

It is well documented that access to nature is important for health and wellbeing. People access and connect to nature in many ways, for example, by visiting nature reserves, parks or the countryside, or by seeing nature on their doorstep including in residential gardens.

The district has a number of important habitats and species that need to be protected and enhanced. These include:

- 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.
- Irreplaceable habitats including ancient woodland, ancient and veteran trees and lowland fen.

DPN1: Biodiversity, Geodiversity and Nature Recovery

Policy:	Strategic
Strategic Objectives:	
3 – Protected Valued Landscapes	
5 – Create and Maintain Green Infrastructure	

Biodiversity and geodiversity are important natural capital assets and provide benefits to people and wider society as part of ecosystem services. Nature recovery is important for delivering

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.

Geodiversity is the variety of rocks, minerals, fossils, landforms, sediments and soils, and the natural processes that form and alter them. Geodiversity is important to the delivery of ecosystem services and for biodiversity, and as such conserving geodiversity is important to protect biodiversity. It is also part of our cultural heritage as local stone has traditionally been used as building materials and results in a local distinctive character. Mid Sussex District has a number of locally important sites for geodiversity; some SSSIs have been designated for their geological interest. Sandstone outcrops are visible in places and there is a history of quarrying, particularly for the brick-making industry.

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.

To protect and enhance the natural and ecological function of watercourses and the riparian environment, and to maintain good water quality, undeveloped buffer zones free from built development and artificial lighting will need to be retained, re-instated or provided as part of new development proposals. Drainage features such as pipes and headwalls can be included within the buffer zone but the main objective is for an undeveloped buffer zone. Main rivers and ordinary watercourses should have a buffer zone of a minimum 10 metres on each side measured from the top of the bank. This buffer zone provides an area of natural flood management or for flood compensation measures, and acts as a wildlife corridor that connects to other habitats and provides space for recreation and leisure.

River restoration is an opportunity for natural flood management and it has multiple benefits including slowing flood flows, increasing

biodiversity, aiding natural cooling and by providing a natural capital asset for the local community. River restoration measures could include removing culverts and other capacity restrictions, re-introducing meanders, and naturalising riverbeds and banks.

All development can play its part in protecting biodiversity and geodiversity, however, the opportunities and measures available may vary depending on the type of development. Even if some provision of biodiversity features appears to be small at an individual scale, taken together, individual actions can cumulatively be effective and lead to positive changes for biodiversity, health and wellbeing, nature recovery, and climate change mitigation.

Biodiversity features could include bird boxes and roosts, bat boxes, swift bricks, bee bricks, insect or bug hotels, hedgehog highways, native wildflower planting with nectar- and pollen-rich flowers, rain gardens, or adding water features including a pond where possible. Applicants will be expected to provide details of such features as part of planning applications.

Development will be expected to align with the objectives and priorities of the Local Nature Recovery Strategy and other relevant local strategies. Development will be expected to take opportunities to deliver and contribute to the objectives and priorities of a local nature recovery network.

Applicants will need to consider biodiversity, geodiversity and nature recovery at the earliest stage to ensure effective incorporation of existing features and new assets. The results of site surveys and assessments should be provided to the Sussex Biodiversity Record Centre.

DPN1: Biodiversity, Geodiversity and Nature Recovery

Biodiversity and geodiversity will be protected because they are important natural capital assets and provide benefits as part of ecosystem services. Nature recovery will be supported and encouraged because it is important for delivering improvements to nature, ecological networks and green and blue infrastructure.

Proposed development likely to affect designated nature conservation sites, protected species, priority habitats and priority species must carry out habitat and species surveys at the earliest opportunity in order to inform the design and conserve important ecological assets as listed below from negative direct and indirect effects. These assessments will need to be submitted in an ecological impact assessment report.

Protecting Biodiversity

All development must ensure the protection, conservation and enhancement of biodiversity.

Direct and indirect damage and harm to existing important ecological assets will need to be avoided, including from recreational use. Such assets include:

- Internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, and any formally proposed for designation.
- Nationally designated Sites of Special Scientific Interest.
- Locally designated Local Wildlife Sites and Local Nature Reserves.
- Protected landscapes including Areas of Outstanding Natural Beauty and National Parks.
- Irreplaceable habitats such as ancient woodland,

ancient or veteran trees and lowland fen.

- Priority habitats and species.
- Other areas identified as being of nature conservation or geological interest, including wildlife corridors, areas identified for nature recovery, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Biodiversity in New Developments

Development will need to demonstrate that the mitigation hierarchy set out in national policy has been applied. If significant harm to biodiversity cannot be avoided (by locating development on an alternative site with less harmful impacts or through design), then such harm will need to be mitigated. Where harm cannot be adequately mitigated, then as a last resort, such harm must be compensated for.

Biodiversity will be protected and enhanced by ensuring development:

1. 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.
2. Takes appropriate measures to avoid and reduce disturbance to sensitive habitats and species and to support the recovery of Priority species populations.
3. Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green and blue infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats to support nature recovery.

Development must incorporate biodiversity features¹⁴ and such biodiversity features must include appropriate long-term management arrangements where relevant. The Council will provide further guidance on recommended standards for biodiversity features within developments.

Soil

Due to the importance of soils for biodiversity and carbon storage, soils will be protected and enhanced by development avoiding the best and most versatile agricultural land or other valued soils, soil disturbance, compaction and erosion. Development must not result in soil pollution or contamination.

Geodiversity

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 and Local Geological Sites.

Water

New development with a main river or ordinary watercourse within its boundaries or new development proposed adjacent to or near to a main river or ordinary watercourse, will need to retain, reinstate, or provide an undeveloped buffer zone on both sides of the watercourse. This buffer zone should be a minimum of 10 metres on both sides measured from the top of the bank.

Development should take opportunities for river restoration as part of natural flood management and in particular proposed development with watercourses within or adjacent to the site boundary should seek such opportunities.

Nature Recovery

Development will need to demonstrate that it minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience of biodiversity and nature.

Development will need to demonstrate that it promotes the restoration, management and expansion of priority habitats

and irreplaceable habitats in the district.

Development will be expected to meet the objectives of the Local Nature Recovery Strategy and any local nature recovery network or strategy, taking opportunities to deliver ecological networks and green and blue infrastructure.

Areas identified as opportunities and priorities for nature recovery will be safeguarded from inappropriate development. Development will need to demonstrate that it will not harm or adversely affect an area or areas identified as opportunities and priorities for nature recovery.

¹⁴ Swift bricks integrated into new buildings are preferred, as these are suitable for multiple bird species. Other biodiversity features include bird boxes and roosts, dormouse boxes, bat boxes, bee bricks, insect or bug hotels, hedgehog highways, native wildflower planting with nectar- and pollenrich flowers, rain gardens, or adding water features including a pond where possible. When introducing measures involving nesting and roosting, developers should have regard to the habits of swifts and bats which nest and roost in colonies.

DPN2: Biodiversity Net Gain

Policy:

Strategic

Strategic Objectives:

3 – Protected Valued Landscapes

5 – 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. Biodiversity net gain is an additional requirement and should only be applied after impacts of development on nature conservation sites, habitats and species have first been avoided.

Where impacts are unavoidable, these must be sufficiently mitigated and compensated before biodiversity net gain is applied.

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 areas identified for nature recovery, Biodiversity Opportunity Areas, priority habitats or irreplaceable habitats.

The intentional or deliberate neglect, removal, damage or degradation of biodiversity prior to submitting planning applications may affect the pre-development biodiversity value to be included in the biodiversity net gain calculation. This could be caused by ploughing or improving grassland, removing trees, refusing access for ecological surveys, stopping or starting habitat management, and situations where previous habitat mitigation has not been effective. To determine if any intentional changes have been made, the current habitat type and condition of a site can be judged using an up-to-date ecology survey against aerial photography and land use data over time. Areas of habitat that have naturally developed over many years may be excluded on the basis of natural succession.

Biodiversity net gain must be calculated using the approved statutory Biodiversity Metric or the Small Sites Metric as relevant for the development proposal. In addition to a completed Metric submitted in full and in an editable version, all of the following must be submitted to explain and support the conclusions of the assessment:

1. Condition assessment sheets for each biodiversity parcel to help establish the baseline and to demonstrate the site has been surveyed.
2. Photographs for each biodiversity parcel to help establish the baseline.
3. Raw flora data for each biodiversity parcel to demonstrate the site has been surveyed.

In addition, major development proposals and any proposals including off-site biodiversity net gain will need to provide:

4. Soil type and condition assessments to help understand if the proposed biodiversity enhancements or creation are feasible and deliverable without treatment to alter the soil type.
5. Baseline and proposed habitat(s) mapping in digital format to assist with ongoing monitoring of biodiversity net gain.

The Council will publish further guidance on implementing and delivering biodiversity net gain on its website particularly in relation to best practice and local priorities.

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 and blue 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. Clear and robust evidence must be provided to demonstrate that the biodiversity net gain is appropriate and high quality.

Principles of Biodiversity Net Gain

Development must demonstrate that good practice principles for biodiversity net gain have been followed. Development must demonstrate that the mitigation hierarchy has been followed and the biodiversity net gain is in addition to this requirement.

Where there is evidence of deliberate or intentional neglect, removal, damage or degradation to any of the habitats and species on a site before an application, their deteriorated condition will not be taken into consideration and the ecological potential and/or previously recorded habitats of the site will be used to decide the acceptability of any development proposals. The biodiversity baseline value will be what it is likely to have been had the neglect, removal, damage or degradation not occurred.

Biodiversity net gain, including off-site biodiversity net gain, will be expected to align with and meet 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 and blue infrastructure. Consideration will need to 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.

Development must ensure that biodiversity net gain will be appropriately managed, maintained and funded for a minimum of 30 years after the completion of the development and this will need to be demonstrated in a Habitat Management and Monitoring Plan. This will be secured through a planning condition and/or a planning obligation and will include a financial payment to cover the Council's cost associated with the long-term monitoring of the biodiversity net gain proposals.

Level of Biodiversity Net Gain

Biodiversity net gain will be calculated and assessed using the Government's published statutory biodiversity metric. The biodiversity net gain calculation and assessment will need to be completed by a suitably experienced and competent

person, such as a qualified ecologist.

The biodiversity net gain calculation and assessment must be submitted in full and in an editable version with the application for development together with evidence that explains and supports the conclusions of the assessment.

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. The Council will encourage a higher level of biodiversity net gain and developments must seek to maximise opportunities, especially where development is located in or in proximity to areas identified for nature recovery, the Biodiversity Opportunity Areas, irreplaceable habitats or priority habitats.

A minimum percentage of biodiversity net gain of 20% will be required for Significant Sites and for the Significant Sites allocations in this Plan DPSC1 – DPSC3.

Opportunities to secure biodiversity net gain in exempted development will be supported.

Location of Biodiversity Net Gain

Biodiversity net gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater ecologically meaningful gains can be delivered off-site where the improvements can be demonstrated to be deliverable and are consistent with the Local Nature Recovery Strategy and/or a local nature recovery network.

It is preferable that development proposing to use off-site biodiversity net gain selects locations within Mid Sussex District and ideally local to the proposed development.

Further guidance

The Council will publish further guidance on implementing and delivering biodiversity net gain on its website and development proposals will need to take this into account. This guidance will be reviewed periodically to ensure it reflects best practice, local priorities and opportunities.

DPN3: Green and Blue Infrastructure

Policy: Strategic

Strategic Objectives:

5 – Create and Maintain Green Infrastructure

6 – Infrastructure to Support Sustainable Communities

15 – Provide Cultural, Leisure and Sporting Facilities

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

Green and blue infrastructure functions at a variety of scales from individual street trees to large woodland; it is found from the local to the landscape scale. Green and blue infrastructure can also be formed of linear features such as roadside verges, rights of way and rivers. There are many different types of green and blue infrastructure and examples include:

Green and blue infrastructure typology	Examples
Parks and gardens	Urban parks, country and regional parks, formal gardens

Amenity green space	Informal recreation spaces, housing green spaces, domestic gardens, village greens, urban commons, other incidental space
Natural and semi-natural urban green spaces	Woodland and scrub, grassland, heath or moor, wetlands, open and running water, wastelands and disturbed ground
Green corridors	Rivers and canals including their banks, road and rail corridors, green bridges, field margins, hedgerows, cycling routes, pedestrian paths, and rights of way and other recreational routes
Vegetated sustainable drainage systems, SuDS	Green roofs, blue roofs, rainwater harvesting and smart controls, downpipe disconnection planters, rain gardens and biofiltration strips, swales, ponds, detention basins
Features for species	Bird and bat boxes, swift bricks, hedgehog holes
Other	Street trees, allotments, community gardens and orchards, private gardens, city farms, green walls, cemeteries and churchyards

Adapted from the Natural England Green Infrastructure Framework.

In line with Aerodrome Safeguarding Requirements any proposed green and blue infrastructure should be carefully designed to ensure that the bird strike risk to Gatwick Airport is not increased and the safety of the airport is not compromised.

Green and blue infrastructure assets and links

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

is protected and to help mitigate the effects of climate change, important green and blue 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 and blue 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
- Land in the Northern Arc (Brookleigh)

The following areas as shown on the Policies Maps will be safeguarded and designated as green and blue infrastructure. In some cases, these areas are used for informal open space or linear open space and so the requirements of Policy DPI5: Open Space, Sport and Recreational Facilities may be relevant. It should be noted that each designation may have different primary functions and green and blue infrastructure benefits:

- Land from Turvey Wood/ Franklands Wood to the Scrase Valley, Haywards Heath
- Ashenground and Bolnore Woods, Haywards Heath
- Heath Recreation Ground, Haywards Heath
- Blunts Wood and Paiges Meadow LNR, Haywards Heath
- East Court & Ashplats Wood, East Grinstead

- Brooklands Park, East Grinstead
- Spring Copse, East Grinstead
- St. Margaret's Loop, East Grinstead
- A22 Beeching Way, East Grinstead
- Worth Way
- Forest Way
- Railway corridor throughout the district
- All SANG sites in the district
- All Local Wildlife Sites in the district

All development can play its part in protecting and providing green and blue infrastructure, however, the opportunities and measures available may vary depending on the type of development. Even if some provision of green and blue infrastructure appears to be small at an individual scale, taken together, individual actions can be cumulatively effective and lead to positive changes for access to nature, health and wellbeing, nature recovery, and climate change mitigation. Applicants will need to consider green and blue infrastructure at the earliest stage to ensure effective incorporation of measures.



DPN3: Green and Blue Infrastructure

The protection of existing and provision of new green and blue infrastructure will be supported because it delivers a range of environmental, social and economic benefits including resilience to the effects of climate change, positive health and wellbeing effects, active travel opportunities, nature-based solutions and supporting nature recovery.

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

1. Responds to and incorporates existing on-site and off-site green and blue infrastructure into the development design and layout.
2. Provides new green and blue infrastructure integrated into the development design.
3. Contributes to the wider green and blue infrastructure network by taking opportunities to improve, enhance, manage and restore green and blue infrastructure, and providing and reinforcing links to existing green and blue infrastructure including outside the development's boundaries to develop a connected network of multi-functional greenspace, including incorporating opportunities to contribute to strategic green and blue infrastructure.

Applicants will need to 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 and blue infrastructure design will be expected to demonstrate through a green and blue infrastructure masterplan and statement that opportunities have been taken to:

4. Strengthen connectivity and resilience of ecological

networks.

5. Improve resilience to the effects of climate change.
6. Support health and wellbeing by providing access to green space, nature and rights of way.
7. Foster and improve understanding of green and blue infrastructure including natural greenspace and nature conservation features.

Green and blue infrastructure design will need to be informed by and respond to existing evidence and guidance on the multi-functional green and blue infrastructure network including Biodiversity Opportunity Area statements, priority and irreplaceable habitats, green infrastructure mapping, ecological surveys, landscape character assessments, local nature recovery networks and the Local Nature Recovery Strategy.

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

Green and blue infrastructure assets and links

To help deliver a multi-functional green and blue infrastructure network and to protect existing green and blue 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 and blue infrastructure assets and links will be safeguarded and allocated as green and blue infrastructure as shown on the Policies Maps. In some cases,

these areas are used for informal open space or linear open space and so the requirements of Policy DPI5: Open Space, Sport and Recreational Facilities may be relevant.



DPN4: Trees, Woodland and Hedgerows

Policy: Non-Strategic

Strategic Objectives:

3 – Protect Valued Landscapes

4 – Protected Built and Historic Environment

5 – 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 such as by providing shade and carbon sequestration.

Ancient woodlands are irreplaceable 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 further fragmentation and the 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, and their soils, as well as encouraging new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping of a scheme.

Where it is deemed and robustly demonstrated there will be unavoidable residual damage or loss to ancient woodland, the measures taken to compensate for this must be of a scale and

quality commensurate with loss of irreplaceable habitat. However, it is important that any new woodland is created in the right place with the right species so the primary objective is to protect ancient woodland and prevent its loss or damage.

Ancient, aged, veteran and notable trees identified through site surveys and assessments should be added to the Woodland Trust's Ancient Tree Inventory.

To avoid root damage and other adverse impacts, buffer zones for ancient woodland and ancient, aged and veteran trees will be required. The standards set out in Policy DPN4 will create a minimum root protection area, however, larger buffer zones may be required and the Council will expect applicants to demonstrate, through an assessment, that the distance and size of the buffer zone is appropriate and adequate to protect the trees, woodland and hedgerows. In accordance with Natural England's Standing Advice, buffer zones should not contain built or constructed features including roads, pavements and private space such as residential gardens. As sustainable drainage systems can affect the hydrology of a woodland, sustainable drainage schemes will only be allowed if they do not affect the root protection areas and if any change to the water table does not negatively affect ancient woodland or ancient, aged and veteran trees. Any development proposals to include built or constructed features within a buffer zone will need to demonstrate exceptional circumstances and this will be determined through the planning application process on a case-by-case basis.

Hedgerows are an important habitat supporting a wide variety of flora and fauna. Hedgerows are used for food and shelter and by acting as wildlife corridors, hedgerows can also help species move through the landscape. In particular, hedgerows are vital for species like the rare hazel dormouse. Hedgerows also play an important role in mitigating the effects of climate change by storing carbon and providing shade.

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

All development to a greater or lesser extent can take account of trees, woodland and hedgerows and play its part in protecting them, however, the opportunities and measures available may vary depending on the type of development. Even if the provision of trees and hedgerows appears to be small at an individual scale, taken together, individual actions can cumulatively be effective and lead to positive changes for biodiversity, nature recovery, health and wellbeing, green infrastructure, and climate change mitigation. Applicants will need to consider trees, woodland and hedgerows at the earliest stage to ensure effective protection and incorporation of these features.

Development proposals will need to take into account relevant British Standards such as BS 3998:2010 *Tree work – Recommendations* and BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

DPN4: Trees, Woodland and Hedgerows

Trees, woodland and hedgerows will be protected because they 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. As an irreplaceable habitat, ancient woodland and ancient or veteran trees and their soils will be protected. Where ancient wood pasture and historic parkland are identified, these areas will have the same consideration as other forms of ancient woodland.

Development (including construction and operational activities) that is adjacent to irreplaceable habitats including ancient woodland and ancient or veteran trees must incorporate appropriate buffers and/or root protection areas.

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, damage or loss of irreplaceable habitats including ancient woodland and ancient or veteran trees will not be permitted unless there are wholly exceptional reasons and in such circumstances, a suitable compensation strategy will be provided, including measures that respect the features and characteristics of the ancient woodland and ancient, aged or

veteran trees.

The value of trees, woodland and hedgerows individually and cumulatively in providing connectivity and continuity across the landscape and a network for nature recovery will be taken into account so that habitat fragmentation, particularly of large and extensive woodland areas, is minimised.

New trees, woodland and hedgerows

Proposals for new trees, woodland and hedgerows must be of suitable species, usually native and from local or UK sourced stock, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows must 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 all of the following:

- The biodiversity and amenity value of the existing habitat
- The landscape and its character
- Soil conditions
- Heritage and archaeology features
- Protected species
- Opportunities for natural regeneration
- Opportunities to connect to and extend existing woodland
- The long-term management arrangements for new woodland planting
- 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:

1. Retains and incorporates existing trees, woodland and

hedgerows, including along the boundaries, into the design of new development and its landscape scheme.

2. Is orientated to have a positive edge to these features and the wider countryside.
3. Is designed to avoid the overshadowing of residential gardens which can lead to pressure for the removal of trees.
4. Prevents damage to root systems and takes account of expected future growth through respecting the root protection area.
5. Has appropriate protection measures throughout the development and construction process.
6. Secures appropriate long-term management and stewardship arrangements.
7. Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management and stewardship.
8. 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.
9. Does not sever ecological corridors created by these assets and makes a positive contribution to the local nature recovery network and green infrastructure network.

All development proposed within 15 metres of any trees, measured from the trunk, will be required to submit an Arboricultural Impact Assessment and Arboricultural Method Statement prepared by a qualified arboriculturist.

Developments should integrate street trees and other urban greening measures into new streets and open spaces, and tree-lined streets will be encouraged. Appropriate species must be selected ensuring tree roots have sufficient space to support healthy, long-lived trees. Appropriate long-term management and stewardship arrangements will need to be in place and secured by planning conditions and/or planning obligations.

Works to trees and hedgerows

Proposals for works to trees and/or hedgerows, including felling, will be considered taking into account all of the following:

- The condition and health of the trees and/or hedgerows.
- The contribution of the trees and/or hedgerows to the character and visual amenity of the local area.
- The amenity, biodiversity and nature conservation value of the trees and/or hedgerows.
- The extent and impact of the works.
- Any replanting proposals.

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

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

Proposals for works to trees or proposals affecting trees will need to be in accordance with the relevant British Standards. For example, BS 3998:2010 *Tree work – Recommendations* and BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* (or as updated).

The felling of protected or established trees will only be permitted if there is no appropriate alternative. Where a protected or established tree or group of trees is felled, a replacement tree or group of trees, on a greater than 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. Replacement trees must be of suitable species, usually native and from local or UK sourced stock.

Use of buffer zones

Development must 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. To avoid damage to hedgerows and a reduction in its resilience to change, an appropriate buffer strip along each side of a hedgerow of a minimum 2 metres must be maintained. The Council will encourage larger buffers and will expect applicants to demonstrate, through an assessment, that the distance and size of the buffer zone is appropriate and adequate to protect the trees, woodland and hedgerows.

The size of a required buffer zone may need to expand according to the nature of the site and the size and nature of the proposed development, and if there are other impacts likely to extend beyond the minimum buffer zone distance such as significant engineering operations or after-uses that generate significant disturbance.

Buffer zones will be expected to contribute to green infrastructure and wider ecological networks, prevent fragmentation of habitats and consist of a semi-natural habitat with appropriate planting. Buffer zones will be expected to prioritise ecological enhancement rather than the amenity of the proposed development and should not contain built or constructed features including roads, pavements or private space such as residential gardens. 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

Policy: **Non-Strategic**

Strategic Objectives:

3 – Protect Valued Landscapes

11 – Support Mid Sussex as a Visitor Destination

Historic parks and gardens are typically gardens, grounds and other planned open spaces that are designed landscapes and reflect the landscaping fashions of their day. It is important to protect historic parks and gardens because they are part of our heritage and can easily be damaged or lost forever. Those historic parks and gardens that have the most significance appear on the Historic England 'Register of Parks and Gardens of Special Historic Interest in England' and are designated heritage assets.

There are 10 Registered Parks and Gardens of Special Historic Interest in Mid Sussex. In addition there are a large number of historic parks and gardens that are unregistered but which appear on the West Sussex Historic Environment Record and are of special local historic interest. The need to protect such landscapes is also recognised.

The 10 Registered Parks and Gardens of Special Historic Interest in Mid Sussex are:

- Borde Hill
- Brockhurst
- Gravetye Manor
- Heaselands
- Nymans
- Slaugham Place
- Standen
- Stonehurst
- The High Beeches
- Wakehurst Place



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.

Buildings or structures within a registered park or garden, or park or garden of special local historic interest will also be protected where they form part of or contribute to the character, appearance and setting of a registered park or garden, or park or garden of special local historic interest.

DPN6: Pollution

Policy: **Non-Strategic**

Strategic Objectives:

3 – Protect Valued Landscapes

12 – Support Safe, Healthy and Inclusive Communities

Pollution is the introduction of harmful materials (pollutants) into the environment. Pollutants can be created by human activity and may damage the quality of air, water and land. Pollution can also spread from its source and affect larger areas. Pollution may or may not be visible, and it can cause problems to people's health and wellbeing and the natural environment, including wildlife. Some types of air pollution may also contribute to climate change.

Mid Sussex District is located in an area of serious water stress. Development must be positively planned to minimise its impact on water resources in order to provide resilience against the impacts of climate change including security of water supply. To protect the environment, biodiversity and aquatic ecosystems, development must take measures to control water pollution.

Road traffic is one of the main contributors to air pollution. There is one Air Quality Management Area (AQMA) in the district declared due to high levels of nitrogen dioxide. Exceedances are attributed to the topography of the area and the volume of road traffic.

Increased traffic and associated nitrogen deposition can also affect the protected heathland habitat of the Ashdown Forest SPA and SAC.

Artificial lighting can be another source of pollution affecting the dark skies of the protected landscapes and wildlife.

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 and development proposals will need to take this into account.

DPN6: Pollution

Development must not cause or be adversely affected by 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 or hazards, taking into account any cumulative impacts.

Development must 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, biodiversity and ecology of surface water and groundwater resources including reservoirs. Development may need to include mitigation measures to reduce risks to the water environment and nature-based solutions will be encouraged.

Pollution prevention practices must be adopted during construction activities. Where relevant, development proposals should produce a Construction Environment Management Plan identifying how general and site-specific risks will be managed to avoid environmental harm.

Development proposals will need to take into account the Council's published guidance¹⁵.

¹⁵ Such as the Air Quality and emissions mitigation guidance for Sussex (2021)



DPN7: Noise Impacts

Policy: Non-Strategic

Strategic Objectives:

3 – Protect Valued Landscapes

12 – Support Safe, Healthy and Inclusive Communities

New development needs to be managed to protect people's health and quality of life and the natural environment from unacceptable levels of noise. Some development may create additional noise and some development may be sensitive to the prevailing acoustic environment. There may be opportunities through new development to make improvements to the acoustic environment. Good acoustic design will need to be considered early in the planning process to ensure that the most appropriate solutions are identified.

The impact of noise may be a combination of exposure to noise, the frequency of noise, the duration of noise and the time of day that noise occurs. In assessing the impact of noise and whether it is of concern or may be a nuisance, the wider context of a development proposal needs to be considered including its location, for example,

whether it is in an urban or rural setting.

Noise sensitive development is explained further in the *Planning Noise Advice Document: Sussex* guidance but includes uses such as residential, hotels and guest houses, and residential institutions such as care homes and hospitals. In addition to existing noise sensitive uses, planned noise sensitive uses includes adopted site allocations and development granted planning permission but not yet implemented.

Protected landscapes such as the High Weald AONB and the South Downs National Park are valued for their tranquillity and so development proposed within or in the setting of these protected landscapes should not result in unacceptable levels of noise.

Development proposals will need to take into account the Council's published guidance on noise impacts. For example, the *Planning Noise Advice Document: Sussex*.

DPN7: Noise Impacts

People's health and quality of life and the natural environment, including wildlife, 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:

1. Avoids significant adverse impacts on health and quality of life.
2. Mitigates and minimises adverse impacts on health and quality of life.
3. Where possible, contributes to the improvement of health and quality of life.

DPN8: Light Impacts and Dark Skies

Policy: **Non-Strategic**

Strategic Objectives:

3 – Protect Valued Landscapes

12 – Support Safe, Healthy and Inclusive Communities

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

The South Downs National Park has been designated as an International Dark Sky Reserve (Moore's Reserve). The southern part of Mid Sussex District is within this dark sky designation and this Plan area is adjacent to it. The South Downs National Park Authority has produced guidance for developers setting out its approach to lighting design and the protection and enhancement of dark skies within the South Downs National Park.

The protected landscape of the High Weald AONB is also an intrinsically dark landscape and is characterised by having some of the darkest skies in the south-east of England. This gives the AONB a sense of remoteness and peacefulness and connects the natural environment to the cultural and historic landscape. Dark skies is one of the components of the natural beauty of the High Weald AONB and the High Weald AONB Management Plan sets out objectives to protect the dark skies of the High Weald.

Artificial light can also have an impact on wildlife and ecosystems. For example, the artificial lighting of bat roosts, access points and foraging pathways can cause disturbance to bats. It is important to consider the colour of lighting and the materials used in buildings so that light does not reflect off surfaces especially near water bodies.

Lighting is an important part of the design process and artificial lighting should be carefully considered to protect amenity and wildlife. Appropriate types and levels of lighting can also contribute to a sense of place, however, poorly designed lighting can result in light pollution which can lead to negative effects on health and

Development will be expected to be located, designed and controlled to avoid significant adverse impacts or minimise adverse impacts from noise. Development must 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 must be carefully considered to avoid noise.

In addition to good acoustic design, development should have regard to natural solutions for mitigating noise such as green infrastructure.

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:

- a) An assessment of the impact of noise generated by a proposed development; or
- b) 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 such as the Planning Noise Advice Document: Sussex.

wellbeing and ecosystems.

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.

It is necessary to consider where, when and how much the light shines. For example, measures should be taken to turn off or dim the light when it is not being used, selecting appropriate types and levels of lighting, and considering whether lighting is for functional or decorative purposes. The character of the area and the surrounding environment may affect what is considered to be an appropriate form and level of lighting.



DPN8: Light Impacts and Dark Skies

People's health and quality of life and the natural environment 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, the South Downs International Dark Sky Reserve (Moore's Reserve) 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 must demonstrate all of the following:

1. The minimum amount of lighting necessary to achieve its purpose is specified or otherwise justified on safety or security grounds.
2. 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.
3. The means of lighting would be unobtrusively sited.
4. Low energy lighting is used.
5. There would not be an adverse impact on wildlife such as through consideration of the appropriate siting, fitting, design, colour and temperature of lighting.

Development proposals must carefully consider the design and layout of parking arrangements to avoid headlight nuisance.

Where lighting of a landmark or heritage feature is proposed, the level and type of illumination used would need to enhance the feature itself as well as meeting the above requirements.

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

DPN9: Air Quality

Policy: Non-Strategic

Strategic Objectives:

3 – Protect Valued Landscapes

12 – Support Safe, Healthy and Inclusive Communities

New development needs to be managed to protect people's health and quality of life and the natural environment from poor air quality. Air pollution is associated with a number of adverse health impacts as well as having adverse effects on biodiversity and habitats. Some air pollutants can also lead to an increase in greenhouse gases such as ozone which contribute to climate change.

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.

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

Air quality is also a consideration for the nationally and internationally designated Ashdown Forest SPA and SAC. Development proposals likely to result in increased traffic may be expected to demonstrate how any air quality impacts have been considered. Further assessment may be required in a Habitats

Regulations Assessment.

Development proposals will need to take into account the Council's published guidance on air quality. For example, the *Air Quality and Emissions Mitigation Guidance for Sussex*.

DPN9: Air Quality

People's health and quality of life and the natural environment 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 must 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 that measures and/or mitigation 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.

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 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 SPA and SAC. Any development likely to have an adverse effect on the integrity of the Ashdown Forest SPA and SAC, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid any potential adverse effects on the integrity of the Ashdown Forest SPA and SAC. If any potential adverse effects on the integrity of the Ashdown Forest SPA and SAC cannot be avoided, then mitigation for any potential adverse effects on the integrity of the Ashdown Forest SPA and SAC will be required.

DPN10: Land Stability and Contaminated Land

Policy:

Non-Strategic

Strategic Objectives:

3 – Protect Valued Landscapes

12 – 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 people and the natural environment from unacceptable risks.

The effects of land instability may result in landslides, subsidence or ground heave. These issues could have impacts on property, infrastructure, the public and the wider environment. The design and layout of new development and any structures may need to avoid areas of unstable land if it cannot be mitigated. Applicants may need to submit technical and environmental reports where land instability or slope instability may be a concern.

Land contamination can also impact and cause harm to human health, property, infrastructure and the wider environment. Some areas may be affected by previous industrial uses or the natural or background occurrence of potentially hazardous substances which may need to be mitigated through the development process. Applicants may need to undertake site investigations and assessments which include a risk assessment to identify the potential sources, pathways and receptors of contamination, and the proposed approach to remediation.

Technical and environmental investigations, assessments and reports will need to be prepared by a competent person such as a chartered member of a relevant professional institution. Investigations and assessments will need to be carried out at the earliest possible stage.

DPN10: Land Stability and Contaminated Land

Development proposals must 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. Such investigations and assessments will need to be carried out at the earliest possible stage. The investigations and assessment work must consider the nature and extent of the risk, the potential pathways for identified risks to receptors, and potential impacts to human health, adjacent land uses and the natural environment. This includes risks and potential impacts to soil, watercourses, water bodies, groundwater and aquifers.

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

1. Unacceptable risks to the health of future users and occupiers of the development or people in the locality.
2. Risks to the structural integrity of buildings or structures on or adjoining the site.
3. Contamination to soil, watercourses, water bodies, groundwater or aquifers.
4. Harm to wildlife and the natural environment.

Planning conditions and/or planning obligations will be used to secure the submission and approval of relevant information and assessments, and measures to protect land stability, land quality and protection of the natural environment.



Chapter 10



Countryside

10. Countryside



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

DPC1: Protection and Enhancement of the Countryside

Policy:	Strategic
Strategic Objectives:	
3 – Protect Valued Landscapes	
11 – Support Mid Sussex as a Visitor Destination	
15 – 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 also valuable in providing ecosystem services, delivering a nature recovery network and providing resilience to the effects of climate change.

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. The countryside’s 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 or the other environmental and social benefits that the countryside provides.

Agricultural land is graded into five grades:

- Grade 1 is excellent quality agricultural land.
- Grade 2 is very good agricultural land.
- Grade 3 is good to moderate agricultural land.
 - Subgrade 3a is good quality agricultural land.
 - Subgrade 3b is moderate quality agricultural land.
- Grade 4 is poor quality agricultural land.
- Grade 5 is very poor agricultural land.

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 (Grades 1, 2 and 3a are defined as the best and most versatile agricultural land). In the High Weald AONB, both Grades 3a and 3b soils are important and contribute to the pastoral agricultural economy and landscape character.

Not all land has been surveyed in detail and more detailed field surveys may be required to inform decisions about specific sites. Where identified, Grades 1, 2 and 3 agricultural land should be protected from development. This is land which is most flexible, productive and efficient and can best deliver future crops and pasture 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 Safeguarding Zone or Consultation Area, West Sussex County Council as the Minerals Planning Authority must be consulted to identify whether minerals are accessible in sufficient amounts to be economically viable to extract. Applications for development should address the requirements of Policy M9 in the West Sussex Joint Minerals Local Plan (July 2018, Partial Review March 2021) (JMLP).

DPC1: Protection and Enhancement of the Countryside

The countryside will be protected in recognition of its intrinsic character and beauty, and for the benefits it has for agriculture, natural capital, ecosystem services, health and wellbeing, delivering a nature recovery network and resilience to the effects of climate change.

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 including not adversely affecting the environmental and social benefits that the countryside delivers, and:

1. It is necessary for the purposes of agriculture; or
2. 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) and Grade 3b in the High Weald AONB will be protected from non-agricultural development proposals and will be protected from being covered by artificial surfaces or woodland 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 will need to be undertaken and proposals will be expected to use areas of poorer quality land in preference to that of higher quality.

Development proposals will need to 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 specific to the High Weald AONB and that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the rural and landscape character.

Major applications must be accompanied by a Landscape and Visual Impact Assessment or Appraisal (LVIA) for proposed development on greenfield, rural and edge of settlement sites. The LVIA will need to inform the site design, layout, capacity and any mitigation requirements. In the High Weald AONB, the LVIA will utilise the AONB Management Plan components as landscape receptors.

For major applications, a Landscape Strategy will need to be provided to identify how the natural features and characteristics of a site have been retained and incorporated into the landscape structure and design of the site and how they have informed the landscaping proposals for the site.

Economically viable mineral reserves within the district will be safeguarded.

*Significant development will be determined on a case-by-case basis.



DPC2: Preventing Coalescence

Policy: Non-Strategic

Strategic Objectives:

2 – 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, individually or cumulatively, 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

Policy: Non-Strategic

Strategic Objectives:

3 – Protect Valued Landscapes

10 – Support Strong and Diverse Rural Economy

13 – 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

New homes in the countryside

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

1. 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;
2. 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;
3. Development would involve the subdivision of an existing residential building;
4. The proposed development meets the requirements of

Policy DPH2: Sustainable Development – Outside the Built-Up Area;

5. The proposed development is not in conflict with Policy DPC1: Protection and Enhancement of the Countryside; or
6. Affordable housing in accordance with Policy DPH10: Rural Exception Sites.

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.

Agricultural dwellings

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 all of the following apply:

7. The need cannot be fulfilled by another existing dwelling on, or any other existing accommodation near to, the agricultural unit.
8. 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.
9. 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.
10. 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

DPC4: High Weald Area of Outstanding Natural Beauty

Policy: Strategic
Strategic Objectives:
3 – Protect Valued Landscapes
11 – Support Mid Sussex as a Visitor

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 statutory purpose of the landscape designation is to conserve and enhance the natural beauty of the area, and AONBs have the highest status of protection nationally in relation to landscape and scenic beauty.

Section 85 of the Countryside and Rights of Way Act 2000 (as amended) places a statutory duty on all relevant authorities, including a local authority such as Mid Sussex District Council, that in exercising or performing any functions in relation to, or so as to affect, land in an AONB, they must seek to further the purpose of conserving and enhancing the natural beauty of the AONB.

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 of this landscape, as are historic routeways.

The High Weald AONB Management Plan is the policy for looking

conditions will only be permitted where it can be proven, in accordance with marketing guidance at Appendix 1 of the Plan, 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.

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 constructed¹⁵ agricultural building which has not been or has been little used for its original purpose and:

11. the re-use would secure the future of a heritage asset; or
12. 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.

Replacement dwellings in the countryside

Replacement dwellings in the countryside will be permitted where all of the following apply:

13. The residential use has not been abandoned.
14. Highway, access and parking requirements can be met.
15. The replacement dwelling is of similar scale and position of the existing dwelling, unless there are demonstrable benefits in relocating the dwelling.
16. 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).

¹⁵ 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.

after the High Weald AONB in order to achieve the statutory purpose of conserving and enhancing the High Weald AONB. The Management Plan covers a range of local authority functions, and in particular it can be used to guide environmental land management and climate change strategies. The Management Plan is a material consideration in the planning process, including plan-making, site allocations and assessing the impact of development proposals or other changes on the High Weald AONB.

Within the Management Plan, the High Weald AONB Statement of Significance sets out a number of components that comprise the natural beauty of the High Weald, and the Management Plan sets out specific objectives and actions for each component. The whole of the AONB is designated for its outstanding natural beauty and all the AONB is important; any areas perceived as 'degraded' landscape characters should be seen as opportunities for the enhancement of natural beauty, contributing positively to the objectives of the Management Plan.

The High Weald Housing Design Guide was prepared by the High Weald AONB Partnership, which includes the 15 local authorities with land in the AONB, to support the objectives of the High Weald AONB Management Plan. The High Weald Housing Design Guide aims to give succinct, practical and consistent advice to set clear design expectations for new housing development within the High Weald AONB, to help ensure higher quality and landscape-led design that reflects intrinsic High Weald character, and is embedded with a true sense of place, without stifling innovation and creativity. Importantly, the High Weald Housing Design Guide is not solely focused on the appearance or style of individual buildings, but rather it is about creating successful places in terms of layout, grain and massing of development.

The High Weald Colour Study documents the existing colours in the High Weald AONB landscape and provides advice on what colours can be used in new development, including the colours of different materials, to help to integrate it into the landscape successfully.

DPC4: High Weald Area of Outstanding Natural Beauty

The scale and extent of development within the High Weald Area of Outstanding Natural Beauty (AONB) should be limited. Major development will not be supported and will not be permitted other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest.

Development within the High Weald AONB, as shown on the Policies Maps, will only be permitted where it conserves and enhances landscape and scenic beauty of the area, with reference to the components of natural beauty set out in the High Weald AONB Management Plan, and has regard to the High Weald AONB Management Plan, in particular:

- The identified components of natural beauty, as set out in the High Weald AONB Management Plan, 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, landscape features, historic settlement pattern, sense of place and setting of the AONB.
- The conservation of wildlife and cultural heritage.

Development proposals should demonstrate a positive contribution to the objectives of the High Weald AONB Management Plan.

New housing development within or affecting the setting of the AONB should take account of the High Weald Housing Design Guide and High Weald Colour Study including applying a landscape-led design approach that reflects High Weald character; responding to the historic pattern and character of settlements in the form, layout, grain and massing of development; and using high quality architecture.

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

Setting of the High Weald AONB

Development within land that contributes to the setting of the AONB will only be permitted where it does not adversely affect the identified components of natural beauty of the AONB.

Development proposals in the setting of the AONB should be sensitively located and designed, be consistent with AONB purposes, and should not adversely affect transitional landscape character in the setting of the AONB and views, outlook and aspect, into and out of the AONB by virtue of its location, scale, form or design.

Assessment of such development proposals will have regard to the High Weald AONB Management Plan and other adopted planning documents and strategies such as the High Weald Housing Design Guide and High Weald Colour Study.

DPC5: Setting of the South Downs National Park

Policy: Strategic Strategic Objectives:

3 – Protect Valued Landscapes

11 – Support Mid Sussex as a Visitor

The South Downs was established as a National Park in 2010. The South Downs National Park covers over 1,600 sq km of the lowland landscape in Hampshire, West Sussex and East Sussex. The chalk ridge of the South Downs is often described as the spine of the South Downs National Park. Approximately 11% of Mid Sussex District is within the South Downs National Park. The boundary is to

the south of Burgess Hill, Hassocks and Hurstpierpoint. The area of Mid Sussex District that falls within the South Downs National Park includes the downland villages of Fulking, Poynings and Pyecombe. 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:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Section 11A of the National Parks and Access to the Countryside Act 1949 (as amended) provides a duty for relevant authorities, including a local authority such as Mid Sussex District Council, that in exercising or performing any functions in relation to, or so as to affect, land in any National Park in England, they must seek to further the purpose for which National Parks were designated.

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.

New developments in the setting of the South Downs National Park may increase traffic and may impact on rural roads which are part of the setting of the National Park, or on roads which pass through settlements and other parts of the National Park. This may affect their character and experiential qualities such as tranquillity. Reference should be made to the South Downs National Park's guidance 'Roads in the South Downs' (2015)¹⁷ which considers best practice for rural road design and management.

¹⁷ Roads in the South Downs (2015): <https://www.southdowns.gov.uk/landscape-design-conservation/design-in-the-south-downs/guidance/roads-in-the-south-downs/>

DPC5: Setting of the South Downs National Park

Development within land that contributes to the characteristics 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 the views, outlook and aspect, into and out of the National Park by virtue of the development's location, scale, form or design.

Development proposals in the setting of the National Park should be sensitively located and designed, be consistent with National Park purposes, should not adversely affect transitional landscape character, and must not significantly harm the National Park or its setting.

Assessment of such development proposals will have regard to the South Downs Partnership Management Plan, South Downs Local Plan and other adopted planning documents and strategies.

Development proposals should consider and address potential impacts on roads within the National Park or in the setting of the National Park. A Transport Statement/ Assessment and/or landscape assessment may be required for development likely to generate significant amounts of movement.



DPC6: Ashdown Forest SPA and SAC

Policy: Strategic
Strategic Objectives: 3 – Protect Valued Landscapes

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

The 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 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 either to 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 five currently operational SANG sites.

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.

A programme of monitoring will allow adjustments to be made to the overall mitigation strategy if necessary to ensure its continued effectiveness; this may include the SANG and SAMM requirements and the zone of influence. To ensure that the impact of development in the district is fully assessed and applying the precautionary principle, development proposed adjacent or near to the boundary of the 7km zone of influence may still require mitigation. This may reflect evidence of the pattern and origin of visitors to Ashdown Forest through the visitor surveys undertaken as part of the SAMM Strategy. Such proposals will be dealt with on a case-by-case basis and assessed through a site-specific Habitats Regulations Assessment. Should a Habitats Regulations Assessment conclude that mitigation is required for development adjacent or near to the boundary of the 7km zone of influence, for example, because of its size and/or the likelihood of new residents visiting Ashdown Forest, then mitigation requirements are likely to be in the form of SANG and SAMM in line with the strategic solution.

In terms of atmospheric pollution, it is not necessary to include any mitigation measures in this Plan, 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 SPA and 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 an adverse 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:

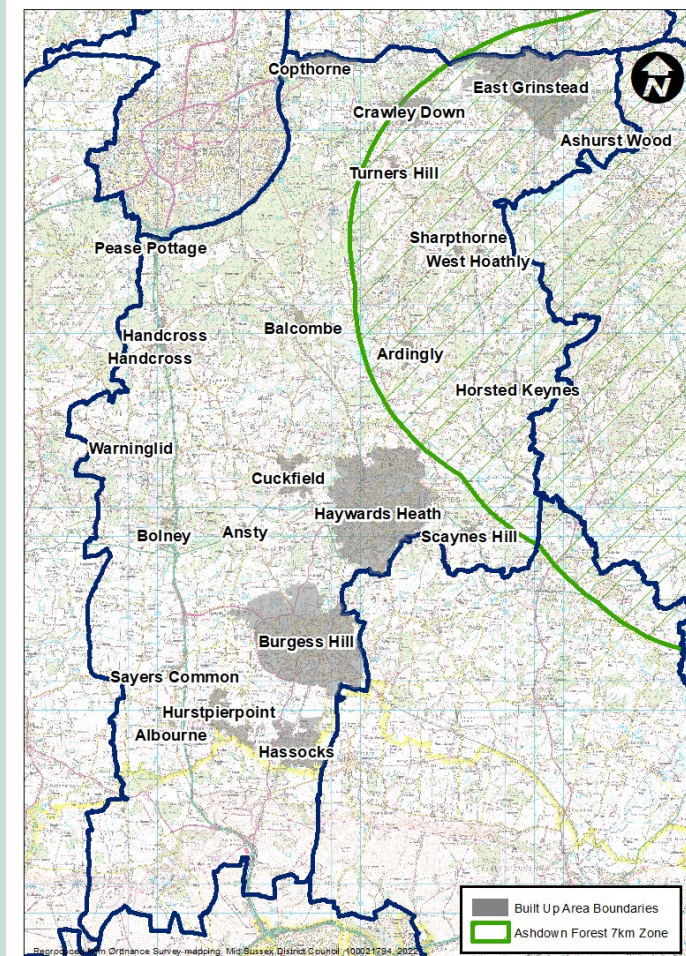
1. The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to a strategic SANG acceptable to provide mitigation for the development; and
2. A financial contribution to the Ashdown Forest Strategic Access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

Development outside of the zone of influence but proposed adjacent or near to the boundary of the 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. Should mitigation be necessary, the mitigation requirements are likely to be in the form of SANG and SAMM in line with the strategic solution.

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 SPA and SAC.





Chapter 11



Built Environment

11. Built Environment



Policies in this chapter:	
Built Environment	DPB1: Character and Design
	DPB2: Listed Buildings and Other Heritage Assets
	DPB3: Conservation Areas
	DPB4: Aerodrome Safeguarding Requirements (Air Safety)

DPB1: Character and Design

Policy: **Strategic**

Strategic Objectives:

- 1 – Sustainable Development and Adaptation to Climate Change
- 2 – Maintaining Settlement Identity and Character
- 3 – Protect Valued Landscapes
- 4 – Protected Built and Historic Environment
- 5 – Create and Maintain Green Infrastructure
- 12 – Support Safe, Healthy and Inclusive Communities
- 14 – Create Accessible Environments

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.

The Council has prepared a Mid Sussex Design Guide which is adopted as a Supplementary Planning Document (SPD) and looks specifically at enhancing local distinctiveness, as well as ensuring high quality, sustainable development. The design principles in the SPD will be treated as a material consideration in the assessment of future planning schemes. Policy DPC4 sets out further design requirements in relation to development occurring within the High Weald AONB and within its setting, in particular to ensure that development takes account of the High Weald Housing Design Guide and the High Weald Colour Study.

DPB1: Character and Design

All new development must be designed in accordance with the Mid Sussex Design Guide Supplementary Planning Document (SPD).

All new development must 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 and streets, alterations to existing buildings

and the design of surrounding spaces.

All development proposals will be required to demonstrate all of the following, to ensure that development:

Understanding the Context

1. Reflects the distinctive character of the towns and villages and protects their separate identity, heritage assets and valued townscapes.
2. Is sensitive to the countryside including the topography.

Layout, Streets and Spaces

3. Includes appropriate landscaping and greenspace, providing a main area of open space where it is most accessible and central to the scheme where relevant¹⁸;
4. 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.
5. 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.
6. Incorporates well integrated parking and servicing areas that do not dominate the street environment, particularly where high density housing is proposed.

Establishing the Structure

7. Is organised around sustainable transport principles and creates a pedestrian and cyclist - friendly layout that is safe, well connected, legible and accessible.
8. 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.
9. Takes 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

10. 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, height, massing, spacing, orientation, views, materials and relationship with the public realm.
11. Incorporates sustainable construction principles¹⁹ and is designed for adaptation and future weather events.

Residential Amenity

12. 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).

20-minute neighbourhoods

13. Major residential and mixed-use proposals must demonstrate how they will deliver a scheme which embeds the 20-minute neighbourhood principles²⁰ and local living, taking account of the existing settlement pattern services, creating high quality active/ sustainable travel connections to existing services and where appropriate making provision of new. Proposals must address all of the following:

- a) Deliver diverse and affordable homes and design a development for all ages, supporting a diverse community.
- b) Provide a layout which prioritises active and sustainable travel, delivering high-quality, well-connected paths, streets and spaces.
- c) Provide good quality green spaces and green infrastructure in the right places and connect to existing provision.
- d) Provide food growing opportunities.
- e) Exploit opportunities to improve access to local employment, community health and wellbeing facilities, either by connecting to existing facilities or providing new.
- f) Support home working through measures including advanced digital infrastructure.



DPB2: Listed Buildings and Other Heritage Assets

Policy: Non-Strategic
Strategic Objectives:
 4 – Protected Built and Historic Environment

The heritage assets of the district include over 1,000 Listed Buildings and 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 the contribution made by their settings. This will be achieved by ensuring that:

1. A thorough understanding of the significance²¹ of the listed building and its setting, and the potential to better reveal it, has been demonstrated. This will be proportionate to the importance of the building and potential impact of the

¹⁸ Standards for on-site provision are detailed within Appendix 5 on developer contributions

¹⁹ Both in terms of materials as well as techniques such as optimising orientation of houses for maximising solar gain

²⁰ https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf

proposal.

2. 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.
3. Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable.
4. 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.
5. Special regard is given to protecting the contribution made by the setting of a listed building.
6. 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 and enhance heritage assets and their settings in a manner appropriate to their significance²⁰, so that they can be enjoyed for their contribution to the character and quality of life of the district, and will look at opportunities to enhance or better reveal their significance.

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

Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.

Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

DPB3: Conservation Areas

Policy: Non-Strategic

Strategic Objectives:

2 – Maintaining Settlement Identity and Character

4 – Protected Built and Historic Environment

11 – 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 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.

²¹ Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.



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:

1. 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.
2. Open spaces, gardens, trees and landscaping and boundary features that contribute to the special character and appearance of the area are protected, and any new landscaping or boundary features are designed to reflect that character.
3. 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.

4. Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings must be of a design that reflects the special characteristics and appearance of the area.

5. Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported.

6. 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.

DPB4: Aerodrome Safeguarding Requirements (Air Safety)

Policy:

Strategic

Strategic Objectives:

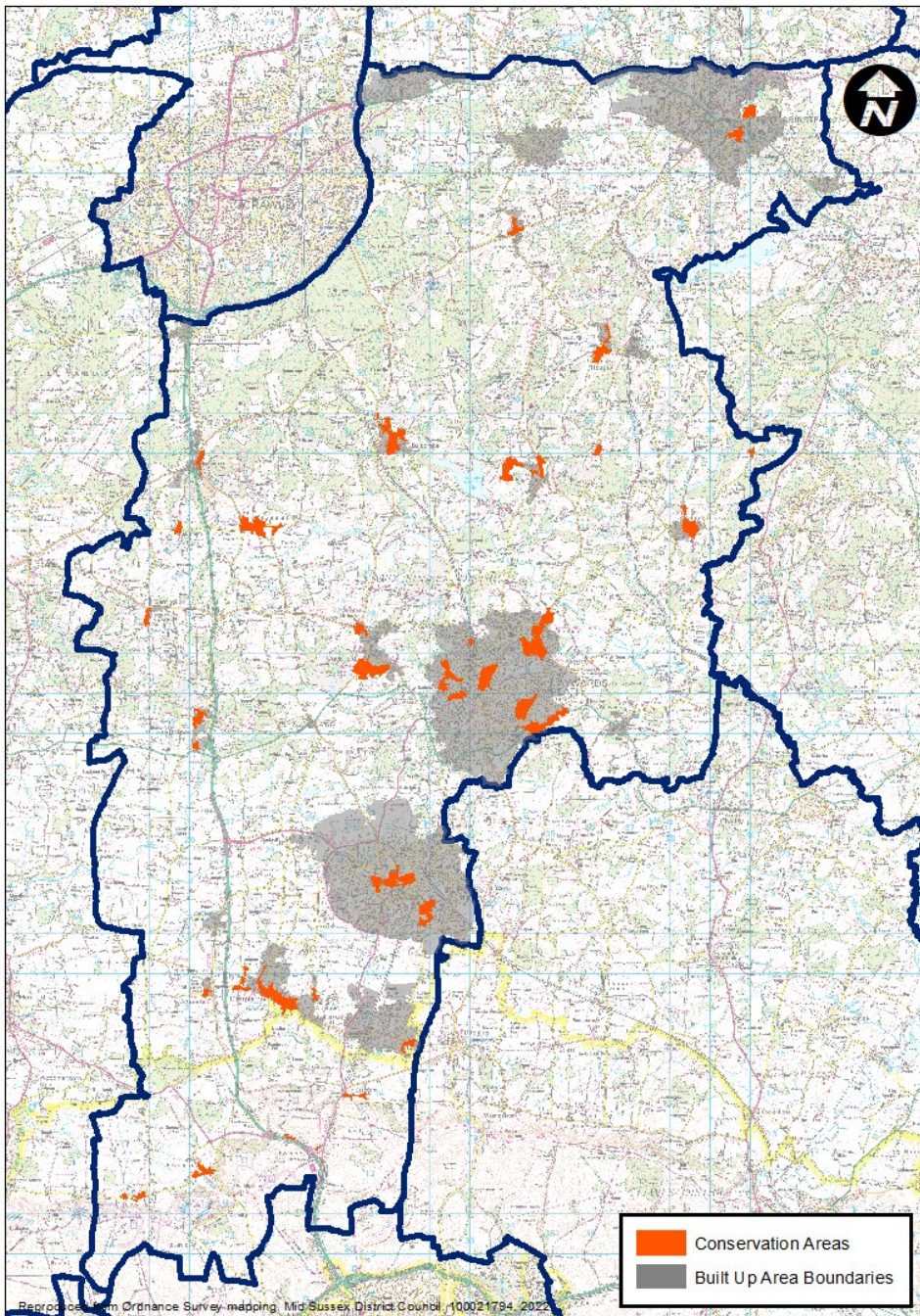
4 – Protected Built and Historic Environment

12 - Support Safe, Healthy and Inclusive Communities

Aerodrome safeguarding is the process used to ensure the safe and efficient operation of airports. It is in place to help protect aircraft and passengers while manoeuvring on the ground, taking off and landing and while flying in the vicinity of the airport. This in turn helps ensure the safety of people living and work nearby.

Aerodrome safeguarding relates to how a development could impact on safety. Various assessments need to be made, for example, the height and design of the proposed development or construction equipment (such as cranes) which could create potential risk to the airport through impacts on Communication, Navigation & Surveillance (CNS) equipment, the creation of an obstacle or by causing building induced turbulence. It also considers lighting schemes and the potential risk to aviation created by large landscaping schemes, large areas of flat/shallow pitched roofs used for nesting and roosting and new water bodies & SUDS which could attract birds hazardous to aviation.

The Council is required to consult Gatwick Airport Limited on all planning applications where aerodrome safeguarding applies. The safeguarded area is not the responsibility or the proposal of the Local Planning Authority.



DPB4: Aerodrome Safeguarding Requirements (Air Safety)

All development proposals will be required to demonstrate that development complies with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of Gatwick Airport are not compromised.

The following must be taken into consideration:

1. Impact of buildings, structures and construction equipment on Communication, Navigation & Surveillance (CNS) equipment & Instrument Flight Procedures (IFPs).
2. Impacts of buildings, structures and construction equipment on Obstacle Limitation Surfaces (OLS).
3. 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.
4. Lighting schemes that could dazzle pilots or Air Traffic Control or could be confused with aeronautical ground lighting.
5. Wind turbines or large areas of solar panels.
6. Buildings/structures in proximity to the airport that could create induced turbulence or thermal uplift from vapour plumes from flues/cooling towers.

Where required, the Council will consult with the airport operators and/or the operator of Communication, Navigation & Surveillance (CNS) sites on relevant proposals in the aerodrome safeguarded area. Statutory consultation responses may require that restrictions are placed on the height or detailed design of buildings' structure or other development to avoid impacts on the airport, including those relating to CNS or on developments which may increase bird strike risk, create building induced turbulence or include

lighting that could pose a hazard to the safe operation of the airport. Proposals that cannot be mitigated to the satisfaction of the statutory consultees are considered to be a hazard to aircraft safety and will be refused.

Chapter 12



Transport

12. Transport



Transport	DPT1: Placemaking and Connectivity
	DPT2: Rights of Way and Other Recreational Routes
	DPT3: Active and Sustainable Travel
	DPT4: Parking and Electric Vehicle Charging Infrastructure
	DPT5: Off Airport Car Parking

DPT1: Placemaking and Connectivity

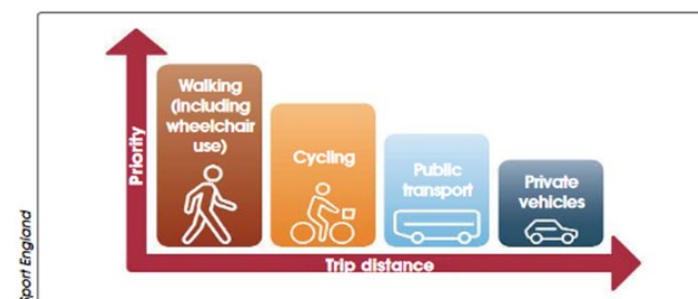
Policy: Strategic

Strategic Objectives:

- 8** – Opportunities to Live and Work within Communities
- 12** – Support Safe, Healthy and Inclusive Communities
- 14** – Create Accessible Environments
- 15** – 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. National Design Guidance²² notes that the patterns of movement of people are integral to well-designed places. A well-designed movement network should limit the impacts of car use by prioritising and encouraging walking, cycling and public transport, in line with the movement hierarchy to ensure sustainable travel is taken into account from the outset of any new proposal.



Left: A hierarchy of movement to support active travel

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.

The Plan has a strategic aim of increasing walking and cycling, with a long-term goal that these should be the first choice for shorter journeys such as those to and from school, college, work or leisure trips. Increasing the proportion of shorter trips made by walking and cycling has the twin benefit of improving the health

²² Ministry of Housing, Communities & Local Government, 'National Design Guide: Planning practice guidance for beautiful, enduring and successful places' (2021). Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

and wellbeing of the population, and improving traffic flow on local roads and air quality in local neighbourhoods by reducing the number of car journeys.

In order to demonstrate that walking and cycling are prioritised, development proposals need to consider the location of services within or outside the development site and assess the suitability of walking and cycling to these services. Subsequently, public transport movements should be considered and finally the movement of general traffic and thus demonstrating an appropriate movement hierarchy and appropriate prioritisation of active travel routes.

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 (WSCC) 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. Strategic Objective 6 seeks to ensure that development is accompanied by the necessary infrastructure to support development and the community and 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 scale of the challenge to decarbonise the transport system is significant and one which the County Council cannot achieve alone. 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 large capital investment for building capacity in the network to cater for forecast unconstrained traffic growth which has often led to exacerbate other impacts, such as increased car ownership, reduced public transport use and service viability, health and wellbeing and achieving climate change mitigation.

In accordance with paragraph 113 of the NPPF, developments which create significant amounts of movement will be required to provide a travel plan on a case-by-case basis, and the application should be supported by a transport statement or assessment so that the likely impacts of the proposal can be assessed. Approved schemes will then be required to undertake and promptly report regular monitoring of travel movements in and out of site by all modes at all relevant access points, to enable enforcement of travel plan targets against agreed remedial actions. This is critical to successful implementation of a vision-led approach to spatial planning by ensuring suitable mechanisms are in place to respond, if necessary, as travel patterns change.

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 have recently adopted a Strategic Investment Plan (SIP) for the transport network in the South East up to 2050. The SIP provides a framework for investment in strategic transport infrastructure, services, and regulatory interventions. The District Council acknowledges that travel needs and patterns do not obey administrative 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 acknowledges that partnership working will be necessary with other public, private and third sectors to help deliver their strategy and to effect real change to travel in the southeast.

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 are 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 must 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:

1. 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.
2. All major developments must 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.
3. Developments which generate significant amounts of movement must provide a Travel Plan and undertake and report regular monitoring of travel movements by all modes, to enable enforcement of agreed travel plan actions and

targets.

4. Development shall create liveable communities which embody the 20-minute neighbourhood principles,²³ demonstrate accordance with the movement hierarchy and deliver attractive, healthy places that have a permeable street network within the site, connecting to existing networks and services, with clearly defined street hierarchies that are safe, and incorporate green infrastructure, particularly on walking and cycling routes, whilst ensuring they are designed for all users and supporting desirable opportunities for people to choose not to travel by car.

5. Development must integrate relevant requirements of Chapter 4 of the Mid Sussex Design Guide SPD and be designed to prioritise sustainable and active modes of travel and define a clear street hierarchy, providing safe and convenient routes for walking, wheeling and cycling through the development and linking with existing and enhanced networks beyond, including schemes identified in Local Cycling & Walking Infrastructure Plans, before the highway layout is planned.

6. New streets must be designed and built to adoptable standard which can easily incorporate advanced digital infrastructure, including full fibre to support opportunities for home working and incorporate and integrate with green infrastructure.



²³ https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf

DPT2: Rights of Way and Other Recreational Routes

Policy: Non-Strategic
Review Status: No Update
Strategic Objectives:
5 – Create and Maintain Green Infrastructure
15 – 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 master-planning of new development takes full account of existing provision at the early design stage, to demonstrate it 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:

1. Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes.
2. Supporting the provision of improved and additional routes within and between settlements that contribute to providing a joined up network of routes where possible.
3. 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 those walking, wheeling, cycling, using micro mobility²⁴ and horse-riders).*
4. Wherever feasible, new public rights of way and routes should provide equal access opportunities for those with mobility challenges.

²⁴ Defined as – small, lightweight vehicles operating at speeds typically below 15mph such as bikes, e-bikes, electric scooters, electric skateboards, shared bicycle fleets, and electric pedal assisted bicycles.



DPT3: Active and Sustainable Travel

Policy: **Non-Strategic**

Strategic Objectives:

6 – Infrastructure to Support Sustainable Communities

12 – Support Safe, Healthy and Inclusive Communities

14 – Create Accessible Environments

The Government's plan to decarbonise transport in Britain is linked to their commitment for the UK's emissions to be net zero by 2050²⁵. Transport is the largest contributor to UK domestic greenhouse gas (GHG) emissions, responsible for 27% in 2019²⁶. The past 30 years have seen other sectors GHG emissions decline. However, transport has remained fairly constant and efficiency improvements to vehicles have been matched by increasing numbers of journeys.

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 and sustainable travel an easy and attractive choice. Active travel facilities include those walking, wheeling, cycling, horse-riding and micro-mobility (such as mobility scooters, shared bike fleets and e-bikes).

In 2017 the Government published its first Cycling and Walking Investment Strategy²⁷ which sets out the ambition to make walking and cycling the natural choices for shorter journeys or as part of a longer journey and identified Local Cycling and Walking Infrastructure Plans (LCWIPs) as a mechanism for councils to identify and deliver individual and tailored interventions fit for their specific local context. In addition to the urban routes identified in the Mid Sussex District Council LCWIP, the West Sussex Walking and Cycling Strategy 2016-2026 Appendix 1 sets out various suggested schemes for inter-urban routes in the district. Mid Sussex will work with developers and communities with the aim of supporting delivery of suitable routes to support active travel in the district.

In consultation with West Sussex County Council Highway Authority (WSSCC HA), the Council has developed and adopted its LCWIP,²⁸ which focuses on the district's three town centres. This LCWIP sets out the strategic approach to identifying long-term cycling and walking improvements and makes the case for future investment through funding bids.

Active travel is an essential component of the 20-minute neighbourhood/local living principles. However, what can be achieved will be different across the district and the concept of a 20 minute journey time will be used as a guide and not rigidly applied. Delivering development which embodies the 20-minute neighbourhood and local living principles will help to ensure the community can access services and destinations which meet their day-to-day needs by active and sustainable transport modes.

In order to support the strategic ambition of 20-minute neighbourhoods/local living with better connected rural settlements, the Council will support the creation of an expanded network of inter-urban routes, including suggested routes in the West Sussex Walking and Cycling Strategy 2016-2026 Appendix 1 and any subsequent Active Travel Strategy. An expanded network of active travel routes between settlements will create a better-connected network of settlements and enable communities to access services in nearby towns and villages by non-car modes. In partnership with WSSCC HA, the council will explore appropriate use of traffic calming measures, particularly on faster, minor rural routes, such as 'Quiet Lanes' which are designated to include measures to lower vehicle speeds and better cater for shared use by walkers, cyclists, horse riders and other vulnerable road users.

Crucial to successful delivery of the 20-minute neighbourhood/local living principles is provision of high quality, attractive, legible and convenient pedestrian and cycle routes and environments which can encourage people to choose to walk or wheel more as an alternative to car travel.

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 walk or 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 walking²⁹ for many without mobility difficulties. 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.

Developments of a sufficient scale to warrant consideration during the application process by the statutory consultee, Active Travel England (ATE), are strongly advised to consult with the agency at the earliest possible stage in the scheme development to ensure active travel principles are embedded from the outset.

Working in partnership with other travel operators and Highway Authorities, the Council will ensure that new developments that increase demand for public transport, provides for any required improvements to services and infrastructure. Taking account of the West Sussex Bus Service Improvement Plan (BSIP), contributions will be sought to provide new bus passenger facilities which might include accessible and sheltered bus stops including Real Time Passenger Information (RTPI) and bus priority measures to help improve journey times.

²⁵ Climate Change Act 2008 (2050 Target Amendment) Order 2019.

²⁶ Department for Transport (DfT) Decarbonising Transport – A Better Greener Britain 2021

²⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/918442/cycling-walkinginvestment-strategy.pdf

²⁸ Mid Sussex LCWIP: <https://www.midsussex.gov.uk/media/9010/mid-sussex-local-cycling-and-walking-infrastructure-plan2023-vfinal.pdf>

²⁹ DfT Decarbonising Transport A Better Greener Britain 2021



DPT3: Active Travel

Development will be required to help remove barriers to active and sustainable travel and create a healthy environment in which people choose to walk, wheel and use sustainable transport by taking account of all of the following:

1. Embedding the principles of 20-minute neighbourhoods, development must demonstrate that the proposal accords with the movement hierarchy and provide high quality, attractive, fit for purpose and convenient active travel infrastructure within the development which links to existing networks, key facilities and services and builds on the schemes identified in the Mid Sussex and West Sussex (and where relevant, neighbouring authority's) Local Cycling and Walking Infrastructure Plan (LCWIP), along with suggested routes in the West Sussex Walking and Cycling

- Strategy 2016-2026 Appendix 1, and any subsequent Active Travel Strategy.
2. Where feasible, exploiting opportunities to improve active travel connections between settlements to enable communities to access services in nearby towns and villages by non-car modes, including negotiation of 'Quiet Lanes' to reduce car speeds.
 3. Designing and constructing new infrastructure to an appropriate standard, incorporate green infrastructure and, where appropriate, integrate with existing green networks and, where possible, be designed to provide equal opportunities for those with mobility challenges.
 4. Providing high quality facilities that will encourage and enable active travel, such as communal facilities such as cycle-hubs, bike hire, workplace showers, lockers and changing facilities.
 5. 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.
 6. Providing or contributing towards delivery of service and infrastructure improvements, in accordance with the West Sussex Bus Service Improvement Plan (BSIP) or subsequent documents.

DPT4: Parking and Electric Vehicle Charging Infrastructure

Policy: **Non-Strategic**
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 is set out in the West Sussex County Council (WSCC) Guidance on Parking at New Developments (2020) and some Neighbourhood Plans and account will be taken of the factors set out in paragraph 107 of the NPPF when considering parking levels in a development. Where guidance and policy requirements differ, more weight will be given to the most up to date reference, taking account of paragraph 107 of the NPPF and the specifics of the proposed development.

Guidance on Electric Vehicle charging can be found in the WSCC Electric Vehicle Strategy 2019-2030 (and subsequent iterations), which acknowledges that for certain activities and individuals, cars and vans remain an appropriate mode of transport over sustainable modes. Therefore, moving these vehicles from petrol and diesel to ultra-low emission vehicles is critical to reduce the impact of those journeys and help achieve climate change and air quality ambitions. The Strategy will be reviewed regularly to ensure it adapts to changes in this developing area of technology.

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 which requires

all new residential buildings with associated parking to have access to electric vehicle charging points 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 will apply in line with Policy DPT4 below, unless or until higher standards are required nationally.



DPT4: Parking and Electric Vehicle Charging Infrastructure

Development must provide:

1. 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 Developments³⁰ (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.

2. Parking associated with all new residential development to ensure the relevant requirements of Schedule 1 Part S of the Building Regulations regarding Electric Vehicle Charging are met.
3. A minimum of 25% of all associated parking spaces for non-residential buildings to have fast (minimum 7kW) or faster Electric Vehicle Charging points; cable routes shall be provided for 100% of the remaining total number of spaces.

The Council will support the provision of car clubs, including the provision of accessible car club parking spaces and/or contributions towards the provision of car clubs in the vicinity of a development. Car club vehicles must be powered by non-fossil fuels.

Development for Rapid and Ultra Fast EV Charging facilities must:

4. Be delivered in accordance with the most up to date WSCC EV Charging Strategy.
5. Demonstrate the site is appropriately located to meet an identifiable need and/or locational gap in provision.

Outside the defined built-up area boundary, in addition to criteria iv and v above, sites that are part of existing development will be viewed more favourably over undeveloped greenfield sites. Any necessary ancillary uses for customers must be small scale to serve a functional need.

³⁰ 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 (2019-2030) on the basis policy DPT4 requirements currently exceed those of the WSCC Guidance.

DPT5: Off-Airport Car Parking

Policy: Non-Strategic

Strategic Objectives:

6 – Infrastructure to Support Sustainable Communities

Gatwick Airport Limited (GAL) published a Surface Access Strategy in October 2022. The strategy sets out how GAL will increase passenger public transport mode share, 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 off airport related parking, helps encourage the use of alternative sustainable transport modes 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.

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.





Chapter 13



Economy

13. Economy



Economy	DPE1: Sustainable Economic Development
	DPE2: Existing Employment Sites
	DPE3: Employment Allocations
	DPE4: Town and Village Centre Development
	DPE5: Within Town and Village Centre Boundaries
	DPE6: Development Within Primary Shopping Areas
	DPE7: Smaller Villages and Neighbourhood Centres
	DPE8: Sustainable Rural Development and the Rural Economy
	DPE9: 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 (2022) 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

Policy: Strategic

Strategic Objectives:

- 1 – Sustainable Development and Adaptation to Climate Change
- 2 – 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 and 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, and facilitating high value employment development, effective partnership working to secure key supporting infrastructure including rolling out full 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 (March 2022) 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). 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 northwest 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:

1. 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.
2. Encouraging high value employment development of appropriate land and premises to meet the needs of 21st century businesses which embody sustainable practices and support a circular economy and the achievement of Carbon Net Zero by 2050.
3. Supporting existing businesses and allowing them room to expand.
4. Promoting inward investment opportunities, promotion and expansion of clusters or networks of knowledge and data-driven, creative or high technology industries.
5. Seeking the appropriate infrastructure to support business growth – in particular, advanced digital infrastructure, including full fibre.

DPE2: Existing Employment Sites

Policy: Non-Strategic

Strategic Objectives:

- 1 – Sustainable Development and Adaptation to Climate Change
- 2 – 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, which 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 to support a balanced community, thriving economy and reduce the need to commute outside the district to find employment.

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.

Existing employment sites protected 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 (1) and (2) 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 in accordance with additional guidance set out at Appendix 1, 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.

In respect of redevelopment proposals on existing and allocated employment sites, (the majority of which are identified on the Policies Map), a sequential approach will be applied. 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). Those sites identified on the Policies Map do not represent an exhaustive list and application of policy DPE2 will be on a case-by-case basis where sites/units are not already identified but fall within the uses classified in the policy.

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 (including those 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/unit is 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, in accordance with marketing guidance set out Appendix 1 of the Plan and through the provision of:

1. Details of comprehensive marketing of the site/ unit for at least 12 months and appropriate to the prevailing marketing conditions; and
2. A financial appraisal that demonstrates that the development of employment generating uses (E(g), B2 or B8) are 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 would cause or 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

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

Redevelopment for employment use within the boundary of Existing Employment Sites (including those 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 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 all of the following apply:

3. Detailed layout and design are in keeping with its

countryside location.

4. The expansion is contiguous with the boundary of an existing employment site.
5. 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

Policy: Strategic
Strategic Objectives:

- 1 – Sustainable Development and Adaptation to Climate Change
- 2 – Maintaining Settlement Identity and Character

The Economic Growth Assessment Update (March 2022) 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
TOTAL	27.1	44.3	+17.2

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. The provision of employment space on these sites will provide opportunities for residents to live and work locally, reducing the need to travel.



DPE4: Town and Village Centre Development

Policy:

Strategic

Strategic Objectives:

9 – Create and Maintain Town and Village Centres

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. In response to their roles and significance the Council has adopted masterplans for each of the centres as SPDs in order to guide their future development. 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 district's 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'³¹. The services and facilities our towns and villages provide are crucial components of 20-minute neighbourhoods³² and should therefore be afforded appropriate protection.

In accordance with paragraph 86 of the National Planning Framework and as informed by the Mid Sussex Retail Study Update

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

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

(2022), Policy DPE4: Town and Village Centre Development defines a hierarchy of the district's 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.

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.

Annex 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'³³ 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'³⁴ (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 500m² would continue to be

justified as an alternative to the default threshold of 2,500m² identified by the NPPF. 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 stores 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 district's centres, it was concluded that the need could be met through existing and proposed facilities within the Council's defined centres.

³¹ 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.

³² The Town and County Planning Association 'Guide to 20-minute Neighbourhoods – Creating Healthier, Active, Prosperous Communities' (March 2021) - https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf

³³ 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)

³⁴ 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:

1. Applications for main town centre uses to be located in town centres; or, if suitable sites are not available,
2. In edge of centre locations where the site is accessible and well connected to the town centre; or, if suitable sites are not available,
3. 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 is likely to be refused.

For the purposes of the sequential test, neighbourhood and smaller village centres do not perform the same function as defined Town and Village Centres. Proposals in neighbourhoods and smaller villages 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 500m² or more gross floorspace for the sale of convenience or comparison goods outside a town centre, including on allocated sites, must be accompanied by a Retail Impact Assessment which demonstrates that they would not have a significant adverse impact on a town/ village centre as defined on the Policies Map, either on their own or cumulatively in the area.

DPE5: Within Town and Village Centre Boundaries

Policy: Strategic

Strategic Objectives:

9 – Create and Maintain Town and Village Centres

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 scale 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 high streets 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.

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.

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 has 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 Masterplan SPDs. Support will also be given for:

1. The amalgamation or subdivision of units, subject to meeting the requirements of policies DPB2 and DPB3 relating to heritage impacts.
2. Temporary 'meanwhile' uses where they deliver community benefits, do not harm amenity and do not compromise the future redevelopment of the site.
3. 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

Policy: **Strategic**
Strategic Objectives:
9 – Create and Maintain Town and Village Centres

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 Town 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 maintains an element of appropriate control over new developments within the PSAs thorough 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 period in accordance with marketing guidance at Appendix 1. '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.



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, involving the loss of Class E Uses will only be supported where all of the following are met:
 - 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 the centre.

- c) Neighbouring amenity is protected.
- d) An active frontage is maintained at ground floor level.
- e) It does not result in a concentration of uses that harm the vitality and viability of the centre.

2. Residential uses will be supported at upper storeys. Residential uses at ground floor level will be resisted unless it can be demonstrated that all of the following apply:

- a) The vitality and viability of the centre is not harmed.
- b) An attractive and active frontage to the public realm is maintained.
- c) No harm would be caused to the character of the street scene.

3. 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.

4. 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 all of the following:

- a) In accordance with marketing guidance at Appendix 1 that the existing and any alternative Class E use is no longer viable; this must be demonstrated through evidence of vacancy and proactive marketing for a minimum of 6 months from vacancy.
- b) The proposed use would enhance the vitality and viability of the centre.
- c) It would not result in adverse impacts on neighbouring amenity.

DPE7: Smaller Village and Neighbourhood Centres

Policy: **Non-Strategic**

Strategic Objectives:

9 – Create and Maintain Town and Village Centres

10 – Support Strong and Diverse Rural Economy

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:

In smaller villages, neighbourhood centres and parades of main town centre uses will be protected to meet the needs of their own communities and countryside areas, except where it can be demonstrated in accordance with marketing guidance at Appendix 1 that the existing use is no longer viable, and the proposed use is appropriate in scale and function, will not result in adverse amenity impacts, and/or is in accordance with a relevant Neighbourhood Plan.

DPE8: Sustainable Rural Development and the Rural Economy

Policy: **Non-Strategic**

Strategic Objectives:

4 – Protected Built and Historic Environment

10 – 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 wellbeing 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

Outside the built-up area boundaries on the Policies Maps, on sites which are not in the AONB, the following types of development will be permitted provided the development is not in conflict with other relevant policies in the plan:

1. New small-scale* economic development, and extensions to existing facilities, including leisure and tourism-related development, within the countryside will be permitted provided all of the following apply:
 - a) It supports sustainable growth and the vitality of all types of businesses in the rural economy.
 - b) It involves conversion of existing buildings and/or well-designed new buildings, where possible on previously developed sites.
 - c) 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:
 - a) They are of a scale which is consistent to the location of the farm holding, and
 - b) 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 all of the following apply:
 - a) The building is genuinely redundant for agricultural or forestry use.
 - b) It is not a recently constructed** agricultural building which has not been or has been little used for its original purpose.

- c) The building is demonstrated to be structurally sound and capable of conversion without substantial reconstruction or extension.
- d) The site is served by an existing suitable access to the local road network.
- e) 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 350m² of floorspace for converted and/or new build development and/or a total site area of 350m² 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

Policy: Non-Strategic

Strategic Objectives:

- 7** – Encourage Business and Thriving Local Enterprise
- 10** – Support Strong and Diverse Rural Economy
- 11** – 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 retention, expansion and creation of tourism accommodation and attractions will be supported by the Council provided it meets certain criteria as set out in the policy and the requirements of other relevant development plan policies.

Where proposals will lead to a change of use or loss of existing

tourism accommodation and attractions, planning applications will need to demonstrate that the existing use is unviable. Comprehensive marketing and viability evidence in line with requirements set out in Policy DPE9 and Appendix 1 will need to be provided.

Wakehurst Place and Millennium Seed Bank is located within the district to the north of Ardingly village, partly owned by the National Trust and operated by Royal Botanic Gardens Kew (RBGK). It is recognised as a major cultural destination attracting over 400,000 visitors per year and is a centre of scientific research of international importance. Wakehurst Mansion is Grade I listed, with part of Wakehurst a Registered Park and Garden (Grade II*). The site is located within the High Weald Area of Outstanding Natural Beauty. Proposals that support sustainable tourism and the visitor economy will be supported where they meet the requirements of this policy, other policies in the Plan and the made Ardingly Neighbourhood Plan "ARD20: Wakehurst Place and Millenium Seed Bank".

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, part of which falls in Wealden District, 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 they are well located and, if outside of the built-up area boundary, they respect the character and beauty of the countryside in line with the requirements in Policy DPC1: Protection and Enhancement of the Countryside.

Where development proposals are brought forward for the change of use or loss 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 in line with the requirements set out below and in

Appendix 1. Applicants will need to provide all or some of the following:

1. Evidence of marketing actively conducted for a reasonable period.
2. Evidence that alternative visitor uses have been fully explored.
3. An appraisal indicating that the existing use is no longer viable.
4. Evidence that the site has not been made deliberately unviable.
5. Evidence of the suitability of the site to accommodate the alternative visitor use.
6. 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.

New tourism accommodation and attractions

Development proposals for new tourism accommodation* and attractions, or expansions or improvements to existing tourism accommodation* and attractions, will be supported where they are not in conflict with Policy DPC1: Protection and Enhancement of the Countryside, Policy DPC4: High Weald Area of Outstanding Natural Beauty and Policy DPE8: Sustainable Rural Development and the Rural Economy, and where all of the following are demonstrated:

7. It increases the range and/or quality of tourist facilities.
8. There would be no harm on highway safety or severe residual cumulative impacts on the road network.
9. It encourages sustainable travel opportunities.
10. It will not adversely affect the character, landscape, biodiversity, historical significance, appearance and amenity of the area, or cause loss or harm to irreplaceable habitats.
11. Opportunities are taken to use existing buildings where possible.
12. The design and layout of the proposals, including ancillary facilities, are sensitive to the existing

- character and setting.
13. It does not have an adverse effect on residential amenity in the local area.
 14. It will not have an adverse effect on the vitality and viability of existing facilities in the locality or relevant assets of community value.
 15. It meets the requirements of other relevant development plan policies.

Bluebell Railway

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



Housing

14. Housing



DPH1: Housing

Policy:

Strategic

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – Provide Housing to Meet Community Needs

Housing	DPH1: Housing
	DPH2: Sustainable Development - Outside the Built-Up Area
	DPH3: Sustainable Development - Inside the Built-Up Area
	DPH4: Older Person's Housing and Specialist Accommodation
	DPH5: Gypsies, Travellers and Travelling Showpeople
	DPH6: Self and Custom Build Housing
	DPH7: Housing Mix
	DPH8: Affordable Housing
	DPH9: First Homes
	DPH10: Rural Exception Sites
	DPH11: Dwelling Space Standards
	DPH12: Accessibility

The Local Housing Need (LHN) for housing is 19,620 dwellings (an average of 1,090 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 2023 there were 9,921 commitments made up from planning permissions and development plan allocations that have yet to be implemented. In addition, there were 2,240 completions in the first two years of the Plan. Therefore, to ensure the housing need is met in full the District Plan needs to make provision for 7,459 dwellings. The housing trajectory for the plan period can be found at Appendix 4.

The strategic sites allocated in the 2018 District Plan are making good progress with the first completions on the Brookleigh site (previously known as the Northern Arc) taking place in 2022. Over two-thirds of the 600 homes are now completed at Pease Pottage and the on-site school is open, while the Clayton Mills site at Hassocks had its first completions during 2022/23.

The spatial strategy of this Plan is to focus growth at 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 to support the development and anticipated future growth identified in this Plan.

To ensure the housing need is met in full, a number of additional housing sites have been allocated. These are a mix of Sustainable Communities (set out in the Sustainable Communities chapter) and Housing Sites (set out in the Allocations chapter).

Sustainable Communities Sites

Policy Ref	Site	Yield to 2039
DPSC1	Land to the West of Burgess Hill and North of Hurstpierpoint	1,350
DPSC2	Land at Crabbet Park	1,500
DPSC3	Land to the south of Reeds Lane, Sayers Common	1,850
DPSC4	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	33
DPSC5	Land at Coombe Farm, London Road, Sayers Common	210
DPSC6	Land to the West of Kings Business Centre, Reeds Lane, Sayers Common	100
DPSC7	Land at LVS Hassocks, London Road, Sayers Common	200
TOTAL		5,243

Housing Allocations

Policy Ref	Site	Yield to 2039
DPA1	Batchelors Farm, Keymer Road, Burgess Hill	33
DPA2	Land south of Apple Tree Close , Janes Lane, Burgess Hill	25
DPA3	Burgess Hill Station	300
DPA4	Land off West Hoathly Road, East Grinstead	45
DPA5	Land at Hurstwood Lane, Haywards Heath	36
DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30
DPA7	Land east of Borde Hill Lane, Haywards Heath	60
DPA8	Orchards Shopping Centre, Haywards Heath	100
DPA9	Land to west of Turners Hill Road, Crawley Down	350
DPA10	Hurst Farm, Turners Hill Road, Crawley Down	37
DPA11	Land rear of 2 Hurst Road, Hassocks	25
DAP12	Land west of Kemps, Hurstpierpoint	90

DPA13	The Paddocks Lewes Road Ashurst Wood	8 - 12
DPA14	Land at Foxhole Farm, Bolney	200
DPA15	Ham Lane Farm House Ham Lane Scaynes Hill	30
DPA16	Land west of North Cottages and Challoners Ansty	30
DPA17	Land to the west of Marwick Close Bolney Road Ansty	45
TOTAL		1,444

The yields stated against the Significant Sites and housing allocations in the table above, as well as the allocations themselves, are approximate and based on the work undertaken to date. The yields may be refined as a result of more detailed masterplanning work as sites come forward through the planning application process.

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 1,768 units over the plan period is included in policy DPH1.

DPH1: Housing

The district's Local Housing Need is a minimum 19,620 dwellings over the Plan period.

Minimum Housing Need

The Housing Need will be met from the following sources:

Commitments (Existing allocations and Permissions)	9,921
Completions 2021/22	1,187
Completions 2022/23	1,053
Sustainable Communities of which Significant Sites	5,243
DPSC1: Land to West of Burgess Hill / North of Hurstpierpoint	4,700
DPSC2: Land at Crabtree Park, Copthorne	1,350
DPSC3: Land to the South of Reeds, Sayers Common	1,850
of which Housing Sites DPSC4 - DPSC7	1,500
Housing Sites DPA1 – DPA17	543
Housing Sites DPA1 – DPA17	1,444
Windfall allowance	1,768
<i>Of which larger identifiable sites</i>	466
<i>Of which smaller and other non-identifiable sites</i>	1,302
Total Housing supply from 2021 - 2039	20,616
Mid Sussex Housing Need	19,620
Total under/over supply for resilience and unmet need	+996

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.

DPH1 indicates that there will be a total over supply of 996 dwellings over the Plan period. This will add resilience to housing delivery in Mid Sussex, should any commitments not be delivered as expected. The Council is fully cognisant of the housing need within the Northern West Sussex Housing Market Area (HMA), which the Strategic Housing Market Assessment (SHMA) concludes is the primary HMA for Mid Sussex. Whilst Mid Sussex can meet its housing need as a result of the allocations set out in DPH1, there is likely to be an unmet need arising in the HMA overall. Any provision over and above meeting Mid Sussex housing need serves as a contribution towards unmet need arising in the Northern West Sussex Housing Market Area in accordance with the agreed priority order, as set out in Chapter 2 of this Plan.

DPH2: Sustainable Development – Outside the Built-up Area

Policy: **Strategic Strategic Objectives:**

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
2. Where the proposed development is for fewer than 10 dwellings the site is contiguous with an existing built-up area boundary, 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 1.

The developer will need to satisfy the Council that:

4. 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
5. A larger site is not brought forward in phases that individually meets the threshold but cumulatively does not.

DPH3: Sustainable Development – Inside the Built-up Area

Policy: Strategic

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – 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.

Note: Previous Policy DPH4 (General Principles for Housing Allocations) has been deleted and the components of it have been inserted into individual site allocations for clarity.

DPH3: Sustainable Development – Inside the Built-up Area

Within built-up area boundaries, as defined on the 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, the Mid Sussex Design Guide SPD and other policies within the development plan.

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: Older Persons' Housing and Specialist Accommodation

Policy: Strategic

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 persons' 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 is 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 about the viability of redevelopment of the site for another specialist scheme. In such cases, the Council will consider alternative provision such as accessible flats for older people.

The housing need for Older People and Specialist Housing Accommodation has been established through the SHMA and is set out below. 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 are allocated to meet this need.



DPH4: Older Persons' Housing and Specialist Accommodation

Older Persons' Housing Need

Over the Plan Period there is an estimated need for net 1,887 additional dwellings with support or care and net 211 additional bedspaces³⁵. The need by type identified by the 2021 SHMA is set out below:

Accommodation Type and Tenure	Need (units/bedspaces)	
	Housing with Support (retirement living or sheltered housing)	Market
Affordable		15
Housing with Care (extra care)	Market	857
	Affordable	214
Residential Care Bedspaces	n/a	300
Nursing Care Bedspaces	n/a	0 ³⁶

Older Persons' housing need to 2038 (2021 SHMA)

Site Allocations

To ensure that enough 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 to west of Burgess Hill/ North of Hurstpierpoint
 DPSC2: Land at Crabbet Park, Copthorne
 DPSC3: Land to the south of Reeds Lane, Sayers Common
 DPA9: 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:

DPA18: Land at Byanda, Hassocks

DPA19: Land at Hyde Lodge, London Road, Handcross

The precise yield and accommodation type will be determined following further work with site promoters/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:

1. Provide affordable housing in line with Policy DPH8, where classified as C2 or C3, and
2. 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 all of the following criteria are met:

3. 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.
4. The site is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network.
5. 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 Persons' Accommodation and Specialist Housing

Proposals for extensions, upgrades and/or annexes to older persons' housing and specialist accommodation will be supported where all of the following apply:

6. There is a demonstrable need to support the existing accommodation.
7. The design respects the character and appearance of the host building and local area and is subservient to the existing building.
8. The cumulative additions are not disproportionate to the original building.
9. 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 in accordance with marketing guidance at Appendix 1 of the Plan and to the Council's satisfaction that:

10. There is no longer an identified need for the type of housing.
11. Suitable alternative provision is, or will be, provided locally so that there is no net loss; or
12. 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.

³⁵ The figure of 211 bedspaces reflects the oversupply of 89 Nursing Care Bedspaces.

³⁶ 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.

DPH5: Gypsies, Travellers and Travelling Showpeople

Policy:

Strategic

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 criteria below, 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.

DPH5: 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 travel³⁷ and 12 net permanent pitches for Gypsies and Travellers who no longer travel³⁸, for the period 2021 to 2038. Part of the 16-pitch need will be met by the delivery of existing commitments³⁹, 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 enough 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 sites⁴⁰ (permanent and transit) and the consideration of planning applications, proposals will be supported provided that all of the following are addressed:

1. The site or extension satisfies a clearly defined

need, as evidenced by the Mid Sussex Gypsy and Traveller Accommodation Assessment, or the latest available evidence.

2. Avoid locating sites in areas at high risk of flooding or significantly contaminated land, or adjacent to existing uses incompatible with residential uses, such as waste tips and wastewater facilities.
3. The site is reasonably accessible to schools, shops, health and other local services and community facilities.
4. 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.
5. The development is appropriately located and designed or capable of being designed 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 wellbeing of the residents.
6. The site is supported by necessary infrastructure, including water, power, drainage and connection to a main foul sewer at the nearest point of adequate capacity.
7. The sites are compatible with neighbouring land uses and minimise impacts on adjacent uses, built form and landscape character.
8. In rural and semi-rural areas sites should not dominate the nearest settled community.
9. Each pitch should be capable of accommodating 1 mobile home, 1 touring caravan, 2 car parking spaces, an amenity building and amenity space.
10. Sites for Travelling Showpeople should include adequate space for storage and/or keeping and exercising any animals associated with Travelling Showpeople's needs.
11. 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).

12. In the case of proposals within the High Weald AONB or within the setting of the South Downs National Park, Policy DPC4: High Weald Area of Outstanding Natural Beauty and DPC5: Setting of the South Downs National Park will apply.

Existing Gypsy, Traveller and Travelling Showpeople sites

Existing Gypsy and Traveller sites, as shown on the Policies Map, 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 latest available evidence.

Any new or extensions to existing Gypsy, Traveller or Travelling Showpeople sites⁴¹ 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.

³⁷ 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)

³⁸ 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)

³⁹ Commitments here relate to pitches with planning permission.

⁴⁰ 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.

⁴¹ 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.

⁴² The three-year period runs from the end of each Base Period (31 October to 30 October)

DPH6: Self and Custom Build Housing

Policy:

Strategic

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – 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 period⁴².

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 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.

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. 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.

DPH6: 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:

1. 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.
2. 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, and the suitability of the development.
3. A minimum of 2% of the residential plots on housing sites comprising of 100 or more dwellings will need to be provided as serviced plots for self or custom build

housing.

4. 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.
5. 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.
6. 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. The design code should be secured by a planning condition at the outline planning application stage.
7. 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.
8. Serviced plots will be marketed solely to households on the District Council's Self-build and Custom Housebuilding Register for a period of 6 months. If after the 6 months a plot has not been bought or reserved, it can be put on the open market as a self or custom build plot for a further 6 months. If a plot remains unsold after the period of 12 months, it must either remain on the market as a self or custom build plot or be offered to the District Council or an approved Registered Provider, before being built out by the developer as a market sale dwelling.
9. Self or custom build plots must be made available at competitive prices, supported by an RICS valuation, which are fairly related to site/plot costs and agreed through the S106 agreement, in order to ensure their sale for such a purpose.

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.

DPH7: Housing Mix

Policy: **Strategic**

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – Provide Housing to Meet Community Needs

A key feature of 20-minute neighbourhoods⁴³ requires the provision of a mix of housing tenures and types that reflect local housing need and support people at all stages of life. 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, at 19.6%. Providing a suitable mix of different 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 policy seeks to provide a starting point for considering what sized dwellings will be appropriate, recognising that needs might change over the Plan period and that there might be certain types or models of accommodation that prescribe the mix.

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 DPH4: 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 DPH12: Accessibility to ensure that new residential development provides both adaptable dwellings to support the changes and needs of individuals and families at different stages of life and accessible dwellings for wheelchair users.

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 DPH5: Gypsies, Travellers and Travelling Showpeople identifies the pitch requirement and how the need is to be met.

Regarding 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 been built within the district, the SHMA notes that the private rented sector accounted 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.

⁴³ https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf

DPH7: Housing Mix

To support the delivery of sustainable, mixed and balanced communities which meet the 20-minute neighbourhood principles, housing development (including affordable housing) will:

1. Provide a mix of dwelling types and sizes that reflects current and future local housing needs. As identified by the 2021 SHMA, the Council expects the ranges set out in the table below to be used as a starting point:

Housing Mix split (SHMA 2021)

	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%

Variations to the above will be considered where the Council is satisfied that:

2. The site characteristics and location dictate that there is a more appropriate mix of size of dwellings.
3. There is an identified need for a particular size or sizes of dwelling in the settlement where the scheme is located.
4. The latest available evidence justifies deviation, or
5. There are demonstrable financial viability reasons for doing so.

Developments for specialist or specific accommodation types

(such as older persons' housing) will be exempt from meeting the above housing mix split.

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.

These types of accommodation include that which is suitable for:

- Older persons (DPH4).
- People with disabilities (DPH12).
- People who wish to build their own home (DPH6).
- Build to Rent.
- Co-Living.
- Gypsy and Traveller community (DPH5).

Where applicable, specific policies on the different accommodation types are identified against each of the above.

DPH8: Affordable Housing

Policy:

Strategic

Strategic Objectives:

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's preference is for rented units to be provided as social rent units with rents determined through the Government's rent policy, but it is recognised that grant is not currently available for section 106 units. Any additional affordable housing units provided on a s106 site should however ideally be for social rent.

The Council recognises that the NPPF expects that 10% of homes on major developments should be for affordable home ownership unless this would significantly prejudice the ability to meet the identified affordable housing needs of specific groups. The Council's approach regarding the 25%/75% mix is supported by the SHMA findings which highlights a clear and acute need for rented affordable housing (both social and affordable rented) and the approximate 2,000 households on the Council's Common Housing Register (as at November 2023).

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 social or affordable 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, and any ground floor affordable units are to have their own individual means of access.

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 together 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. 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.

The Council has adopted an Affordable Housing SPD to provide further guidance.



DPH8: 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:

1. 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 combined gross floorspace of greater than 1,000m².
2. The full 30% affordable housing requirement to be provided on each and every phase of a phased development, unless an alternative approach is justified to the satisfaction of the Council, and for the affordable housing to be fully integrated within the development.
3. Developments in the High Weald Area of Outstanding Natural Beauty providing 6 – 9 dwellings, or with a combined gross floorspace of greater than 1,000m², to provide a minimum of 30% on-site affordable housing, with the number of units rounded up to the next whole number.
4. In the case of redevelopment, where the most recent use included affordable housing, at least the same number of affordable homes to be re-provided in accordance with current mix and tenure requirements.
5. 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.
6. Unless otherwise agreed with the Council, the size split on each site is to be as shown in Policy DPH7: Housing Mix. The majority of 2-bed/4 person units should be provided as houses rather than flats, wherever possible and maisonettes should each have

their own private garden area.

7. A minimum of 4% of affordable housing units to be wheelchair accessible M4(3)(2)(b) units in line with Policy DPH12: Accessibility, unless otherwise agreed with the Council's Housing Enabling Officer.
8. 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.
9. Affordable housing units to meet the occupancy 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	Minimum floor area - 2 storey	Minimum floor area - 3 storey	Minimum floor area - Wheelchair Accessible dwelling
1	2	50m ² / 583ft ²	58m ² / 624ft ²	-	60m ² / 646ft ² (1B/2PF)
2	4	70m ² / 753ft ²	79m ² / 850ft ²	-	84m ² / 904ft ² (2B/4PF) 103m ² / 1109ft ² (2B/4PH)
3	5	-	93m ² / 1001ft ²	99m ² / 1066ft ²	121m ² / 130ft ² (3B/5PH)
3	6	-	102m ² / 1098ft ²	108m ² / 1163ft ²	133m ² / 1432ft ² (3B/6PH)
4	6	-	106m ² / 1141ft ²	112m ² / 1206ft ²	138m ² / 1485ft ² (4B/6PH)

10. 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 in order to create more balanced communities.
11. 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 on the sale/ letting of 75% of the total units, for all schemes which are not policy compliant. At the review stage more accurate information about actual 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.
- A Registered Provider cannot be found to take on the affordable housing units.
- The development comprises a single block retirement scheme.
- 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 to 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.

DPH9: First Homes

Policy: **Strategic**

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – 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 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.

DPH9: 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 (DPH8), subject to all of the following criteria being met:

1. First Homes are to form 25% of the total number of affordable units.
2. The dwellings are discounted by a minimum of 30% against the market value.
3. After the discount has been applied, the first sale of the home is priced no higher than £250,000.
4. The purchaser meets the First Homes eligibility criteria.
5. The local connection criteria are met by the purchaser.

In order to meet the Local Connection Criteria the purchaser must:

6. 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
7. 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
8. 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.

There are exemptions from the Local Connection Criteria for members of the Armed Forces, the divorced or separated spouse or civil partner of a member of the Armed Forces, a widow or widower of a deceased member of the Armed Forces (if their death was caused wholly or partly by their service) and a veteran who left the Armed Forces in the last five years, as long as the other eligibility criteria are met.

First Homes Exception Sites

The District Council will support First Homes Exception Sites provided that all of the following additional criteria are met:

9. The proposals are wholly or primarily for First Homes.
10. There is an identified local need for First Homes which is not already being met elsewhere in the district.
11. 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.
12. The proposal is proportionate in size and scale to the existing settlement and respects its setting.
13. The site is not located within a designated rural area⁴⁴.

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.

⁴⁴ National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985 (Annex 2, NPPF)

DPH10: Rural Exception Sites

Policy: Non-Strategic

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – 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 Parish Councils 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 DPH9: First Homes.



DPH10: Rural Exception Sites

The development of rural exception sites for affordable housing will be permitted provided that all of the following apply:

1. The development comprises 100% affordable housing.
2. 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.
3. The size of properties is justified by a Parish Housing Needs Survey carried out by or on behalf of the Parish Council in the last 5 years.
4. The occupancy of the homes is restricted in perpetuity to those with a genuine local need for affordable housing.
5. The scale of the development respects the setting, form and character of the settlement and surrounding landscape.
6. The development is adjacent 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:

7. The requirements of policy criteria 2, 3, 5 and 6 can be met for the overall scheme and for the affordable housing element criteria 1 and 4 can be met; and
8. 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 DPI8).

Rural exception sites must be brought forward with the support of the relevant Parish Council, a specialist rural Registered Provider and the Council's Housing Enabling Officer.

DPH11: Dwelling Space Standards

Policy:

Non-Strategic

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – Provide Housing to Meet Community Needs

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 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 participating in communal and social activities.

DPH11: 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 (see DPH8: Affordable Housing for the occupancy and floor area requirements for Affordable Housing).

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.

DPH12: Accessibility

Policy: Non-Strategic

Strategic Objectives:

12 – Support Safe, Healthy and Inclusive Communities

13 – Provide Housing to Meet Community Needs

14 - Create Accessible Environments

Accessibility is about the ease and convenience with which a place can be used by people. This policy applies to homes, places and spaces, including areas of open space and transport infrastructure.

Together with providing homes to minimum standards (DPH11: Dwelling Space Standards), 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)⁴⁵ will help create sustainable development and support healthy communities.

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 at least 12% of new affordable homes to be wheelchair accessible, this policy seeks a minimum of 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. 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 in DPH8: Affordable Housing), to properly accommodate the requirements and all units will require an area of private outdoor space.

Dimensions, floor areas, manoeuvring zones and correctly sized furniture layouts, which meet the size specifications referred to above are to be clearly indicated on individual unit layouts of the M4(3)(2)(b) Wheelchair Accessible Units (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 before reserved matters/full planning permission is granted. Final agreement of any details will also be required as a condition of planning consent in order to ensure full compliance.

⁴⁵ Schedule 1 of the Building Regulations 2010, as amended

DPH12: 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 new residential dwellings will be expected to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2), with the following exceptions:

1. Where new dwellings are created by a change of use.
2. Where the scheme is for flatted residential buildings of fewer than 10 dwellings.
3. Where specific factors such as site topography make such standards unachievable by practicable and/or viable means.

Category 3 - Wheelchair-User Dwellings

4. Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3)(2)(a) will be required for a minimum of 5% of market homes, dependent on the suitability of the site and the need at the time.
5. 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 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 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 15



Sustainable Communities

15. Sustainable Communities



Sustainable Communities	DPSC GEN: Significant Site Requirements
	DPSC1: Land West of Burgess Hill/ North of Hurstpierpoint
	DPSC2: Land at Crabbet Park, Copthorne
	DPSC3: Land to the south of Reeds Lane, Sayers Common
	DPSC4: Land at Chesapeake and Meadow View, Reeds Lane
	DPSC5: Land at Coombe Farm, London Road
	DPSC6: Land to the west of Kings Business Centre, Reeds Lane
	DPSC7: Land at LVS Hassocks, London Road

The allocations in this chapter support the principle of Sustainable Communities. They provide a quantum of growth that will support provision of new services and facilities such as education, health, employment, retail and open space to meet day-to-day needs. This will enable these communities to be as self-sustaining as possible and grow in accordance with the 20-minute Neighbourhood and “Local Living” principles as described in Chapter 3.

The allocations in this chapter accord with the Plan Strategy (Chapter 6), particularly:

- Growth at existing sustainable settlements where it continues to be sustainable to do so.
Policies DPSC1: Land to the west of Burgess Hill and north

of Hurstpierpoint and DPSC2: Land at Crabbet Park adjoin the settlements of Burgess Hill and Crawley/Copthorne respectively. Services and facilities are planned on-site in order for these communities to be as self-sustaining as possible. However, their location adjacent to existing services and facilities such as public transport links and town centres will encourage localised journeys by walking/ wheeling and limit private car use.

- Opportunities for extensions to improve sustainability of existing settlements. Policy DPSC3: Land to the south of Reeds Lane, Sayers Common proposes services and facilities on-site to support this development. Four smaller allocations (DPSC4 – DPSC7) are proposed which will also benefit from such day-to-day needs being provided in close proximity. Sayers Common has a limited range of services and facilities, therefore growth at this settlement supported by new on-site infrastructure such as Primary/Secondary education and community facilities will support improved sustainability for the settlement as a whole. The quantum of development will also support provision of additional infrastructure (such as wastewater treatment and drainage) to alleviate existing known issues.

The allocations in this policy are defined as follows:

- **Significant Sites:** Sites over 1,000 dwellings which will provide on-site services and facilities.
 - o DPSC1: Land to the west of Burgess Hill and north

- o Hurstpierpoint
- o DPSC2: Land at Crabbet Park
- o DPSC3: Land to the south of Reeds Lane, Sayers Common
- **Sustainable Communities - Housing Sites:** located in proximity to a Significant Site and therefore benefitting and contributing to improved sustainability in the settlement.
 - o DPSC4: Land at Chesapeake and Meadow View, Reeds Lane
 - o DPSC5: Land at Coombe Farm, London Road
 - o DPSC6: Land to the west of Kings Business Centre, Reeds Lane
 - o DPSC7: Land at LVS Hassocks, London Road

DPSC GEN: Significant Sites Requirements

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 the 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 and north of Hurstpierpoint	1,350	1,350
Copthorne	Land at Crabbet Park, Copthorne	1,500	2,000
Sayers Common	Land to the south of Reeds Lane, Sayers Common	1,850	2,000

DPSC GEN: Significant Site Requirements

All significant 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.

Sustainable Communities: Significant Sites: DPSC1 – DPSC3

In addition, all Significant Sites⁴⁶ must address all of the following:

1. Progress in accordance with an allocation-wide Masterplan, Design Code, Infrastructure Delivery Strategy and Phasing Plan which will have been submitted to and approved by the local planning authority. Each planning application should be determined in accordance with these documents. The Masterplan must be informed by a community engagement exercise and must consider relationships with existing settlements and other Site Allocations in order to ensure all future development is integrated with the existing community. The Infrastructure Delivery Strategy must demonstrate how the infrastructure will be delivered in a timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community.
2. Support a vibrant and inclusive community which embodies the local living/20-minute neighbourhood⁴⁷ principles of a complete, compact, and well-connected neighbourhood with advanced digital infrastructure, in which people can meet most of their daily needs within a convenient walk or cycle ride.
3. Provide a variety of housing types of varying sizes,

- levels of affordability and tenure that supports diversity, includes housing for older people and at densities that can support local services.
4. The development of the Sustainable Communities must be supported by a Community Development Officer (to be secured by the legal agreement) to facilitate the development of a secure, sustainable and inclusive community which is well integrated with the existing settlement.
 5. Provide high quality, easily accessible green space, central to the development with formal and informal areas for play and include opportunities for food growing areas.
 6. Prepare a site-wide Infrastructure Delivery Strategy demonstrating that the development will deliver, in a timely manner, sufficient infrastructure to cater for the needs of the proposed development as a whole and also mitigate to an acceptable level the effect of the whole development upon the surrounding area and community. Key elements including shops and transport hubs must be delivered at the earliest opportunity to encourage maximum patronage and long-term success.
 7. Deliver a layout that prioritises sustainable and active modes of travel, providing safe and convenient routes for walking, wheeling and cycling through the development and linking with existing and enhanced networks beyond.
 8. Support delivery of new inter-urban active travel routes to nearby towns, including those identified in the West Sussex Walking and Cycling Strategy 2016-2026 suggested schemes listed at Appendix 1.
 9. Consolidate any commercial and community uses, along with extra care housing facilities and transport hub and integrate them with movement routes to create a thriving and coherent centre/ focal point to the development, and exploit opportunities to incorporate measures to discourage/ remove through motor traffic from this centre.
 10. Co-locate provision of new schools within/close to the

- centre of the development and demonstrate how vehicular traffic will be managed to encourage walking and cycling, including the potential for low/no traffic streets/'School Streets' schemes.
11. Design new schools to enable facilities to be open to the community when not in use by the school during evenings, weekends and holiday periods and facilitate a community use agreement as part of any planning application.
 12. 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.
 13. Engage with Gatwick Airport at an early stage of proposals to ensure Aerodrome Safeguarding Requirements (Air Safety) are fully addressed.
 14. Develop a strategy for the long-term management and stewardship of open space and green infrastructure including initiatives for income generation that could be integrated into the scheme.
 15. 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.

⁴⁶ Significant sites are defined as housing/ mixed use development of over 1,000 dwellings.

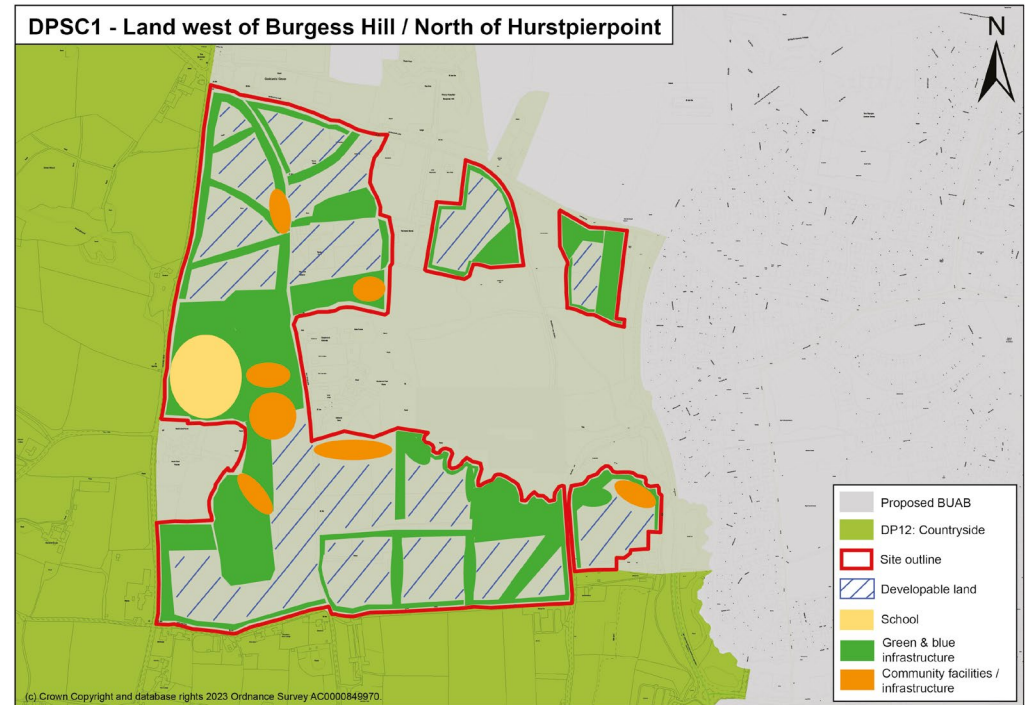
⁴⁷ The Town and County Planning Association 'Guide to 20-minute Neighbourhoods - Creating Healthier, Active, Prosperous Communities' (March 2021).

DPSC1: Land to the West of Burgess Hill / North of Hurstpierpoint

Burgess Hill is an area of significant growth with 3,500 homes consented as part of the Brookleigh 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.

The boundary shown on the site map below represents the extent of the site inclusive of all land uses (residential, employment, facilities and services and open spaces) 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 is available to view at www.midsussex.gov.uk/DistrictPlan by following the links to District Plan Review and Evidence Base. An indicative plan showing the approximate location of uses and mitigation is available below. This is for illustrative purposes only and subject to detailed masterplanning by the promoter at the planning application stage.



DPSC1: Land to the West of Burgess Hill/North of Hurstpierpoint					
SHELAA Ref:	740		Burgess Hill	Gross Site Area (ha):	57.81
Indicative Development Capacity					
Net Residential Dwellings	1,350				
Employment	300 m ²				
Older Persons Accommodation	Contribution towards identified need				
Retail / Community	500 m ²				
Gypsy and Traveller Provision	Provision of equivalent financial contribution towards off-site provision of pitches.				

Infrastructure

On site:

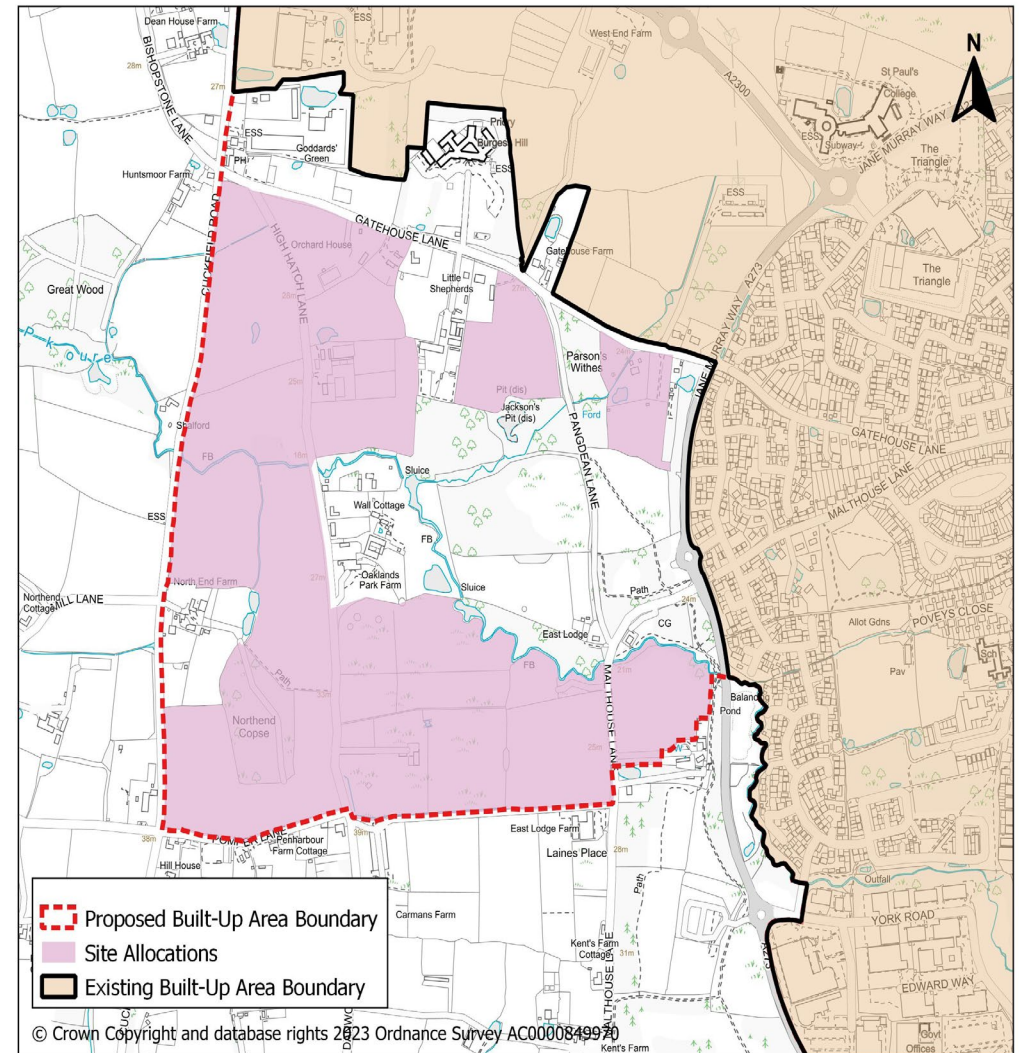
- Land for education provision and associated 2FE Primary School with Early years and
- Support Centre Provision
- Space for the provision of full-day care nursery
- Self-Service Library
- Neighbourhood centre - retail, leisure and workspace
- Local Community Infrastructure including allotments, public realm, public rights of way, cycle tracks
- Extra Care housing provision⁴⁸
- Play area
- Other outdoor provision including a MUGA
- Informal outdoor space including community orchards

Financial contributions towards the provision of:

- Improvements at Burgess Hill Station
- SEND School
- Community buildings, where need not met on-site
- Health
- Emergency services
- Outdoor sports, where need not met on-site

Provision of:

- Sustainable transport measures and provision
- Highways works
- Foul water infrastructure and pumping station(s)
- Sewerage network upgrades



⁴⁸ Housing that is suitable for older persons and those with specialist accommodation or care needs

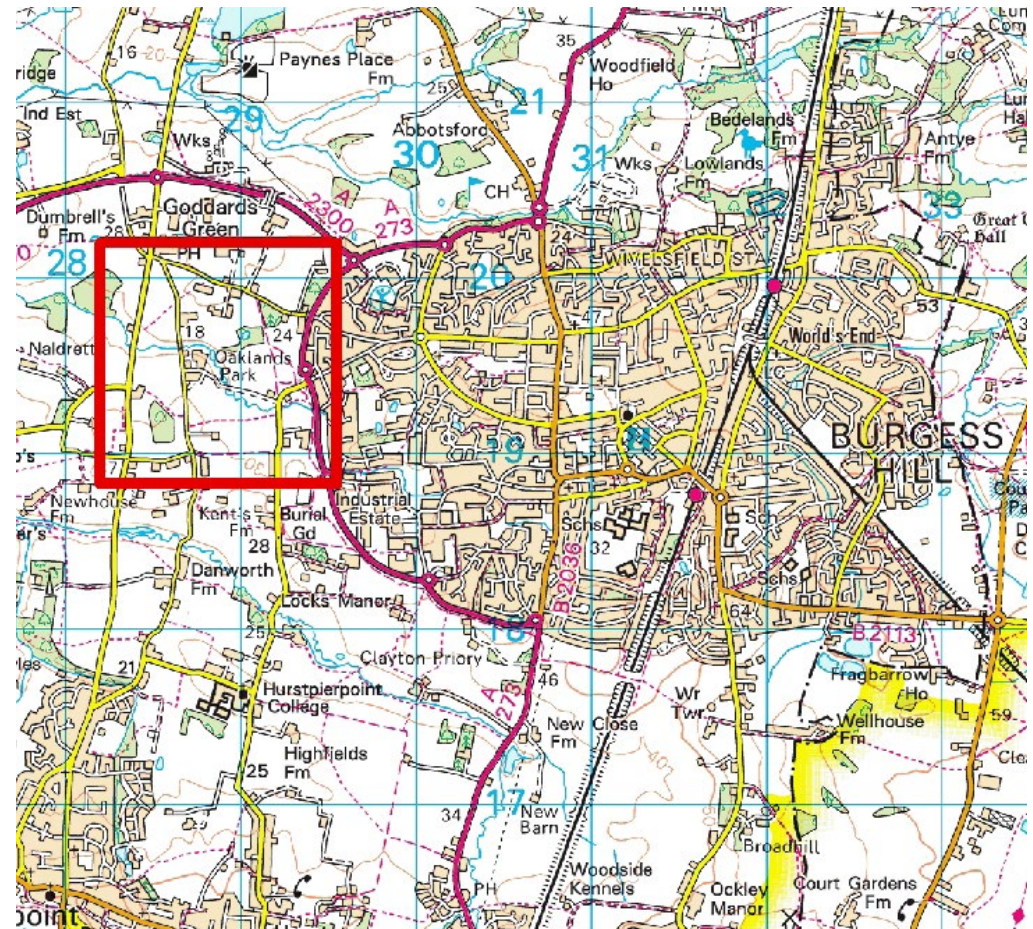
Policy Requirements

Land to the west of Burgess Hill, as shown on the inset map, is allocated as an urban extension to Burgess Hill. Development shall provide all of the following:

1. Approximately 1,350 new homes, including provision for an extra care housing (C2 Use Class) facility.
2. New 2FE primary school with associated playing pitches, provision of Early Years and Special Support Centre Provision.
3. Potential for Special Education Needs and Disability (SEND) facilities.
4. A Neighbourhood centre with up to c.800sqm floorspace, including a range of commercial uses which could comprise:

- shop(s), café and/or restaurant
- Self-service library
- Co-working space
- Open space/play space/'village green'
- Community orchards
- Community allotments

5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.
6. A Transport mobility hub close to/within the Neighbourhood Centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
7. A layout which prioritises active and sustainable travel connections throughout the site:
 - a) Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.
 - b) Integrating green travel corridors for active travel throughout with links to the 'Green Circle', exploiting potential for High Hatch Lane as a pedestrian/cycle priority Quiet Lane, and integrating and enhancing the existing PRoW which cross the site.
8. Demonstrate a coordinated approach and collaboration with the delivery of strategic allocation Brookleigh, to deliver high-quality placemaking which supports the 20-minute neighbourhood principles to ensure development is complementary, and to the benefit of the community as a whole.



9. Address any impacts associated with areas of Ancient Woodland (on and adjacent to the site) including Northend Copse, Jackson's Pit and Parson's Withes which will be excluded from development.
10. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to:
 - a) Exploit opportunities to deliver river restoration measures to the currently classified 'poor'⁴⁹ main river, Pook Bourne Stream to provide terrestrial and aquatic habitat net gain.
 - b) Be informed by a detailed site survey which determines the nature and exact location of any watercourses on site (open or culverted), and the potential to daylight any culverted watercourse as part of the development of the site.
11. Phase occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider, and provide necessary easement to Southern Water's infrastructure which crosses the site.
12. Provide a layout and design which have been informed by a Heritage Statement and which preserve the setting of Grade II Listing Buildings at North End Farm to the west, The Sportsman Inn to the north and Kent's Farm House to the south of the site.
13. Retain and enhance the historic routeways of High Hatch Lane and Pangdean Lane. Layout and design shall take account of and be informed by the historic landscape character of the site.
14. Provide effective acoustic design to address impacts associated with potential noise impacts of the adjacent allocated Existing Employment Site SA34 (Site Allocations DPD).
15. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area and metal recycling consultation area.
16. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
17. Meet the requirements of other relevant development plan policies.

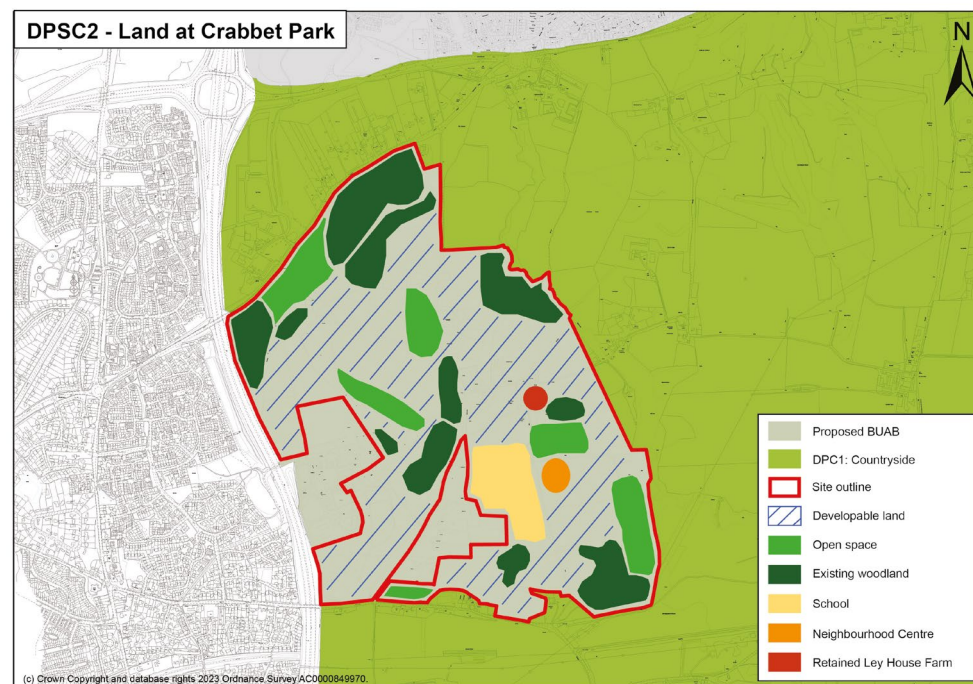
⁴⁹ As defined by the Water Framework Directive assessment - [https://www.gov.uk/guidance/water-framework-directiveassessment-estuarine-and-coastalwaters#:~:text=A%20WFD%20assessment%20helps%20you,river%20basin%20management%20plan%20\(%20RBMP%20\)](https://www.gov.uk/guidance/water-framework-directiveassessment-estuarine-and-coastalwaters#:~:text=A%20WFD%20assessment%20helps%20you,river%20basin%20management%20plan%20(%20RBMP%20))

DPSC2: 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 2,000 new homes, it is estimated only 1,500 will be deliverable within the Plan period to 2039. Any additional supply above 1,500 will be maximised and subject to further work, this will be considered during the next Plan review.

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 is available to view at www.midsussex.gov.uk/DistrictPlan by following the links to District Plan Review and Evidence Base. An indicative plan showing the approximate location of uses and mitigation is available below. This is for illustrative purposes only and subject to detailed masterplanning by the promoter at the planning application stage.



DPSC2: Land at Crabbet Park					
SHELAA Ref:	18	Settlement:	Copthorne (Mid Sussex) Crawley (Crawley)	Gross Site Area (ha):	172
Indicative Development Capacity					
Net Residential Dwellings	2,000 (approximately 1,500 to 2039)				
Employment	1,000sqm E Class				
Older Persons Accommodation	Contribution towards identified need				
Retail / Community	TBC				
Gypsy and Traveller Provision	Provision of equivalent financial contribution towards off-site provision of pitches.				

Infrastructure

On site:

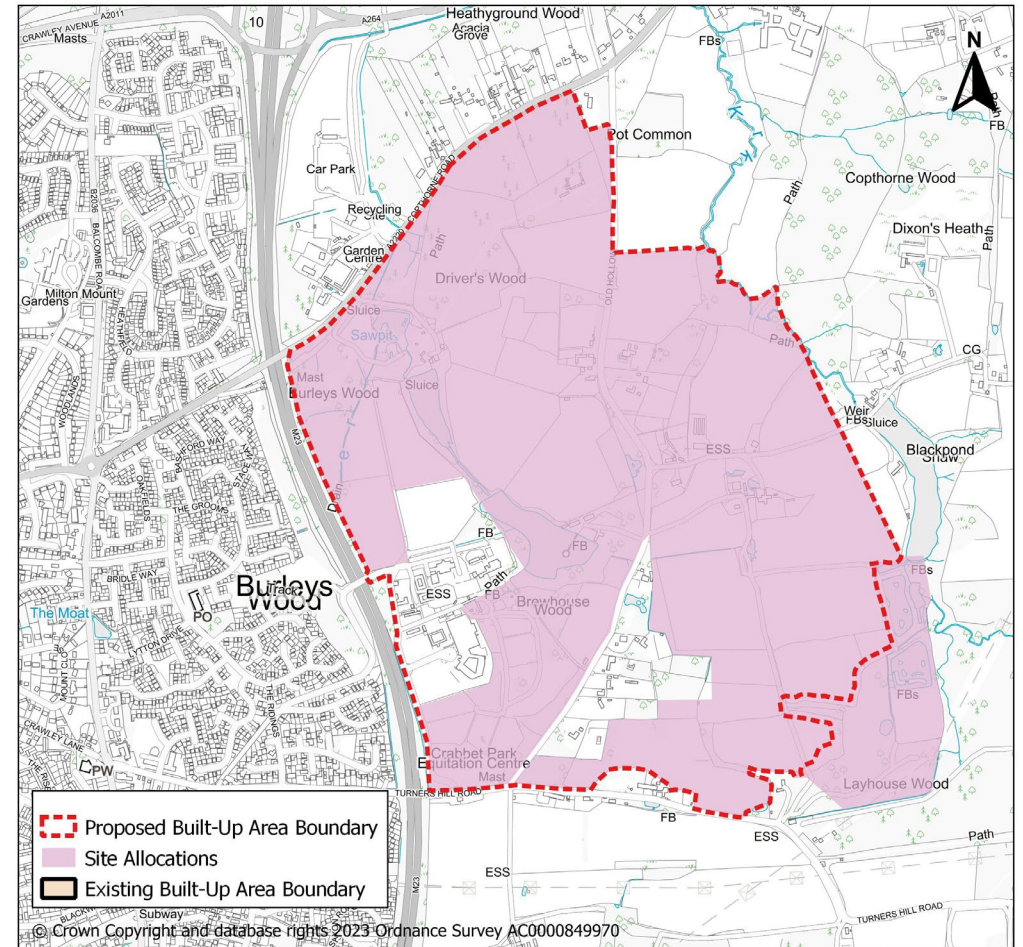
- Land for education provision with associated all-through school with 3FE at Primary and 4FE (expandable to 6FE at Secondary, with or without Sixth Form, with Early Years and Special Support Centre.
- Space for provision of full-day care nurseries
- Self-service Library
- Community buildings
- Local Community Infrastructure including allotments, public realm, public seating, public rights of way and cycle tracks
- Community facilities
- Leisure
- Extra Care housing provision⁵⁰
- Play area
- Other outdoor provision
- Outdoor sports
- Informal outdoor space including community orchards
- Wastewater infrastructure

Financial contributions towards the provision of:

- Emergency services
- Healthcare

Provision of:

- Sustainable Transport measures and provision
- Highways works



⁵⁰ Housing that is suitable for older persons and those with specialist accommodation or care needs

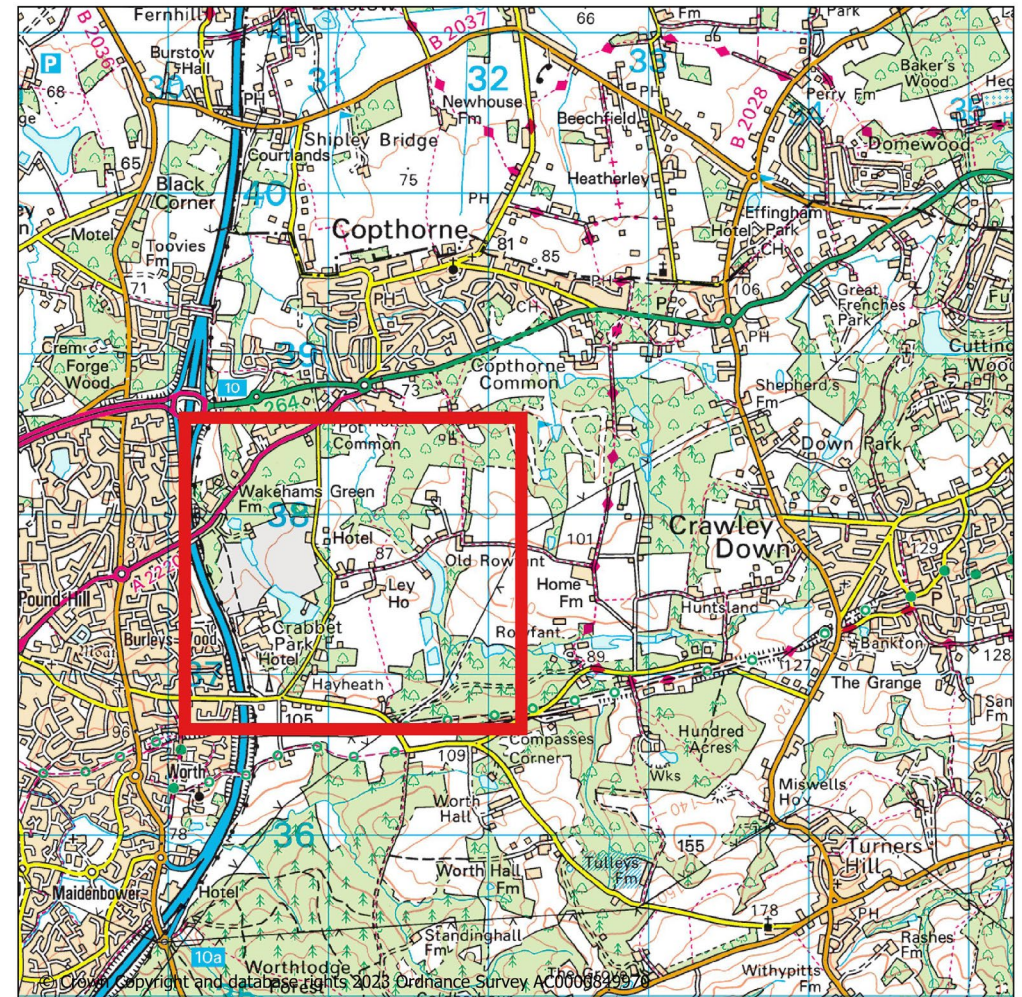
Policy Requirements

Land at Crabbet Park, as shown on the inset map, is allocated for a mixed-use development. Development shall provide all of the following:

1. Approximately 2000 new homes, 1,500 of which are within the Plan Period, including provision of extra care housing.
2. New all-through 3FE primary and 4FE (expandable to 6FE) secondary school with Early Years and Special Support Centre Provision and associated playing pitches.
3. Potential for Special Education Needs and Disability (SEND) facilities.
4. A Neighbourhood centre with a range of community facilities including library, retail, employment and potential healthcare.
5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.
6. A transport mobility hub located close to/within the neighbourhood centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
7. A layout which prioritises active and sustainable travel connections throughout the site:
 - a) To improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including links to the Worth Way, and
 - b) Integrating green travel corridors for active travel throughout the site, including the potential for Old Hollow to be used by non-vehicular modes of travel/ creation of a 'Quiet Lane'.
8. Mitigation of impact of the development on the AONB which lies to the south of the site.
9. Address any impacts associated with ancient woodland (on and adjacent to the site) including Burleys Wood, Drivers Wood, Old Hollow Wood, Brewhouse Wood, Hotel Wood, Layhouse Wood, Compasses Wood and Horsepasture Wood which will be excluded from development.
10. Informed by a Heritage Statement, provide a layout and design which preserve the setting of Grade II* Listed Building Crabbet Park, the Orangery and Tennis Court and Grade II Listed Buildings Pear Tree House, Ley House, Rowfant Mill, Rowfant Mill House and Rushmore Cottage.
11. Integrate and/or enhance the existing PROWs that cross the site, reflecting their purpose within the overall scheme, and maximise opportunities to improve connections beyond the site.
12. Assess noise impacts associated with the M23 and provide good acoustic design to address noise impacts in the western part of the site.

13. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.

14. Meet the requirements of other relevant development plan policies.



Vision and Objectives for Growth at Sayers Common

Following application of the Site Selection Methodology, a series of sites were considered suitable for allocation at Sayers Common. This includes a Significant Site with the potential to deliver services and facilities on-site to support sustainable growth.

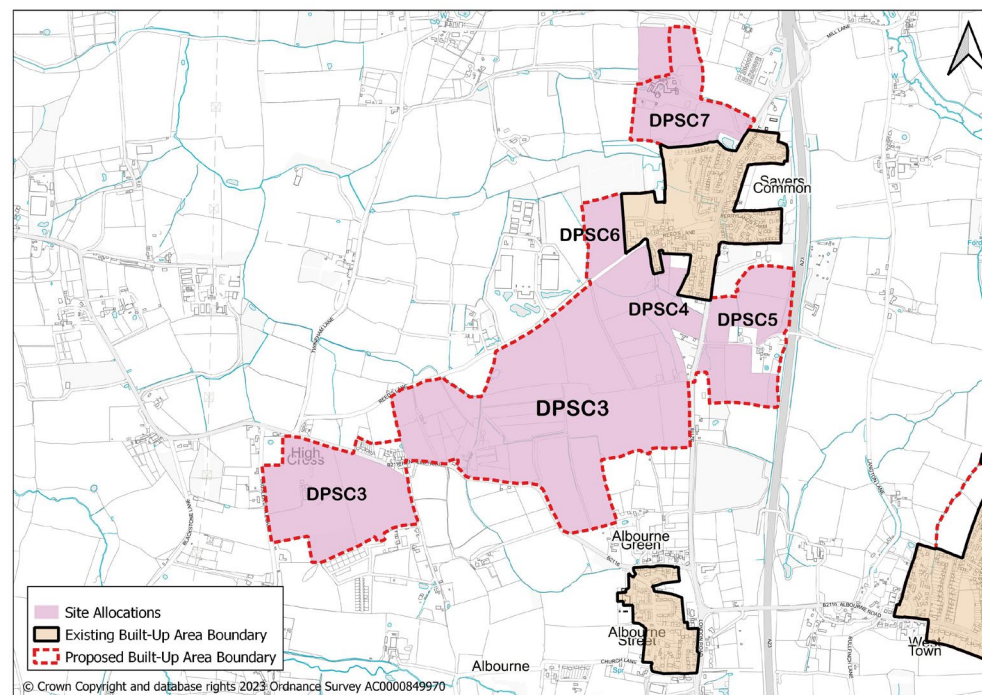
The District Plan includes the following allocations at Sayers Common.

- **DPSC3:** Land to the South of Reeds Lane – 1,850 dwellings, extra care housing provision, primary/secondary school, playspace, library, leisure facilities, healthcare provision, community facilities, open space.
- **DPSC4:** Land at Chesapeake and Meadow View, Reeds Lane – 33 dwellings
- **DPSC5:** Land at Coombe Farm, London Road – 210 dwellings
- **DPSC6:** Land to west of Kings Business Centre, Reeds Lane – 100 dwellings
- **DPSC7:** Land south of LVS Hassocks, London Road – 200 dwellings

These sites accord with the Plan Strategy to seek Opportunities for extensions to improve sustainability of existing settlements. To achieve this Plan Strategy objective, it will be crucial that these developments are considered collectively rather than individually, integrating with the existing settlement of Sayers Common, and promoting opportunities for enhanced connectivity between the sites themselves and the existing community so that the entire settlement can take advantage from the services and facilities being provided in proximity.

To achieve this, the following Objectives for Growth at Sayers Common have been established:

1. The Council will facilitate collaboration between the site promoters at Sayers Common to ensure a cohesive, integrated and master-planned development at Sayers Common. This will include developing the Mid



Sussex Infrastructure Delivery Plan to ensure timely delivery of infrastructure and engagement with the local community to identify local issues and needs.

2. The Sustainable Communities site **DPSC3:** Land to the South of Reeds Lane to be integrated and master-planned to be the focal point of the village.
3. Services and facilities within **DPSC3:** Land to the South of Reeds Lane such as education and primary neighbourhood centre to be central and accessible to the settlement as a whole, providing opportunities to meet day-to-day needs within walking distance, consistent with the 20-minute neighbourhood and “Local Living” principles as described in Chapter 3 and the requirements of policies **DPSC GEN:** Significant Site Requirements and **DPB1:** Character and Design.
4. Deliver a development that prioritises active and sustainable modes of travel throughout, enhancing connectivity between all site allocations **DPSC3 – DPSC7**, the existing village and

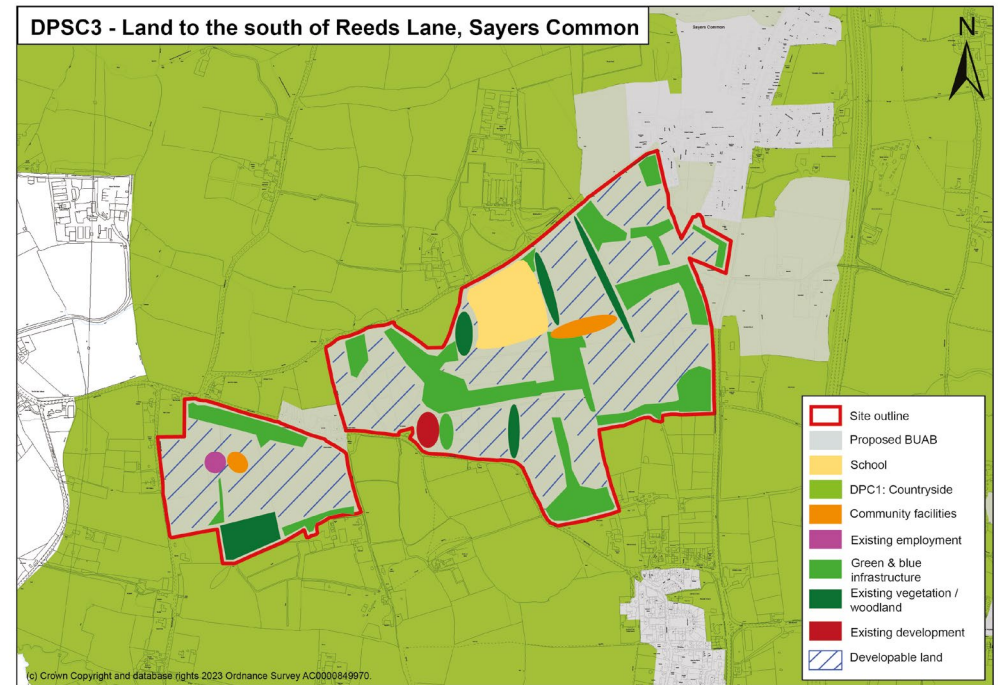
wider network facilitating delivery of additional routes off-site to other nearby settlements, including a link to Burgess Hill Town Centre (potential route shown at Appendix 3). Creation of permeable, legible and attractive connections between the allocations and existing settlement(s).

DPSC3: 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.

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 is available to view at www.midsussex.gov.uk/DistrictPlan by following the links to District Plan Review and Evidence Base. An indicative plan showing the approximate location of uses and mitigation is available below. This is for illustrative purposes only and subject to detailed masterplanning by the promoter at the planning application stage.



DPSC3: Land to the South of Reeds Lane, Sayers Common					
SHELAA Ref:	799	Settlement:	Sayers Common	Gross Site Area (ha):	90.05
Indicative Development Capacity					
Net Residential Dwellings	2,000 (approximately 1,850 to 2039)				
Employment	5,000 - 9,000sqm E Class				
Older Persons Accommodation	Contribute towards identified need				
Retail / Community	2,000 - 4,000sqm				
Gypsy and Traveller Provision	6 permanent pitches				

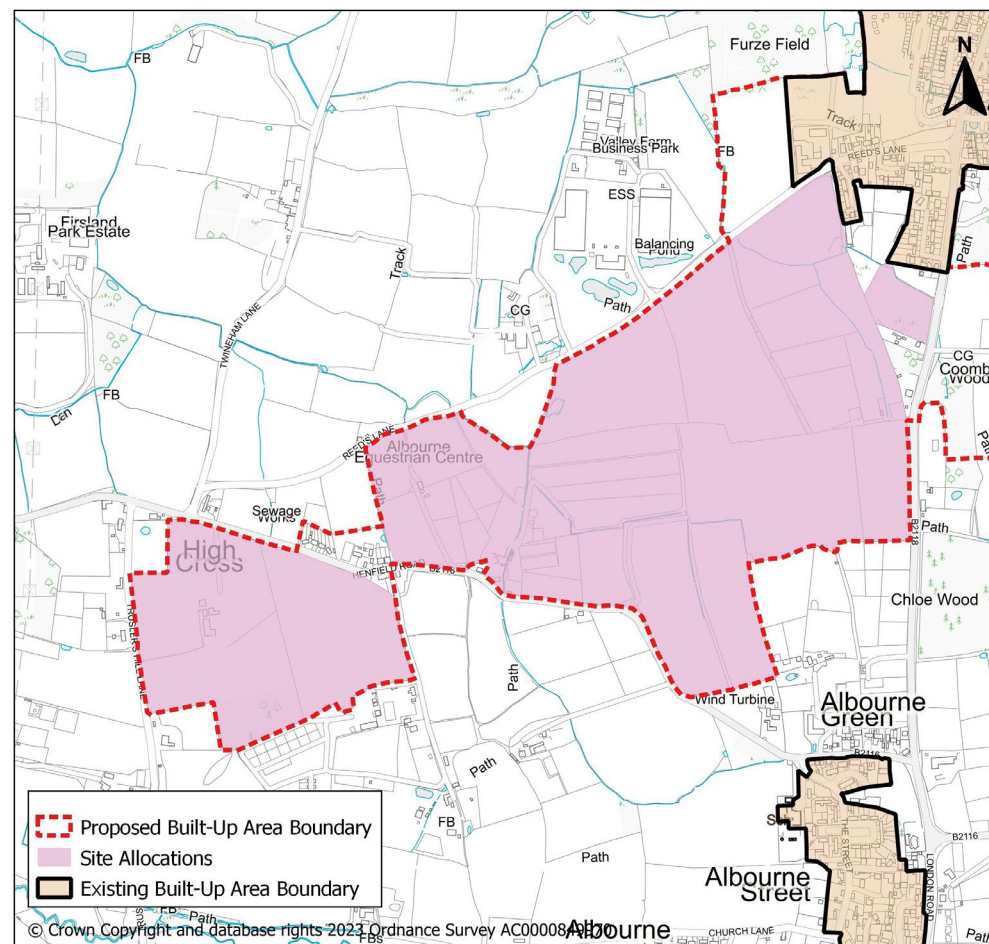
Infrastructure

On site:

- Land for education provision with associated all-through school with 2FE (expandable to 3FE) at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, with Early Years and Special Support Centre
- Space for the provision of full-day care nursery
- Self-service Library
- Community building
- Local Community Infrastructure including allotments, public realm, public seating, public rights of way and cycle tracks
- Community facilities
- Leisure
- Extra Care housing provision⁵¹
- Play area
- Other outdoor sport provision
- Informal outdoor space
- New terminal pumping station

Financial contributions towards the provision of:

- Improvements at Hassocks Station
- Emergency services
- Health
- Outdoor sports, where need not met on-site
- Provision of Sustainable Transport measures and provision
- Highways improvements
- Wastewater Treatment Works

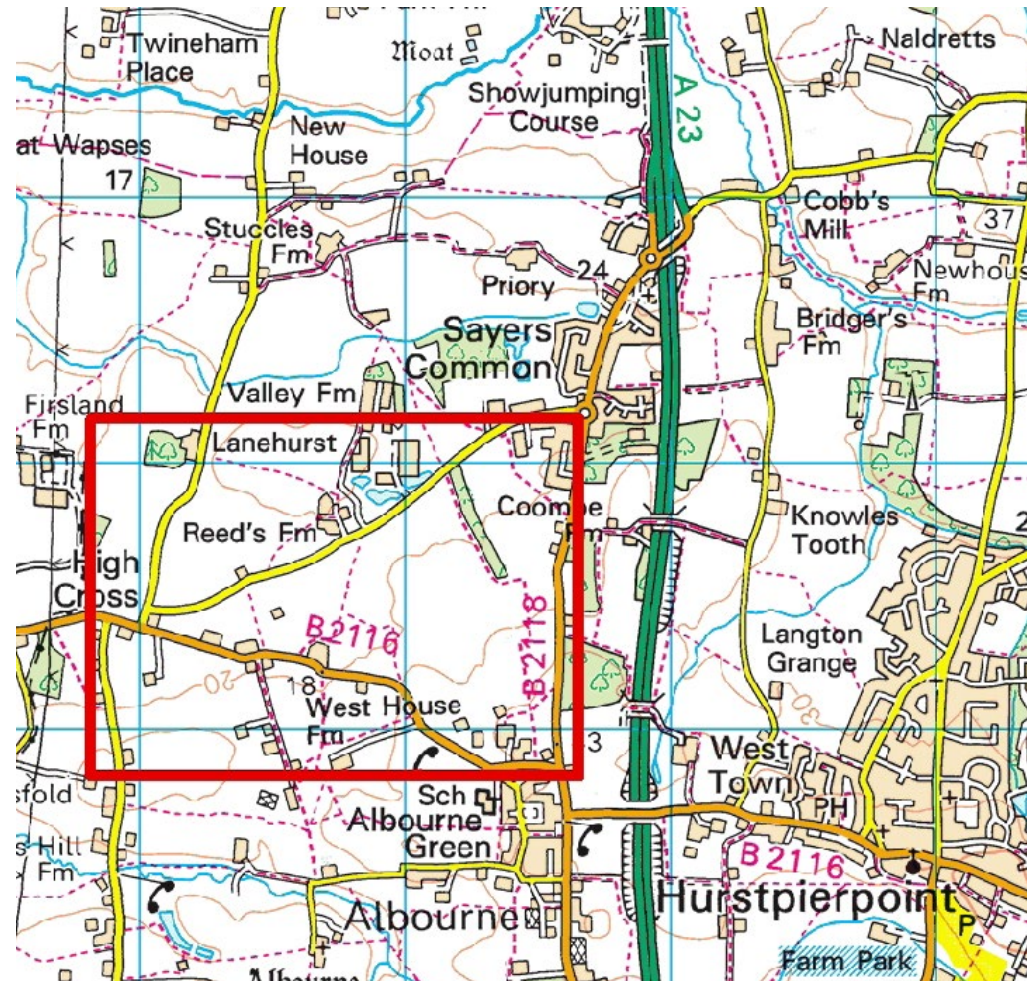


⁵¹ Housing that is suitable for older persons and those with specialist accommodation or care needs

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 shall provide all of the following:

1. Approximately 2,000 new homes, 1,850 of which are within the Plan Period; including provision for an extra care facility.
2. A site for six serviced permanent pitches for Gypsies and Travellers in line with Policy DPH5: Gypsies, Travellers and Travelling Showpeople. Delivery is to be phased alongside the delivery of other new homes. Pitches should be provided onsite unless the applicant can demonstrate that these pitches can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether onsite or offsite) for this purpose will be secured through an appropriate legal agreement.
3. A Neighbourhood centre towards the eastern part of the site which has a range of community facilities including library, cafe, retail, co-working space, employment and potential healthcare. A local centre should be provided in the western part of the site offering further community facilities.
4. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.
5. Two transport mobility hubs located close to/within each of the neighbourhood and local centres. The hubs should include public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
6. New all-through 2FE (expandable to 3FE) primary and 4FE (expandable to 6FE) secondary school with provision of Early Years and Special Support Centre Provision and associated playing pitches.
7. Potential for Special Education Needs and Disability (SEND) facilities.
8. New onsite terminal pumping station and new offsite wastewater treatment works subject to receiving the necessary permissions and permits. Land to the east of the A23, in the site promoters' control and defined on the Policies Map, is safeguarded for such a use.
9. A layout which prioritises active and sustainable travel connections throughout the site:
 - a) Support delivery of a shared route with Significant Site allocation DPSC1: Land West of Burgess Hill/North of Hurstpierpoint, to Burgess Hill town centre (potential route shown at Appendix 3), and



b) Integrate green travel corridors for cycle and pedestrian access throughout with potential for Reeds Lane to become pedestrian/ cycle priority Quiet Lane.

10. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections and includes enabling the viability of new public transport services.

11. Informed by a Heritage Statement, provide a layout and design which preserves the setting of Grade II Listed Buildings Wellington Cottage, North Pottersfield and South Pottersfield Cottages.

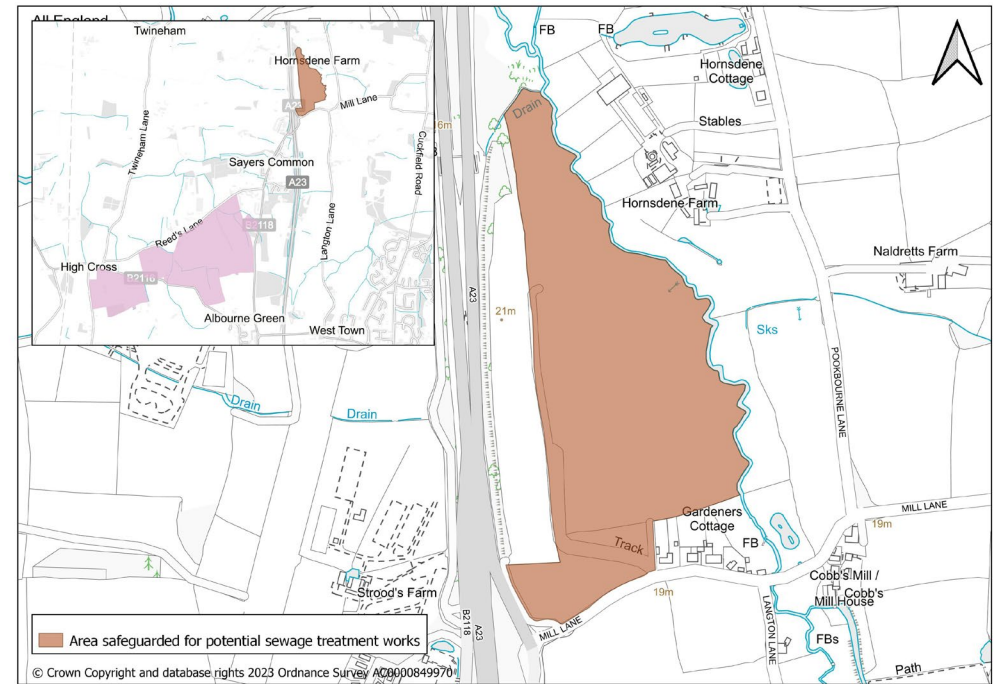
12. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of a surface water drainage scheme to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to create a new wetland area adjacent to the eastern access point designed to ease flooding associated with the low point of the B2118.

13. Integrate and/or enhance the existing PRoWs that cross the site, reflecting their purpose within the overall scheme, and maximise opportunities to improve connections beyond the site, including footpaths 6Al with 4Al and 11Hu and 86Hu.

14. The site lies within the brick clay (Weald) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance.

15. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.

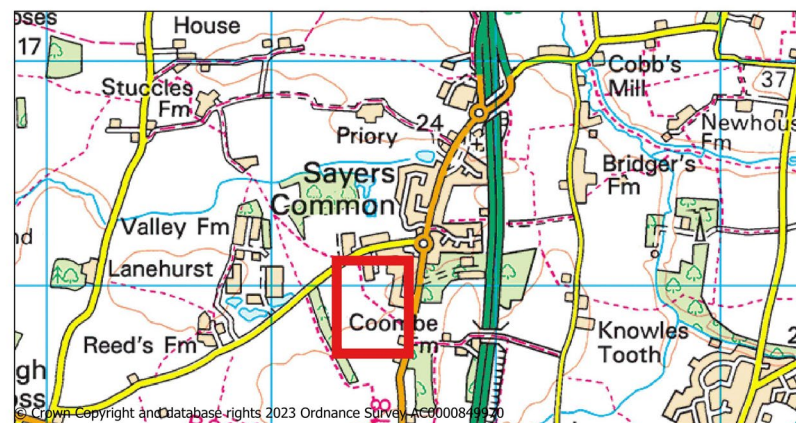
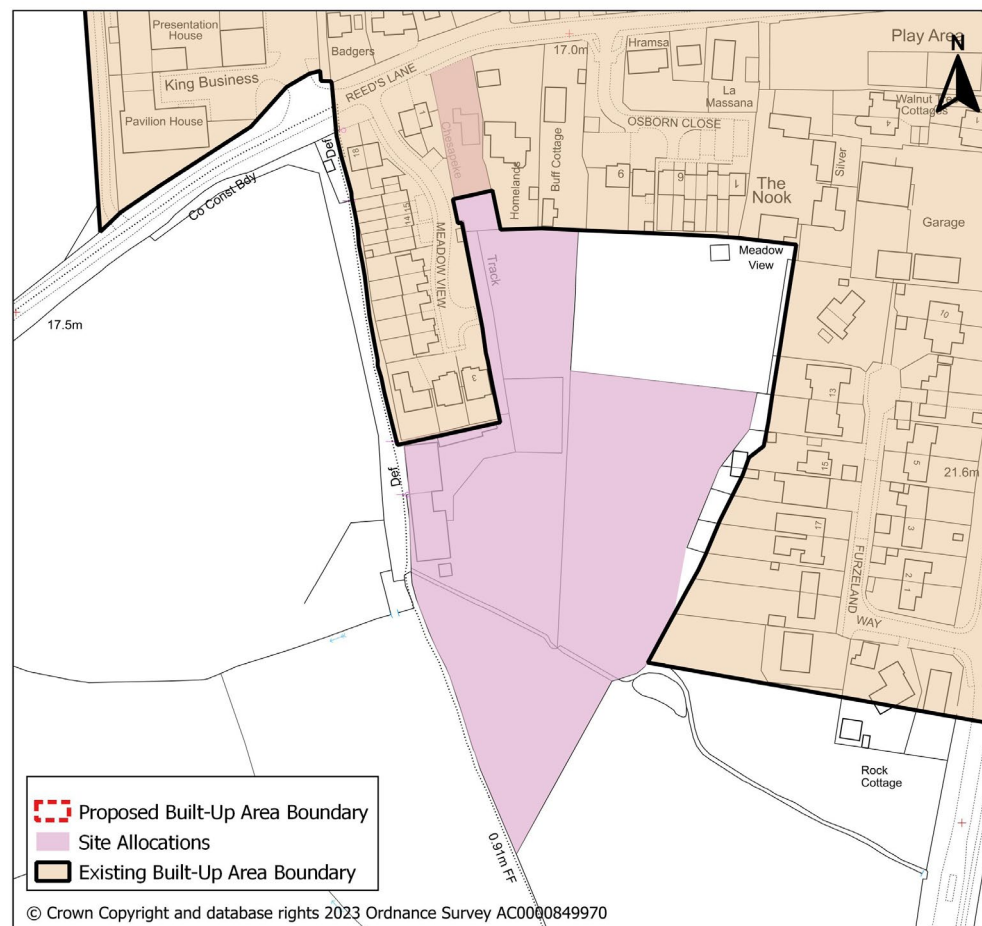
16. Meet the requirements of other relevant development plan policies.



DPSC4: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common

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.

DPSC4: Land at Chesapeake and Meadow View, Reeds Lane					
SHELAA Ref:	1026	Settlement:	Sayers Common	Gross Site Area (ha):	1.5
Number of Dwellings:			33		
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Hassocks Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable transport measures Highway works 			



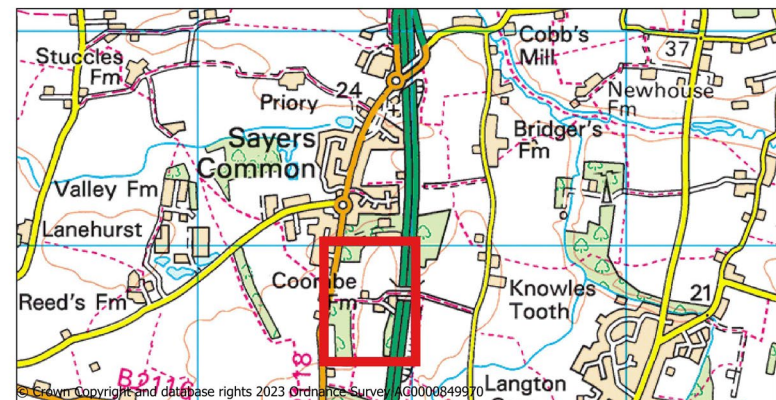
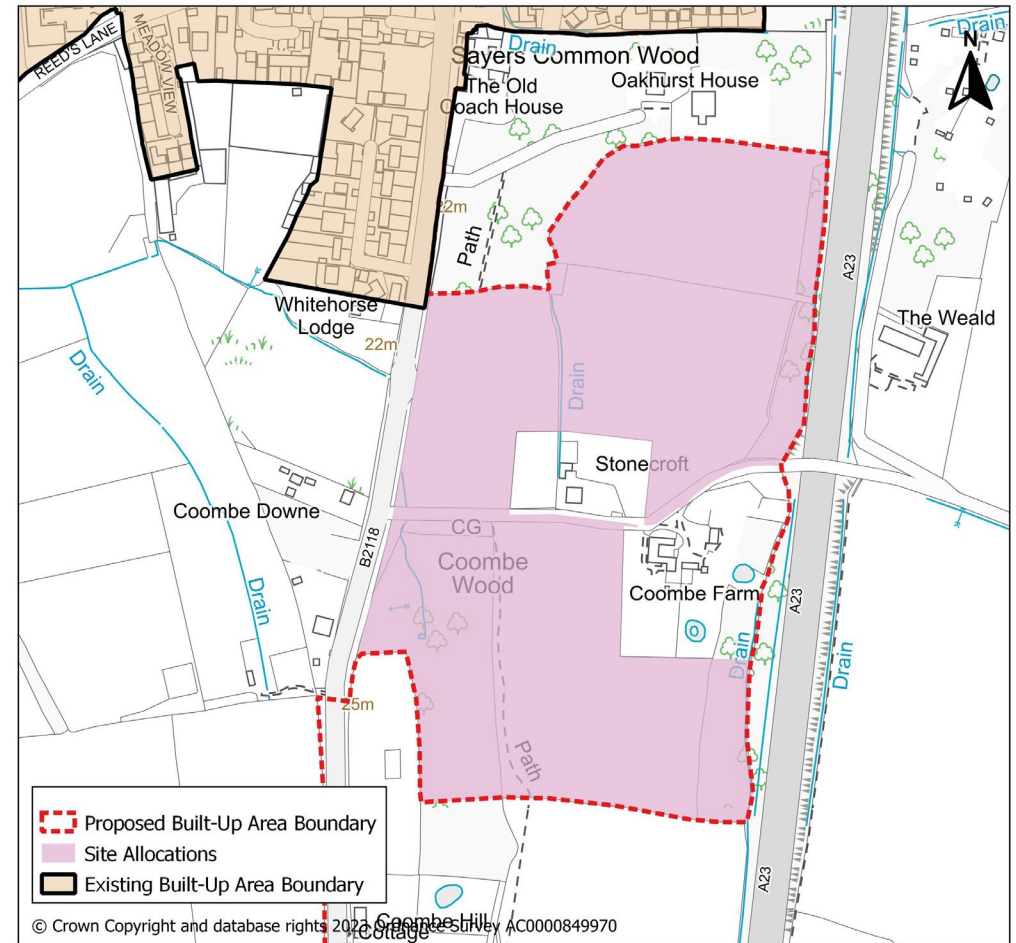
Policy Requirements

1. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections, and includes enabling the viability of new public transport services.
2. Prioritise pedestrian and cycle access through the site to enable connection into Significant allocation DPSC2 and towards Reeds Lane, including integration and upgrade of existing PRow which crosses the site.
3. Provide suitable access onto Reeds Lane either directly or via Meadow View.
4. Follow a sequential approach by directing development away from areas of flood risk associated with the site.
5. Address any impacts associated with the brick clay (Weald) Minerals Safeguarding Area.
6. Meet the requirements of other relevant development plan policies.

DPSC5: Land at Coombe Farm, London Road, Sayers Common

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.

DPSC5: Land at Coombe Farm, London Road, Sayers Common					
SHELAA Ref:	601	Settlement:	Sayers Common	Gross Site Area (ha):	14.2
Number of Dwellings:			210		
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Informal outdoor space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Hassocks Station Education Library Community buildings Local Community Infrastructure Emergency Services Health Play area Other outdoor provision Outdoor sports <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable transport measures Highway works Sewerage network upgrades 			



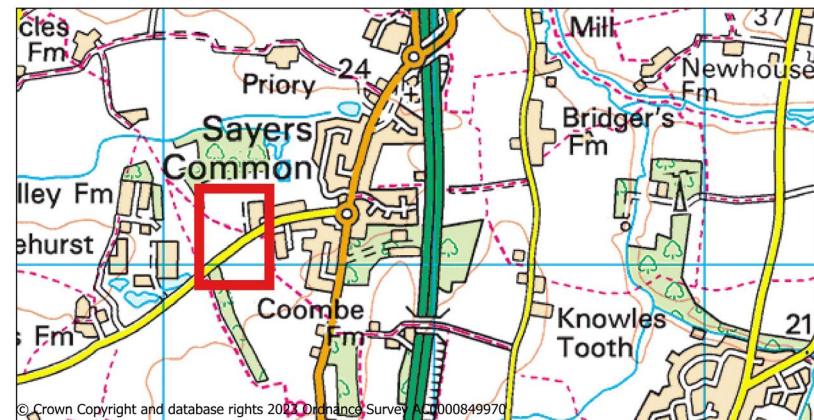
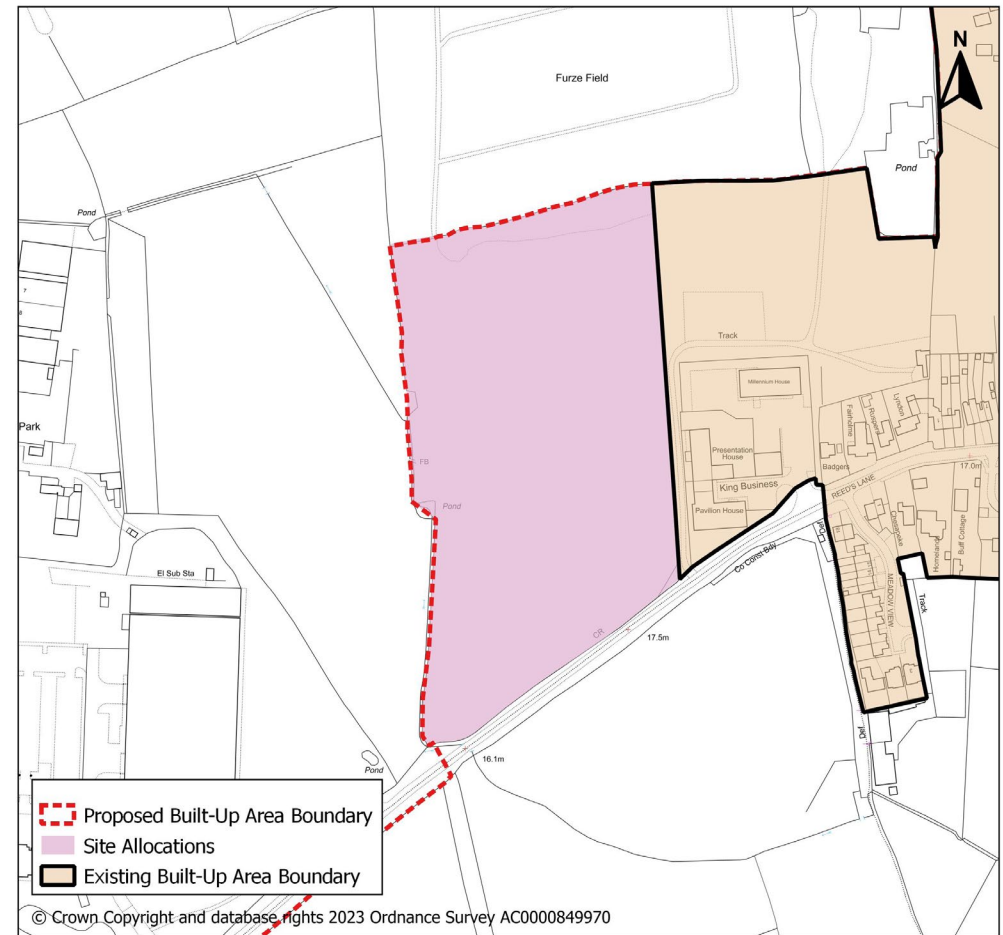
Policy Requirements

1. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections, and includes enabling the viability of new public transport services.
2. Prioritise pedestrian and cycle access throughout the site linking to Significant site allocation DPSC2 and bus stops on the B2118 to the west and provide suitable access onto the B2118.
3. Integrate and enhance the existing PRoW which cross the site.
4. Informed by a Heritage Impact Assessment, provide a layout and design which preserve the setting of nearby Grade II listed buildings, Coombe Farmhouse, Granary, and Barn at Coombe Farm.
5. Address impacts associated with areas of ancient woodland both on and adjacent to the site.
6. Follow a sequential approach by directing development away from areas of flood risk associated with the site.
7. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
8. Provide good acoustic design to address noise impacts associated with the adjacent A23 to the east.
9. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
10. Address any impacts associated with the brick clay (Weald) Minerals Safeguarding Area.
11. Meet the requirements of other relevant development plan policies.

DPSC6: Land to the West of Kings Business Centre, Reeds Lane, Sayers Common

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.

DPSC6: Land to the West of Kings Business Centre, Reeds Lane, Sayers Common					
SHELAA Ref:	830	Settlement:	Sayers Common	Gross Site Area (ha):	3.3
Number of Dwellings:			100		
Infrastructure	<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Hassocks Station Education Library Community buildings Local Community Infrastructure Emergency Services Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Highway improvements Sustainable transport measures Sewerage network upgrades 				



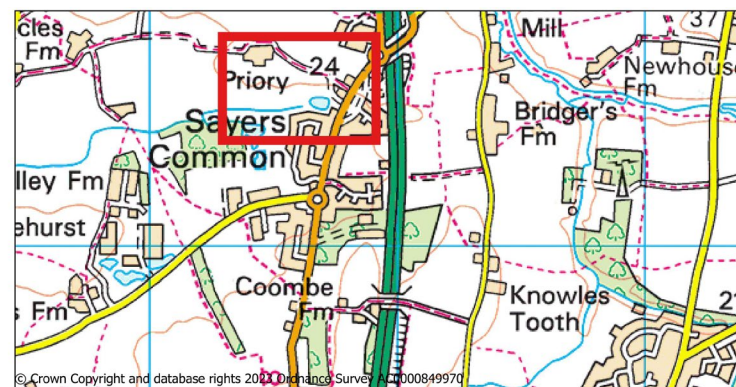
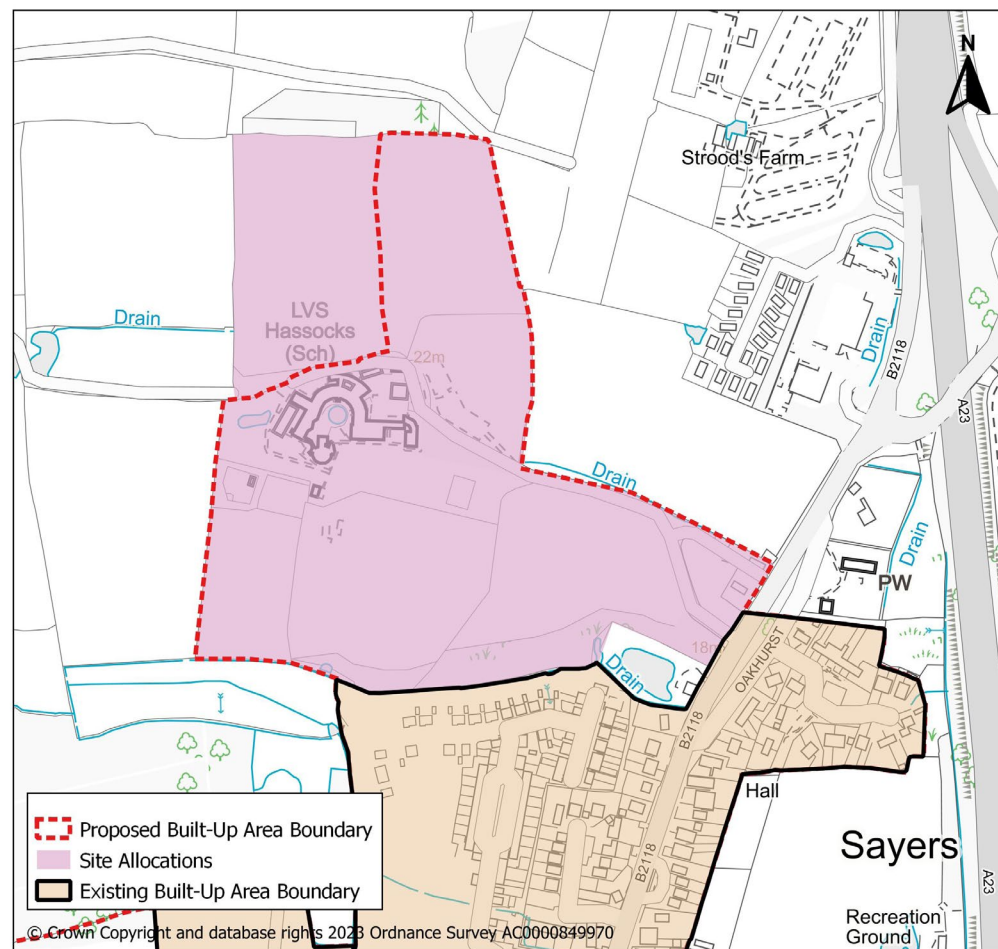
Policy Requirements

1. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections, and includes enabling the viability of new public transport services.
2. Prioritise pedestrian and cycle access throughout the development and create convenient, direct links to Significant site allocation DPSC2 to the south, providing appropriate extensions to the footway on Reed's Lane.
3. Integrate and enhance the existing PRoW which crosses the site and provide connection to PRoW (route 3_1AI) which runs across Significant site allocation DPSC2.
4. Comprehensively masterplan development of the site incorporating and providing connections between site allocation SA30 (Land to the North of Lyndon, Reeds Lane, Sayers Common).
5. Follow a sequential approach by directing development away from areas of flood risk.
6. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
7. Provide good acoustic design to address noise impacts associated with the adjacent Kings Business Centre.
8. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
9. Address impacts associated with the brick clay (Weald) Minerals Safeguarding Area.
10. Meet the requirements of other relevant development plan policies.

DPSC7: Land at LVS Hassocks, London Road, Sayers Common

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.

DPSC7: Land at LVS Hassocks, London Road, Sayers Common					
SHELAA Ref:	1003	Settlement:	Sayers Common	Gross Site Area (ha):	10.2
Number of Dwellings:			200		
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> • Informal outdoor space • Relocation of the SEND school <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Improvements at Hassocks Station • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Play area • Other outdoor provision • Outdoor sports <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable transport measures • Highway works • Re-provision of SEND school • Sewerage network upgrades 			



Policy Requirements

1. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/ sustainable travel connections, and includes enabling the viability of new public transport services.
2. Prioritise pedestrian and cycle access throughout the development and integrate and enhance the existing PRoW which crosses the site.
3. Provide any necessary upgrades to the existing access onto B2118.
4. Redevelopment proposals shall provide evidence that demonstrates how a replacement SEND school will be provided either on-site or within the district, to the satisfaction of the Council and relevant key stakeholders.
5. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
6. Follow a sequential approach by directing development away from areas of flood risk.
7. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
8. Address impacts associated with the brick clay (Weald) Minerals Safeguarding Area.
9. Meets the requirements of other relevant development plan policies.



Chapter 16



Site Allocations

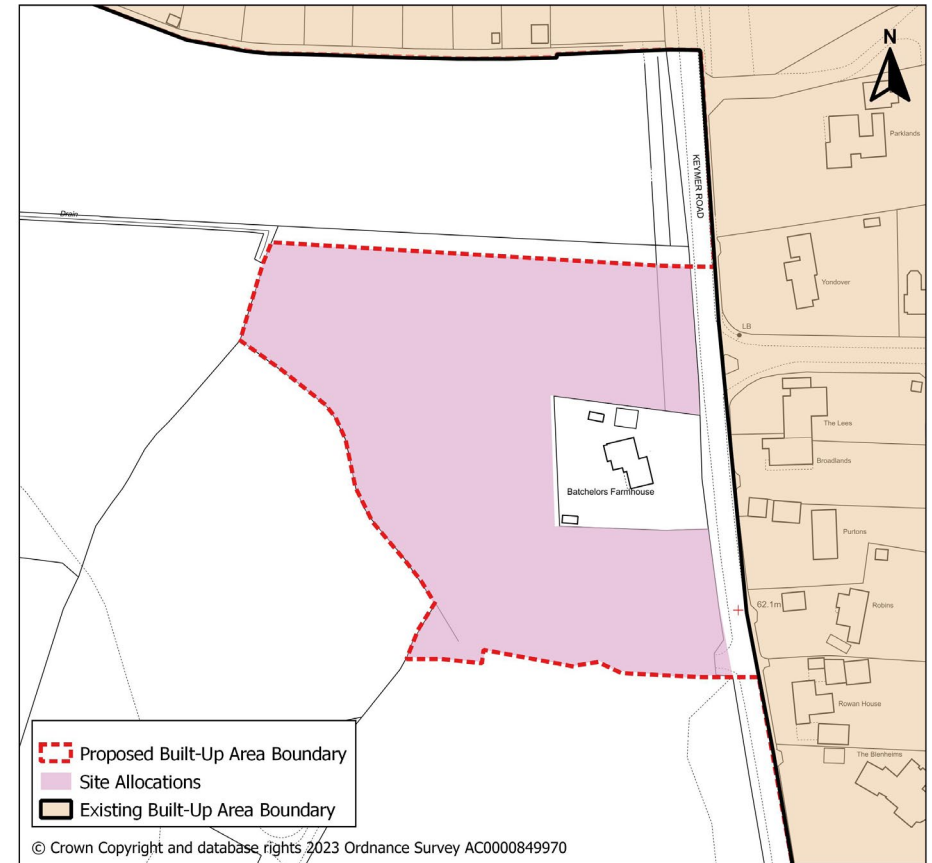
DPA1: Batchelors Farm, Keymer Road, Burgess Hill

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.

Allocation		Housing	
SHELAA:	573	Settlement:	Burgess Hill
Gross Site Area (ha):	1.5	Number of dwellings:	33
Infrastructure	<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Burgess Hill Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Highway works Sustainable Transport measures 		

Policy Requirements

1. Minimise impacts on the most visible parts of the site on the wider countryside and the settings of and any potential views from the South Downs National Park by ensuring that the scale, sitting and design of the development avoids harm to this character.
2. Ensure development provides a positive edge to Batchelors Farm Nature Reserve to the west.
3. Prioritise cycle and pedestrian connections throughout the site with direct links to the Batchelors Farm Nature Reserve to the west.
4. Provide suitable access from Keymer Road.
5. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area.
6. Meet the requirements of other relevant development plan policies.



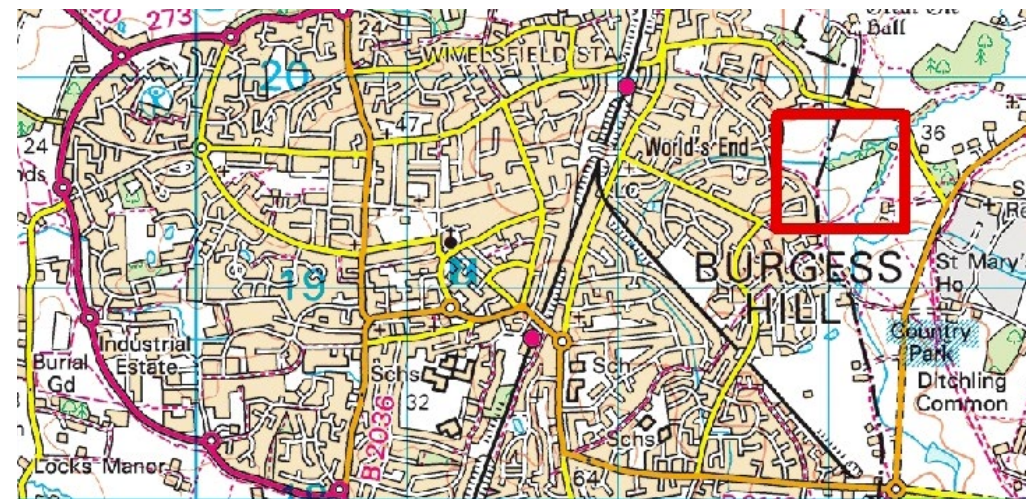
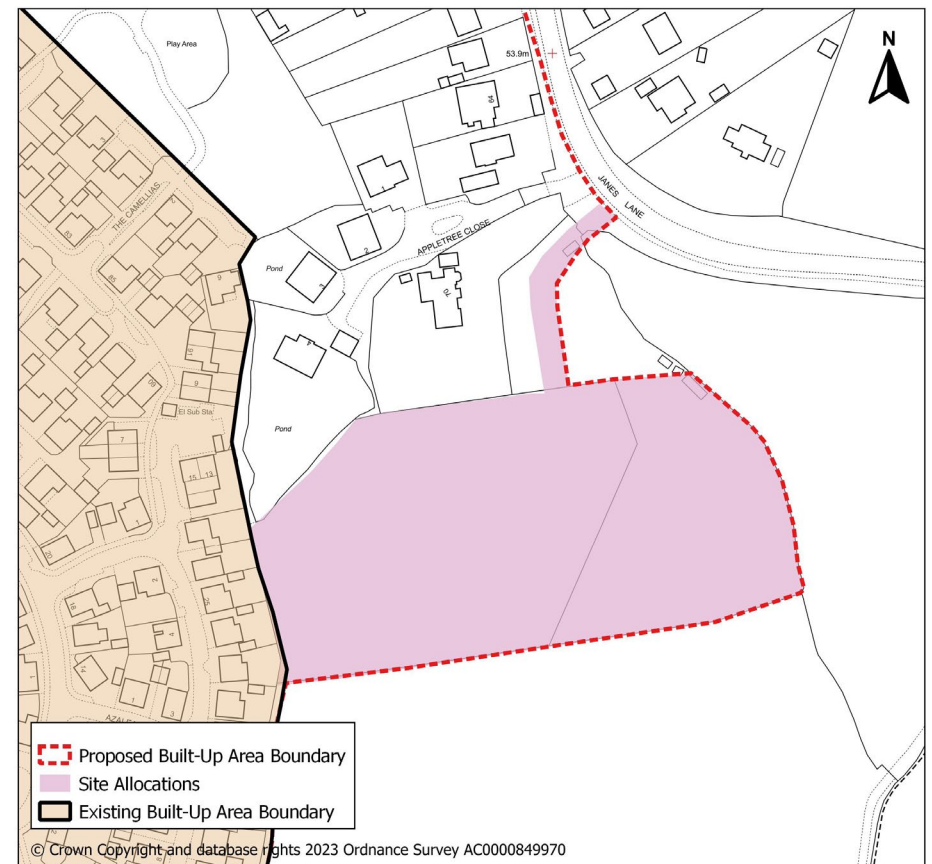
DPA2: Land at South of Appletree Close, Janes Lane, Burgess Hill

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.

Allocation		Housing	
SHELAA:	1030	Settlement:	Burgess Hill
Gross Site Area (ha):	1.2	Number of dwellings:	25
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Highway works Sustainable Transport measures 	

Policy Requirements

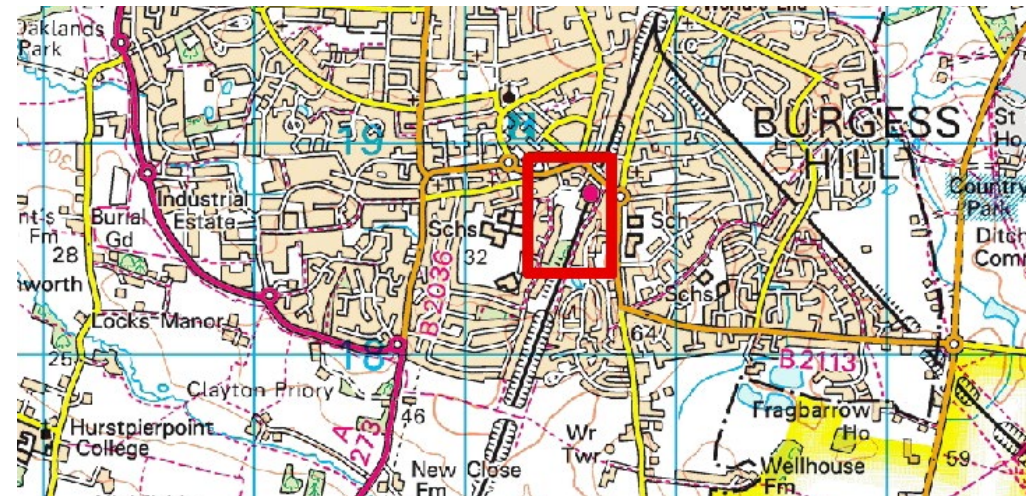
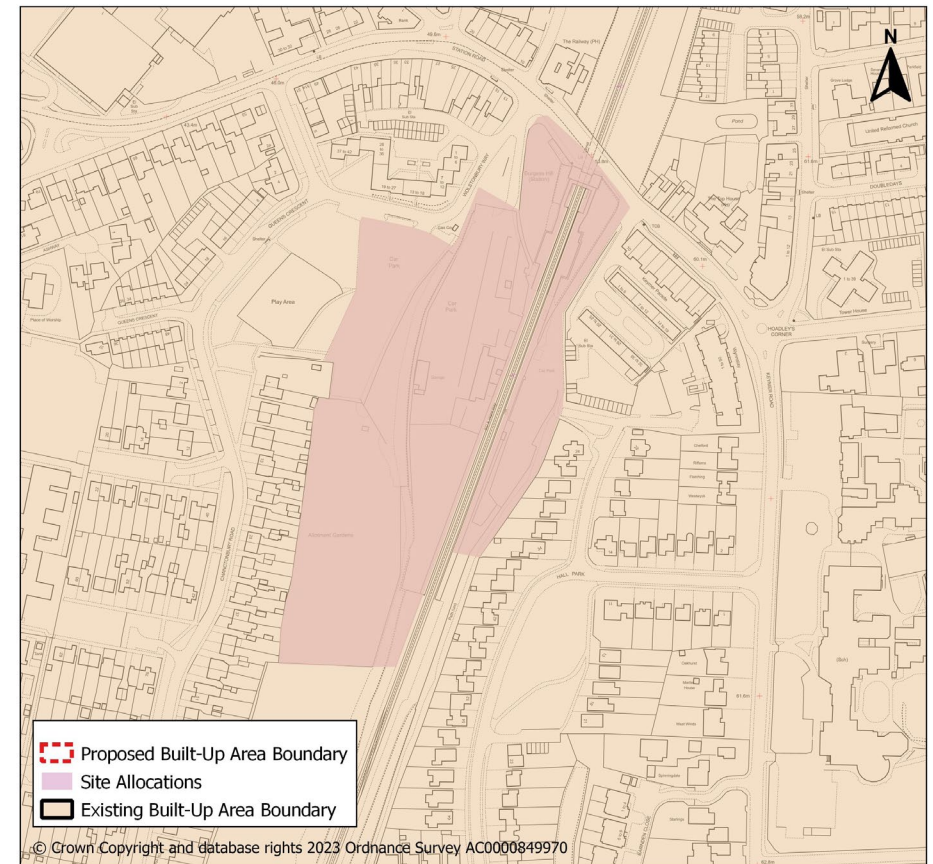
1. Prioritise cycle and pedestrian connections throughout the site and onto Janes Lane.
2. Provide suitable access from Janes Lane which avoids loss of mature trees.
3. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area.
4. Meet the requirements of other relevant development plan policies.



DPA3: Burgess Hill Station, Burgess Hill

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.

Allocation		Housing	
SHELAA:	1123	Settlement:	Burgess Hill
Gross Site Area (ha):	3.5	Number of dwellings:	300
Infrastructure		Financial contributions towards the provision of: <ul style="list-style-type: none"> • Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Play area • Other outdoor provision • Outdoor sports • Informal outdoor space, where need not met on-site Provision of: <ul style="list-style-type: none"> • Sustainable Transport measures • Compensatory community allotments • Sewerage network upgrades 	



Policy Requirements:

1. 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.
2. 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.
3. Orientate development positively to address existing open space at Queens Crescent Park along with any proposed areas of open space.
4. 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.
5. Deliver a transport mobility hub which prioritises sustainable and active travel with safe links to the wider network, taking account of the Place & Connectivity Programme and LCWIP. Co-locate appropriately designed delivery lockers and car club facilities.
6. Provide at least an equal number of allotments through the delivery of Policy DPA3a: Allotment Site – Nightingale Lane. The reprovision of the loss of allotment plots at Chanctonbury Road at DPA3a must be complete and operational before development on the former allotments at Chanctonbury Road can commence.
7. Provide good acoustic design and necessary mitigation to address noise impacts associated with the use and operation of the railway and station and substation.
8. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
9. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
10. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.
11. Meet the requirements of other relevant development plan policies.

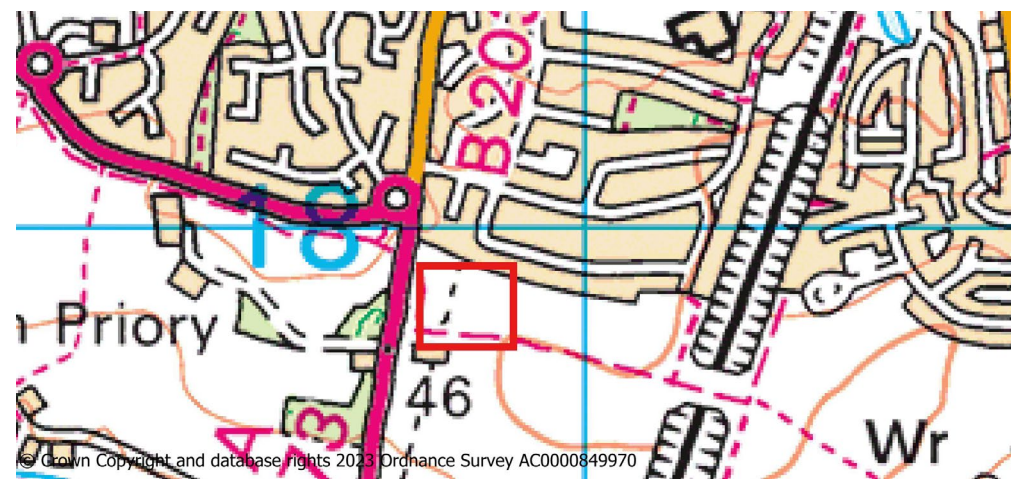
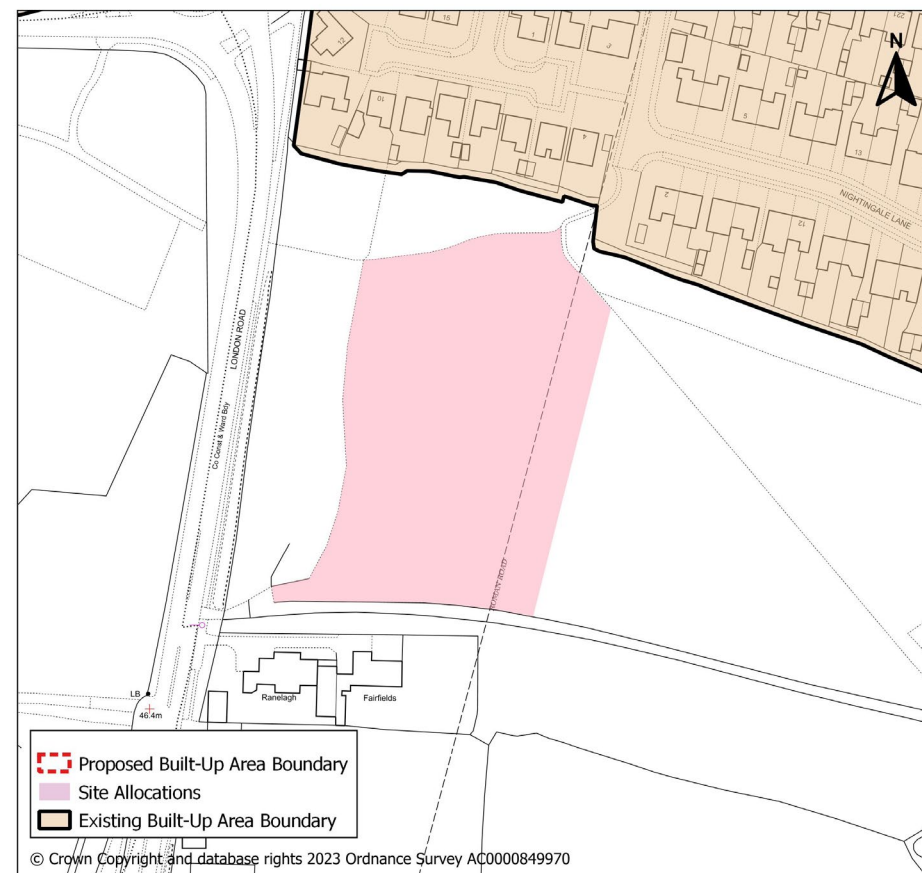
DPA3a: Allotment Site - Nightingale Lane, Burgess Hill

Allocation	Allotments
Gross Site Area (ha)	1ha

Policy Requirements

1. Allotment re-provision to compensate for the proposed loss at Chanctonbury Road, Burgess Hill (DPA3). Re-provision must be at least equal in quantity (63 plots) and quality to those at Chanctonbury Road, Burgess Hill.
2. Opportunities must be taken to maximise allotment provision above the amount required for re-provision. This may include provision of various plot sizes to meet local needs.
3. Provide suitable access from London Road, utilising and upgrading the existing access as required.
4. Provide on-site parking with sufficient space for loading/unloading for plot holders.
5. Provision of buildings for storage must be minimised. Proposals should maximise opportunities for communal storage. Any storage building must be small-scale and respect the open space and landscape setting of this site.
6. Provision of adequate water supply and drainage.
7. Part of this site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
8. Retain the Public Right of Way on the southern and western boundaries.

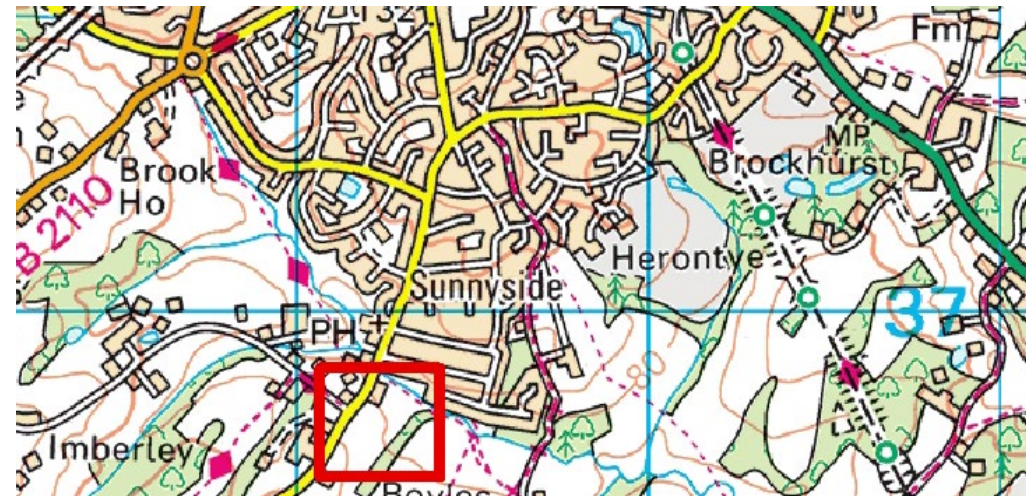
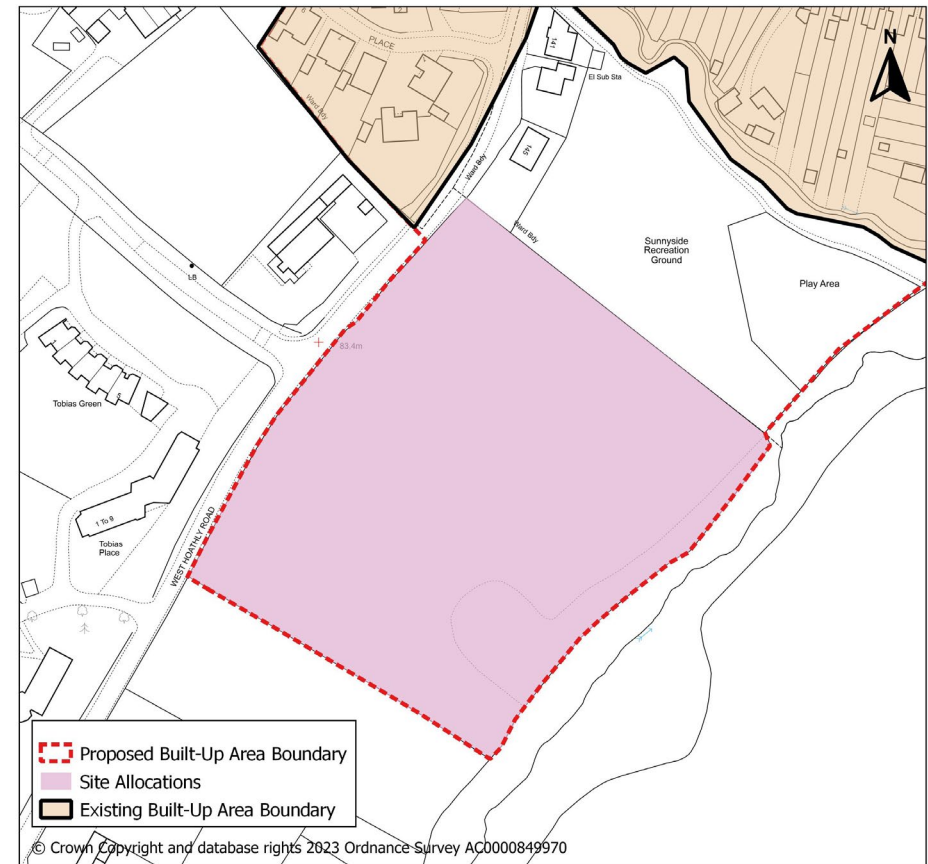
As a result of this allocation, these allotments will be Statutory upon completion with freehold or long-lease provided to Burgess Hill Town Council for their ongoing management and maintenance.



DPA4: Land off West Hoathly Road, East Grinstead

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.

Allocation		Housing	
SHELAA:	198	Settlement:	East Grinstead
Gross Site Area (ha):	1.8	Number of dwellings:	Up to 45
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> • Open space • Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Ashdown Forest SPA and SAC mitigation measures <p>Provision of:</p> <ul style="list-style-type: none"> • Health • Play area • Other outdoor provision • Outdoor sports • Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport measures • Highway works 	



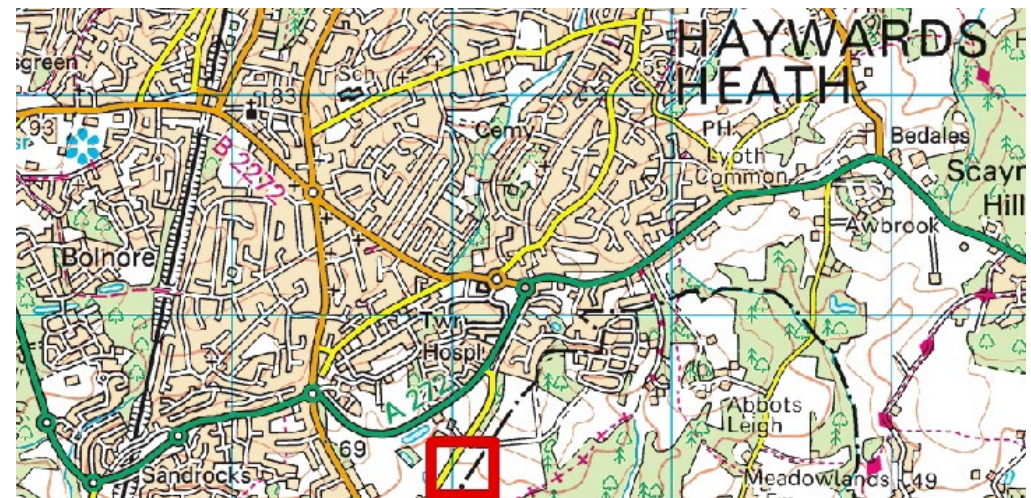
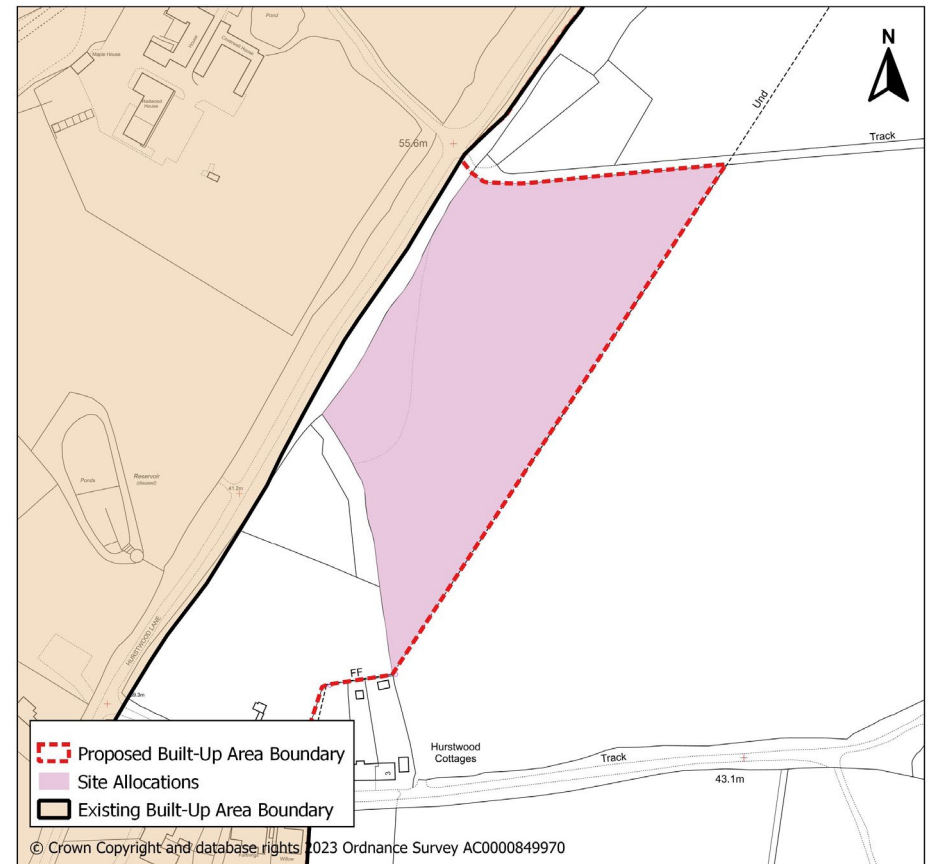
Policy Requirements

1. Conserve and enhance the High Weald AONB, taking account of the landscape and natural features of the site and the surrounding settlement pattern and character in the design and layout of the site.
2. Provide an appropriate buffer for the ancient woodland and priority habitat (deciduous woodland) within the site and to the east of the site.
3. Retain as much as possible and enhance the hedgerow fronting West Hoathly Road.
4. Provide a link to Sunnyside Recreation Ground.
5. Provide suitable access from West Hoathly Road.
6. Subject to technical highways work, provide an appropriate pedestrian crossing from the site to the pavement along West Hoathly Road opposite the site.
7. The site lies within the brick clay (Wadhurst) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance.
8. Meet the requirements of other relevant development plan policies.

DPA5: Land at Hurstwood Lane, Haywards Heath

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.

Allocation		Housing	
SHELAA:	858	Settlement:	Haywards Heath
Gross Site Area (ha):	1.8	Number of dwellings:	36
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Haywards Heath Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable transport measures Green infrastructure to neighbouring allocated site 	



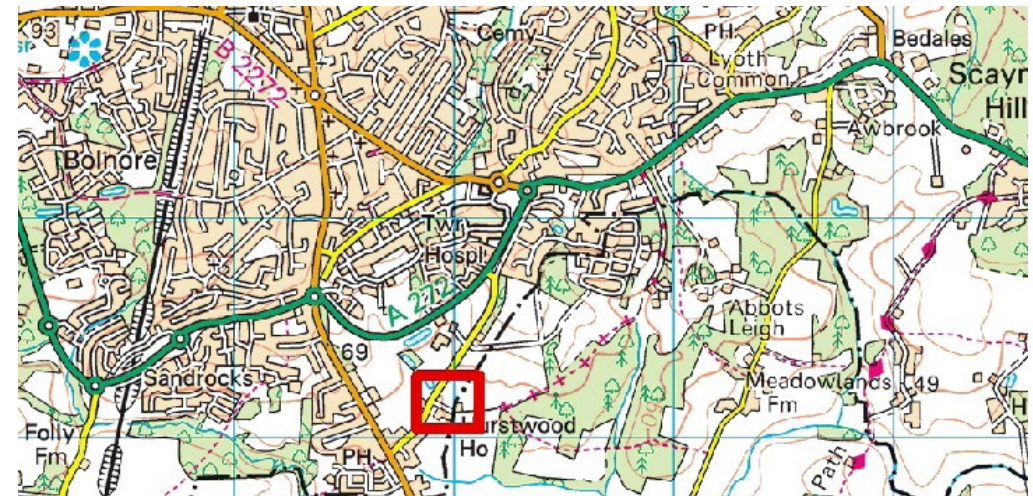
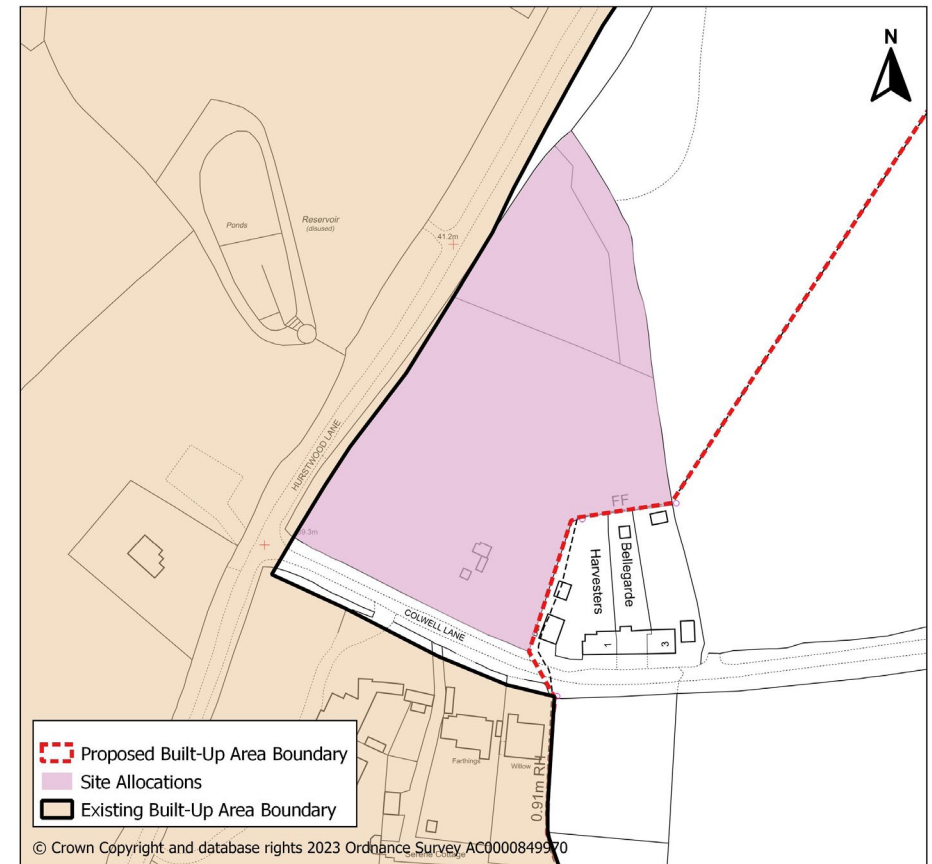
Policy Requirements

1. Integrate development with the site to the south (DPA6) 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.
2. Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation).
3. Respect, retain and enhance the rural character of Hurstwood Lane.
4. Retain and enhance the trees and retain the ground levels along Hurstwood Lane (which forms the western boundary of the site) and in the western part of the site. Any unavoidable loss of trees required to provide a site access should be justified and supported by evidence and will need to be mitigated with additional planting along the site boundary.
5. 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.
6. Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the east of the site, including ecological corridors.
7. Meet the requirements of other relevant development plan policies.

DPA6: Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath

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.

Allocation		Housing	
SHELAA:	508	Settlement:	Haywards Heath
Gross Site Area (ha):	1	Number of dwellings:	30
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Haywards Heath Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable transport measures Green infrastructure to neighbouring allocated site 	



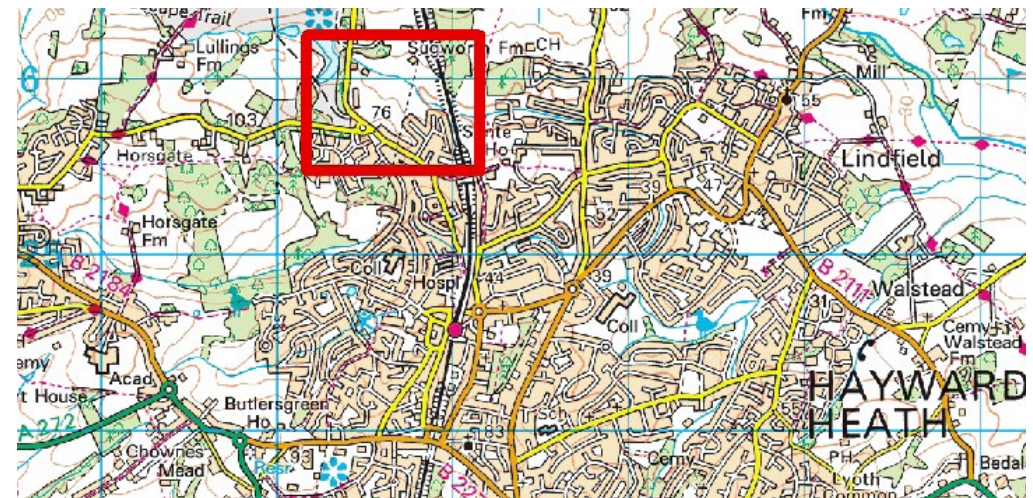
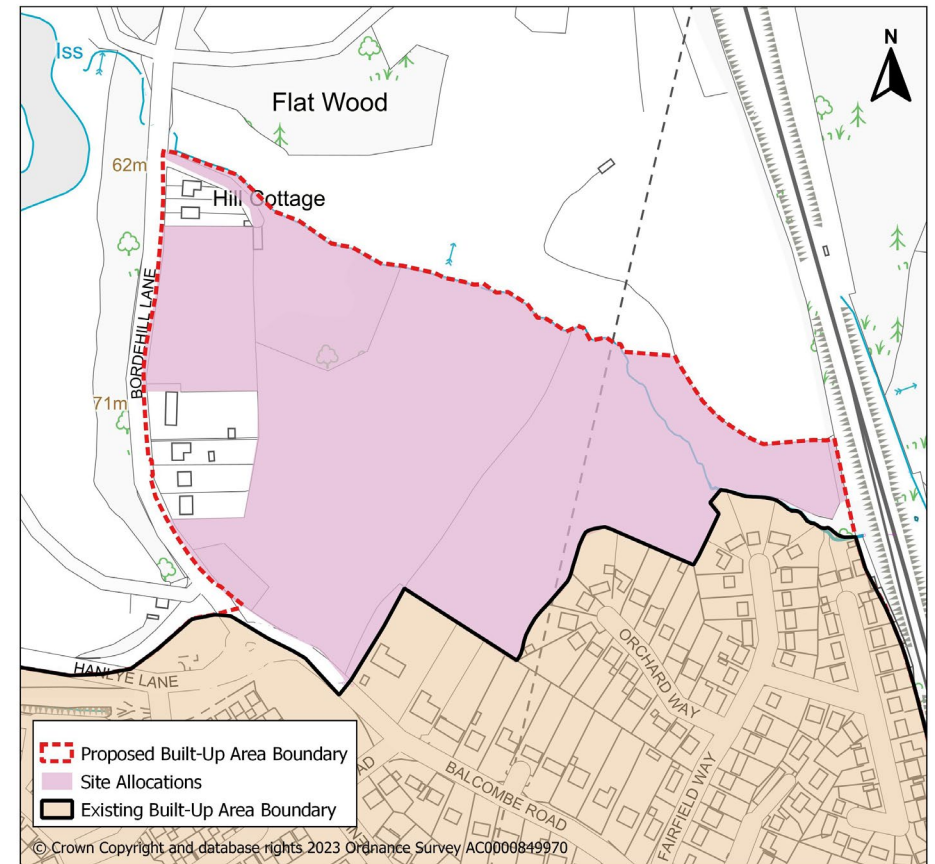
Policy Requirements

1. Integrate development with the site to the north (DPA5) 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.
2. Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation).
3. Respect, retain and enhance the rural character of Hurstwood Lane.
4. Retain and enhance the trees and retain the ground levels along Hurstwood Lane which forms the western boundary of the site. Any unavoidable loss of trees required to provide a site access should be justified and supported by evidence and will need to be mitigated with additional planting along the site boundary.
5. Retain and enhance the trees on the site boundaries to provide a landscape buffer to the wider countryside.
6. Measures will be necessary to mitigate the impact of development on the landscape character of the surrounding area.
7. Meet the requirements of other relevant development plan policies.

DPA7: Land east of Borde Hill Lane, Haywards Heath

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.

Allocation		Housing	
SHELAA:	556	Settlement:	Haywards Heath
Gross Site Area (ha):	10.5	Number of dwellings:	60
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> • Play area • Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Improvements at Haywards Heath Station • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision • Outdoor sports • Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> • Highway works • Sustainable transport measures 	



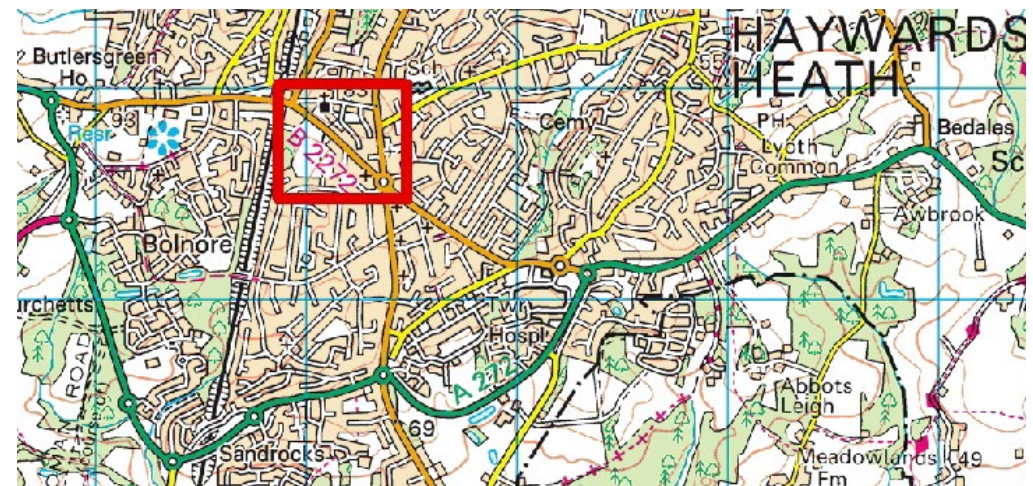
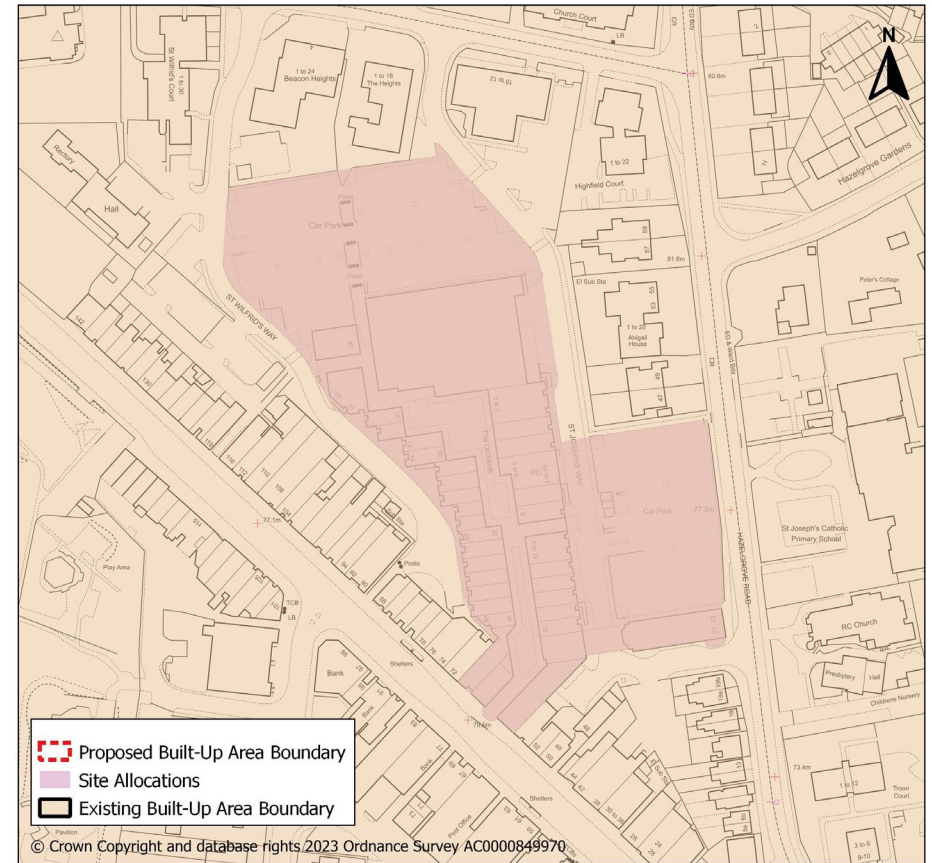
Policy Requirements

1. Contain development to central and eastern parts of site to reduce potential impacts on the setting of High Weald AONB (to be informed by an LVIA).
2. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience.
3. Provide suitable vehicular, pedestrian and cycle access from Borde Hill Lane via a fourth arm from the roundabout, south west of the site.
4. 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 Highway Authority.
5. Informed by a Heritage Statement, provide appropriate layout and design which preserves the setting of nearby Grade II listed building 'South Lodge'.
6. Submit a Statement of Significance on Borde Hill Gardens together with an assessment of the impact of the proposal on that significance.
7. Provide good acoustic design to address noise impacts associated with the railway.
8. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
9. Address any impacts associated with the building stone (Cuckfield) Minerals Safeguarding Area, the building stone (Ardingly) Minerals Consultation Area and the brick clay (Wadhurst) Minerals Safeguarding Area.
10. Meet the requirements of other relevant development plan policies.

DPA8: Orchards Shopping Centre, Haywards Heath

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.

Allocation		Housing	
SHELAA:	1121	Settlement:	Haywards Heath
Gross Site Area (ha):	1.9	Number of dwellings:	100
Infrastructure		<p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Improvements at Haywards Heath Station • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Play area • Other outdoor provision • Outdoor sports • Informal outdoor space, where need not met on-site <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport measures • Car parking • Sewerage network upgrades 	



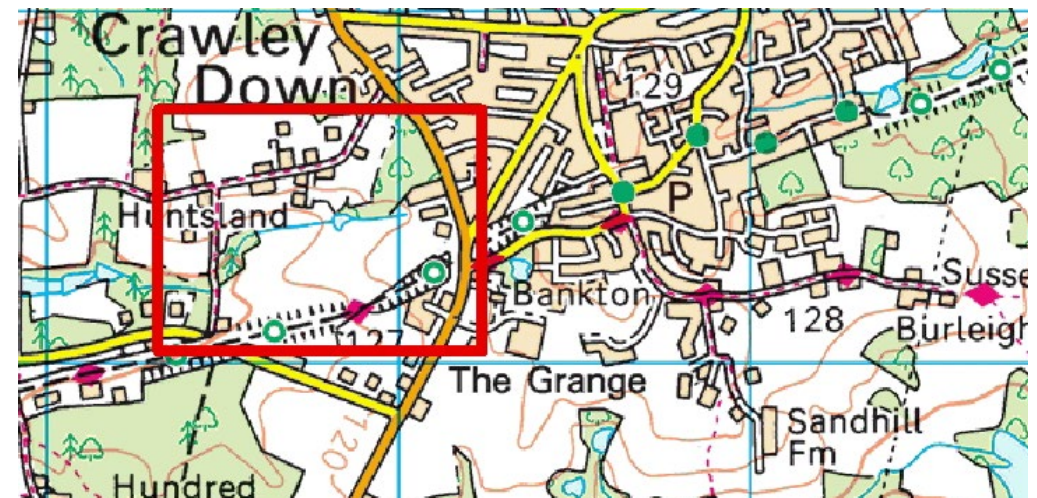
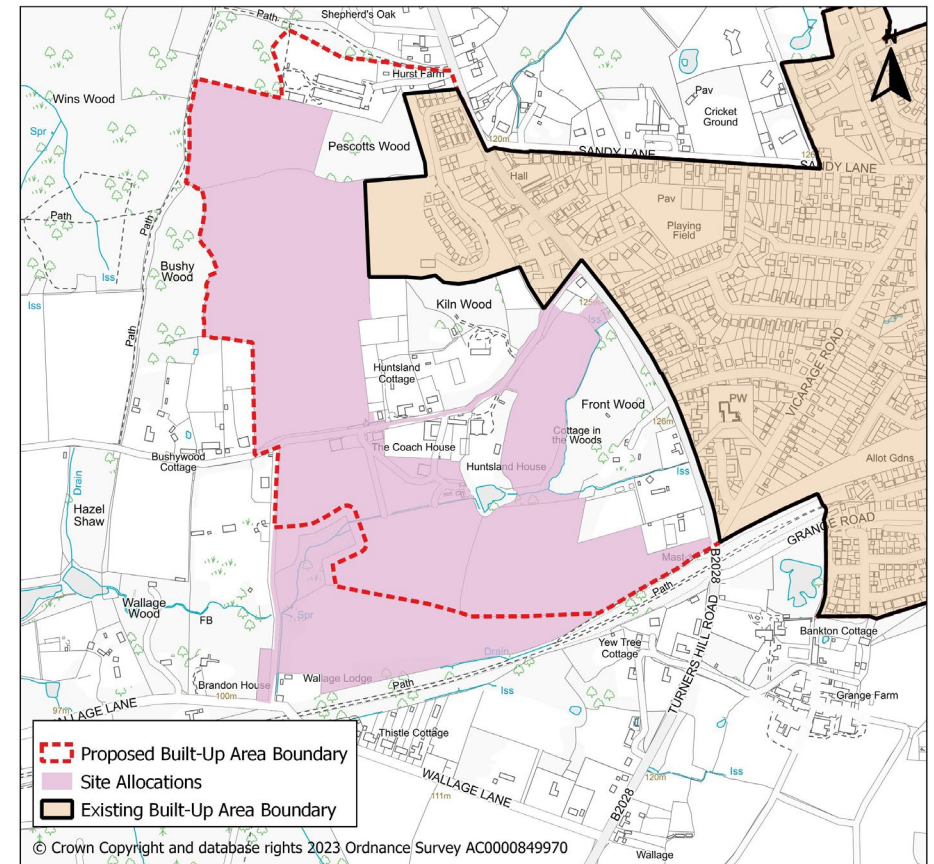
Policy Requirements:

1. Deliver a mixed-use development including retail, leisure, residential and other complementary town centre uses to help provide a central and diverse hub for the town centre.
2. Pedestrian routes through the site should be clear and link well to adjacent areas.
3. Maximise active frontages in the design of any redevelopment of the site.
4. 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 Mid Sussex Design Guide SPD.
5. 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'.
6. Take into account the 2021 Haywards Heath Town Centre Masterplan SPD and opportunities for The Orchards Shopping Centre (Chapter 5).
7. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.
8. Plan the layout of the development to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.
9. Provide good acoustic design to address noise impacts associated with the mixed-use development.
10. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
11. Meet the requirements of other relevant development plan policies.

DPA9: Land to west of Turners Hill Road, Crawley Down

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.

Allocation		Housing	
SHELAA:	688	Settlement:	Crawley Down
Gross Site Area (ha):	33.7	Number of dwellings:	350
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> • Community building • Allotments • 50 bed (C2) care home • Play area • Other outdoor provision • Outdoor sports⁵² • Informal outdoor space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Education • Library • Local Community Infrastructure • Emergency services • Ashdown Forest SPA and SAC mitigation measures • Health <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable transport measures • Highway works • Sewerage network upgrades 	



⁵² Subject to further discussion regarding overall provision within settlement, refer to IDP for most up-to-date position.

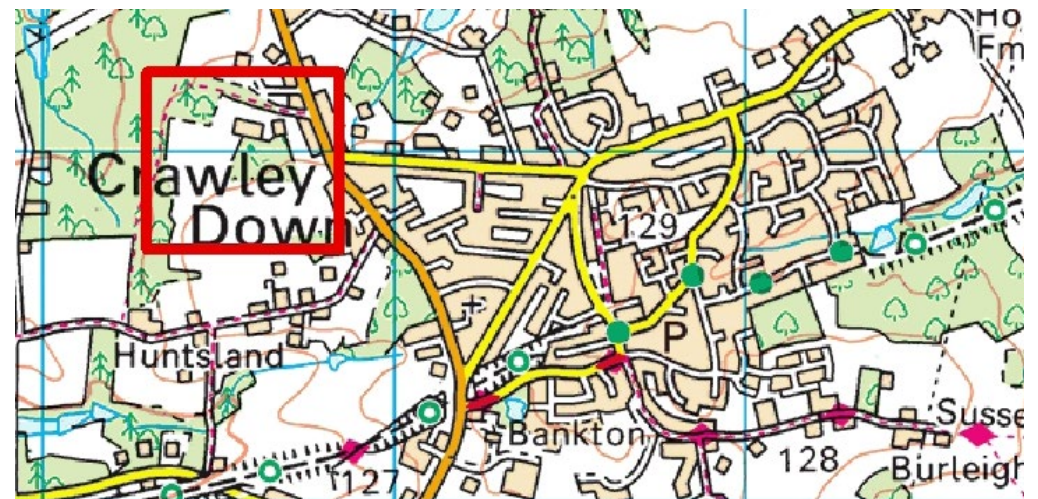
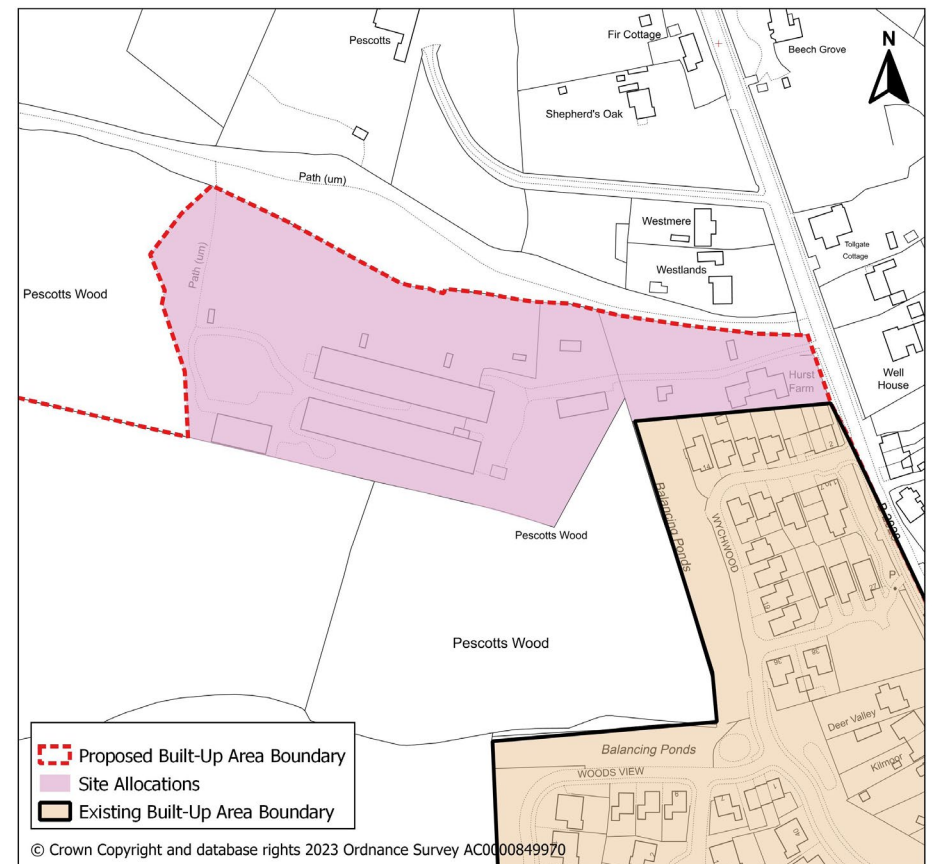
Policy Requirements:

1. Assess the areas of archaeological interest – Crest of Sandstone Ridge and the stream running through the High Weald that has a potential pre-historic bank.
2. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience.
3. Address any impacts associated with Ancient Woodland (on and adjacent to the site) including Front Wood, Wallage Wood, Wallage Lodge Shaw, Bushy Wood, Pescotts Wood (east and west parcels), which will be excluded from development.
4. Provide a woodland buffer to existing vegetation along the southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting.
5. Provide a 5m landscape buffer to existing hedgerows.
6. Integrate and enhance the existing PRowS within the site and retain the character of PRowS that border the site.
7. Provide suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way.
8. Integrate development with the site to the north (DPA10) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
9. Provide suitable access to Turners Hill Road to each of the three areas of the site. The northern access is to be via Wychwood Place and the middle access and route through site is to be separate from Huntsland which will remain a no through road and public right of way.
10. Avoid development in the most sensitive areas, including the central ridge.
11. Provide a country park in southern part of site and along western boundary linking the north and south parts of the site. It meets the requirements of other relevant development plan policies.
12. Meet the requirements of other relevant development plan policies.

DPA10: Hurst Farm, Turners Hill Road, Crawley Down

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.

Allocation		Housing	
SHELAA:	743	Settlement:	Crawley Down
Gross Site Area (ha):	2.2	Number of dwellings:	37
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Education Library Community buildings Local Community Infrastructure Ashdown Forest SPA and SAC mitigation measures Health Play area Other outdoor provision Outdoor sports Parks and Gardens 	



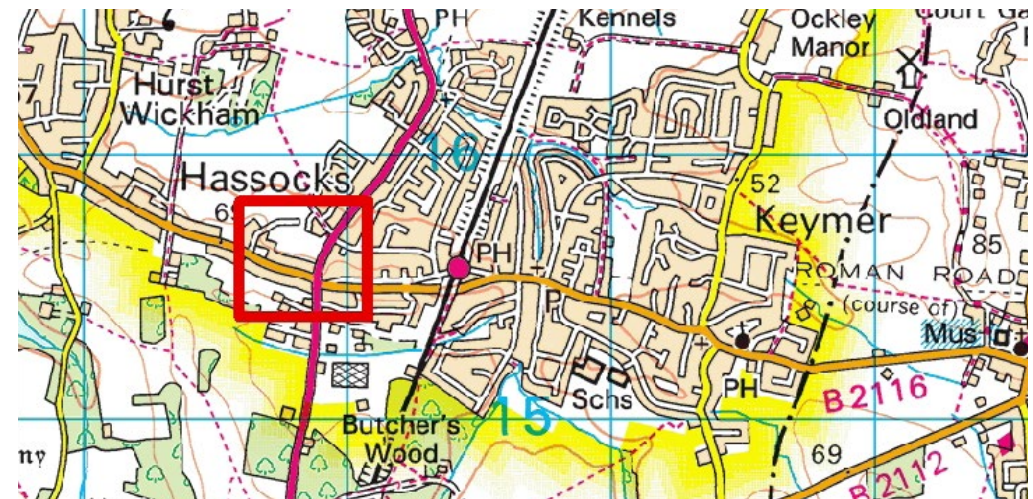
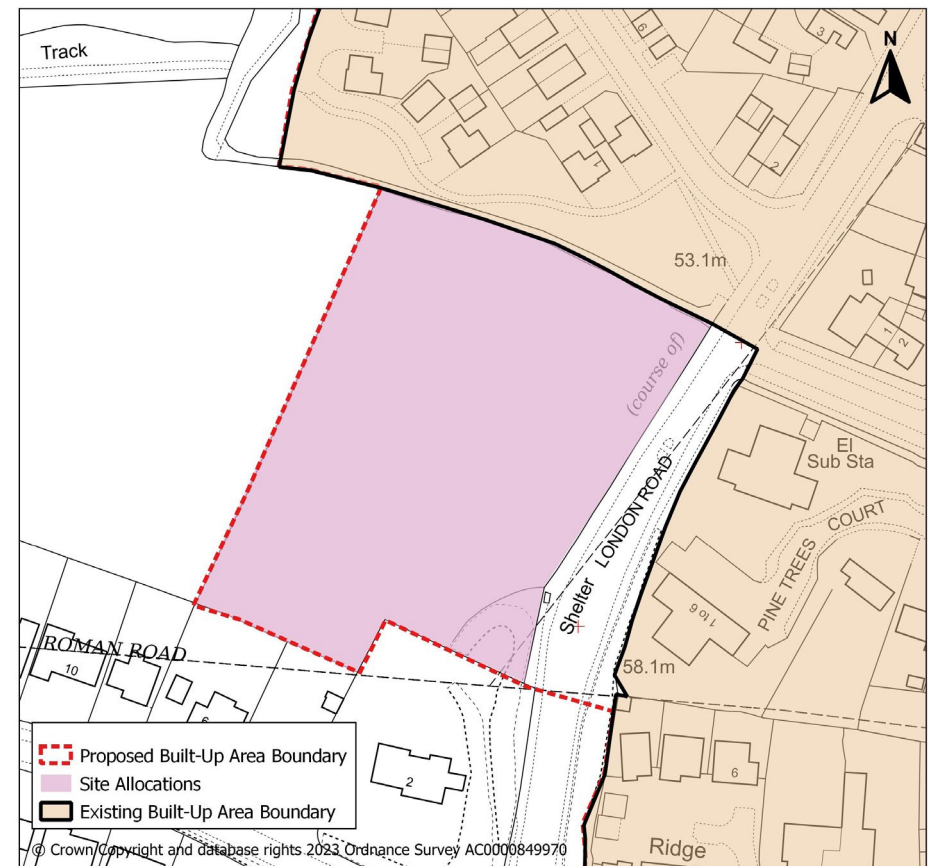
Policy Requirements

1. 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.
2. Address any impacts associated with ancient woodland along the western and southeastern edges of the site.
3. Integrate development with the site to the south (DPA9) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
4. Informed by a Heritage Statement, provide layout and design which preserves the setting of Grade II listed building 'Westlands'.
5. Provide suitable vehicular, pedestrian and cycle access from Turners Hill Road.
6. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
7. Meet the requirements of other relevant development plan policies.

DPA11: Land rear of 2 Hurst Road, Hassocks

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.

Allocation		Housing	
SHELAA:	210	Settlement:	Hassocks
Gross Site Area (ha):	0.9	Number of dwellings:	25
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Hassocks Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable Transport measures Highway works 	



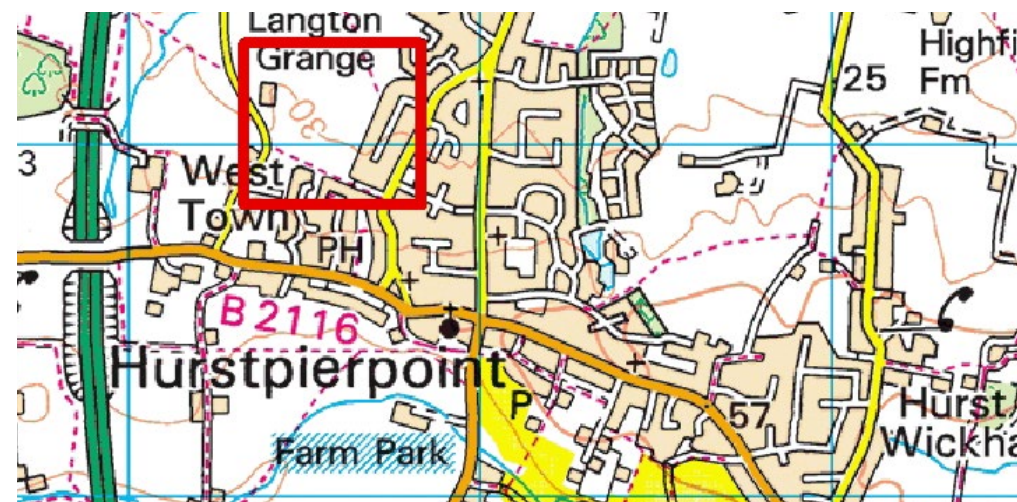
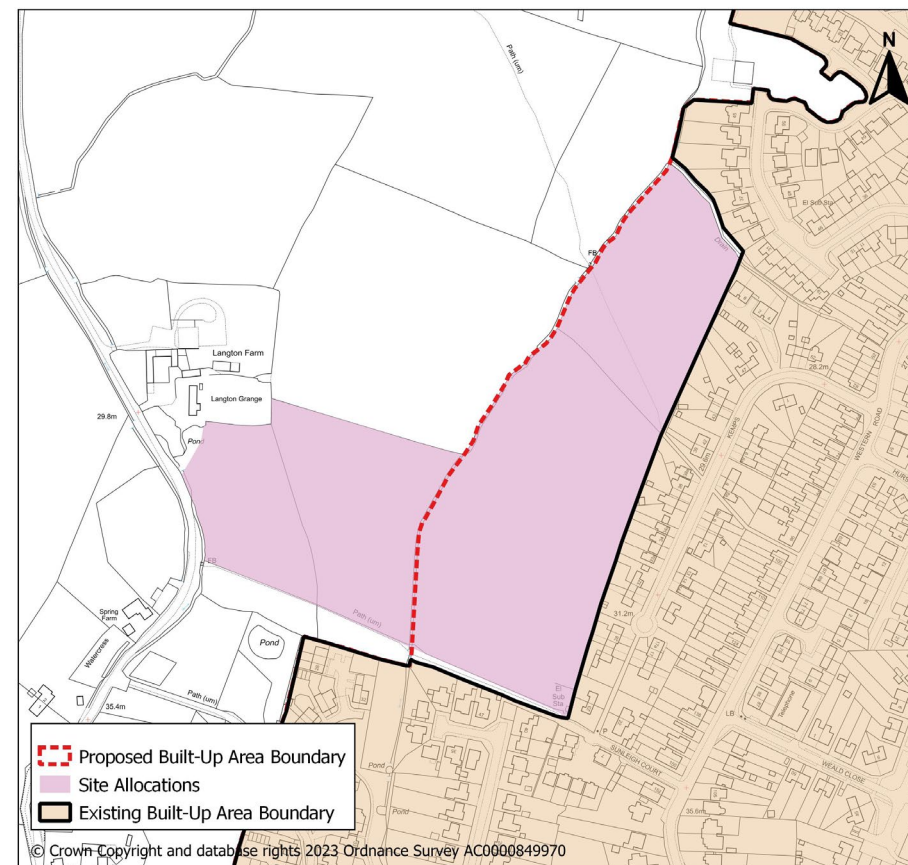
Policy Requirements

1. Provide appropriate landscaping, taking into account any sensitive, longer views to the northwest of the site.
2. Mitigate potential impacts from development on TPOs in the southeast corner and along northern boundary.
3. Retain and enhance mature trees/hedgerows along site boundaries, including screening to the A273.
4. Provide suitable vehicular, pedestrian and cycle access including necessary off-site highways improvements.
5. Provide good acoustic design to address noise impacts associated with the A273.
6. Provide air quality mitigation to address impacts on the Stonepound Crossroads AQMA.
7. Address any impacts associated with the soft sand Minerals Safeguarding Area.
8. Meet the requirements of other relevant development plan policies.

DPA12: Land west of Kemps, Hurstpierpoint

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.

Allocation		Housing	
SHELAA:	13	Settlement:	Hurstpierpoint
Gross Site Area (ha):	5.8	Number of dwellings:	90
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> • Play area • Informal outdoor space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency Services • Health • Other outdoor provision • Outdoor sports <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable transport measures • Highway works • Sewerage network upgrades 	



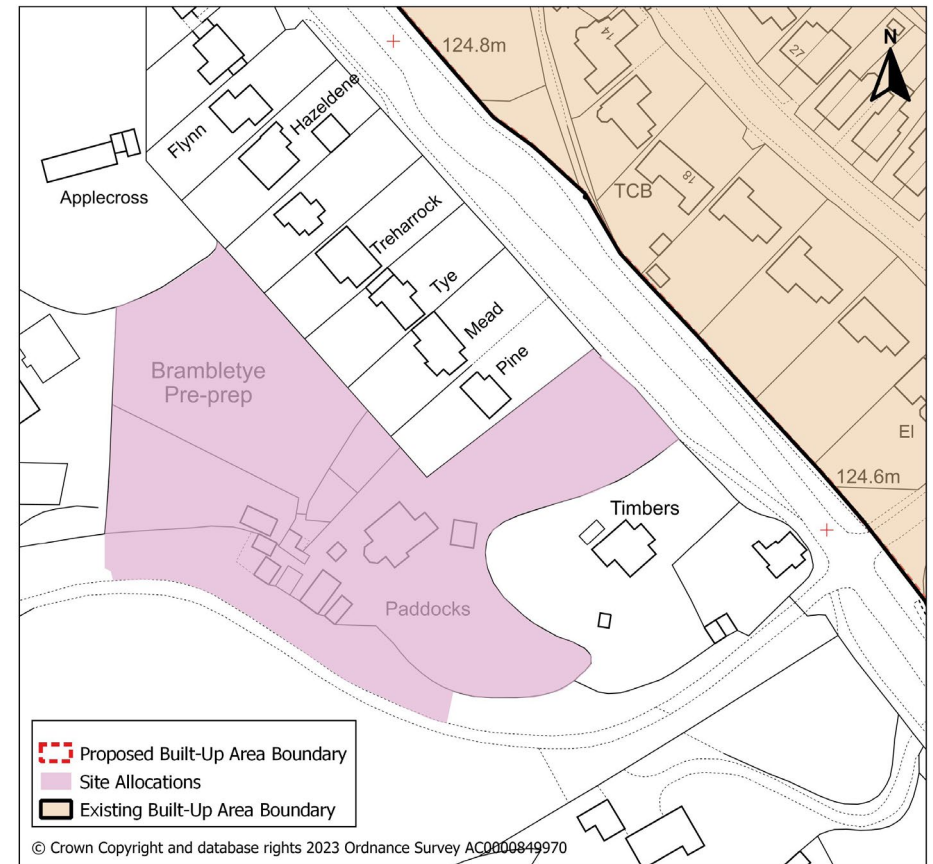
Policy Requirements:

1. Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the west of the site, including ecological corridors.
2. Protect and enhance the streams on the western boundaries and crossing the site.
3. Provide a designated/equipped play area on-site.
4. Create new pedestrian and cycle links to connect to the existing PRow network.
5. Retain and enhance the existing PRow, Footpath 36Hu, crossing the site.
6. Upgrade Footpath 37Hu to the south of the site connecting to Western Road to Langton Lane.
7. Informed by a Heritage Statement, provide layout and design which preserve the setting of the neighbouring Grade II listed building 'Langton Grange' and the Langton Lane Conservation Area.
8. Provide suitable access from Orchard Way.
9. Address any impacts associated with the brick clay (Weald) Mineral Safeguarding Area.
10. Meet the requirements of other relevant development plan policies.

DPA13: The Paddocks, Lewes Road, Ashurst Wood

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.

Allocation		Housing	
SHELAA:	984	Settlement:	Ashurst Wood
Gross Site Area (ha):	0.84	Number of dwellings:	8 - 12
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Education Library Community buildings Local Community Infrastructure Ashdown Forest SPA and SAC mitigation measures Health Play area Other outdoor provision Outdoor sports Parks and Gardens 	



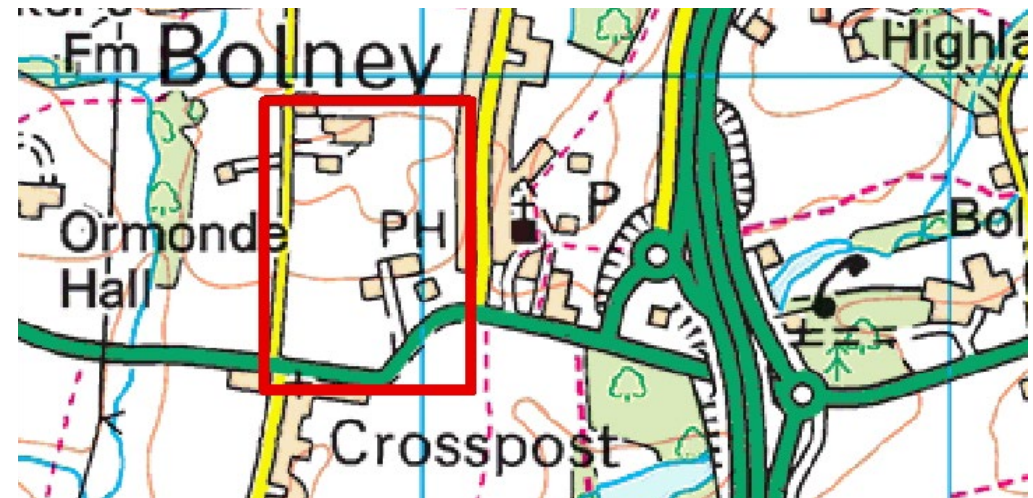
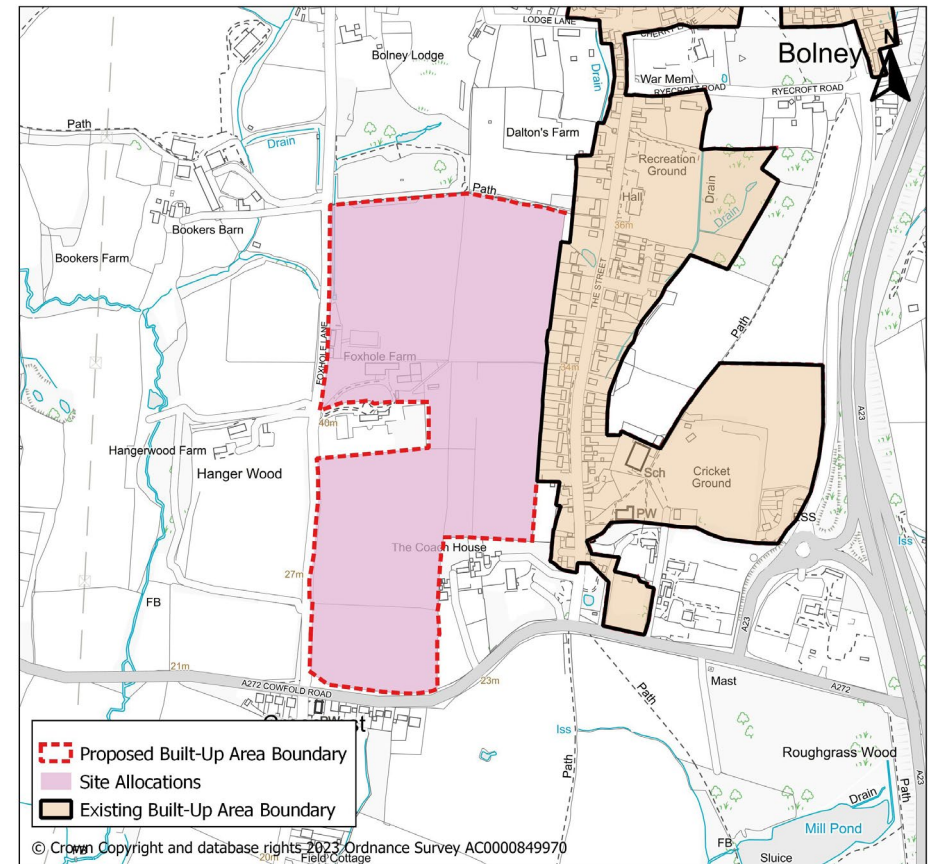
Policy Requirements:

1. Provide suitable access from Lewes Road.
2. Take a landscape-led approach to development and take into account the existing trees in the design and layout of the site.
3. Provide an appropriate buffer for the priority habitat (deciduous woodland) within the site and take opportunities to enhance it.
4. Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.
5. Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD.
6. The layout of the site needs to take into account the location of existing water and sewerage infrastructure to allow for maintenance and future upgrades.
7. The site lies within the brick clay (Wadhurst) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance.
8. Meet the requirements of other relevant development plan policies.

DPA14: Land at Foxhole Farm, Bolney

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.

Allocation		Housing	
SHELAA:	1120	Settlement:	Bolney
Gross Site Area (ha):	18.4	Number of dwellings:	200
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> • Land for education provision • Community facility • Community working hub • Allotments • Informal outdoor space including community orchard and country park <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Education • Library • Local Community Infrastructure • Emergency Services • Play area • Health • Other outdoor provision • Outdoor sports <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable transport measures • Highway works • Sewerage network upgrades 	



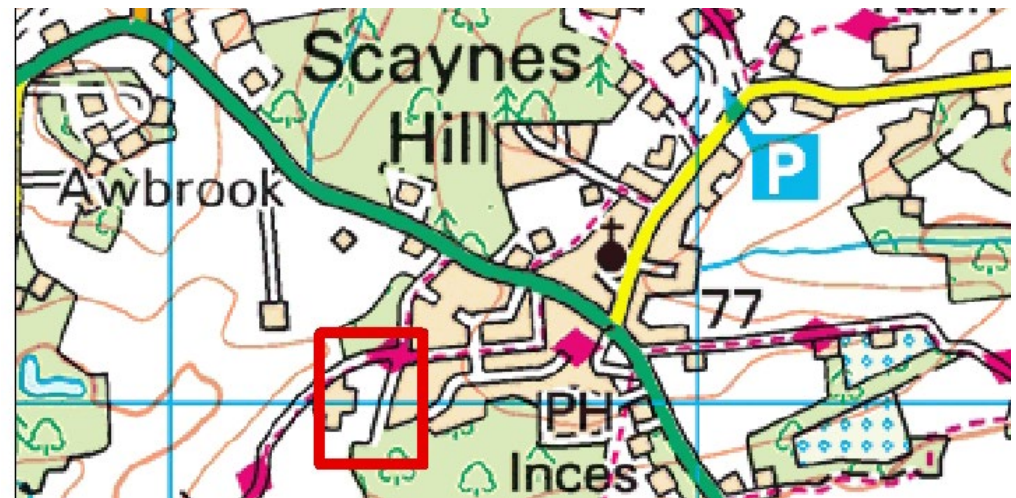
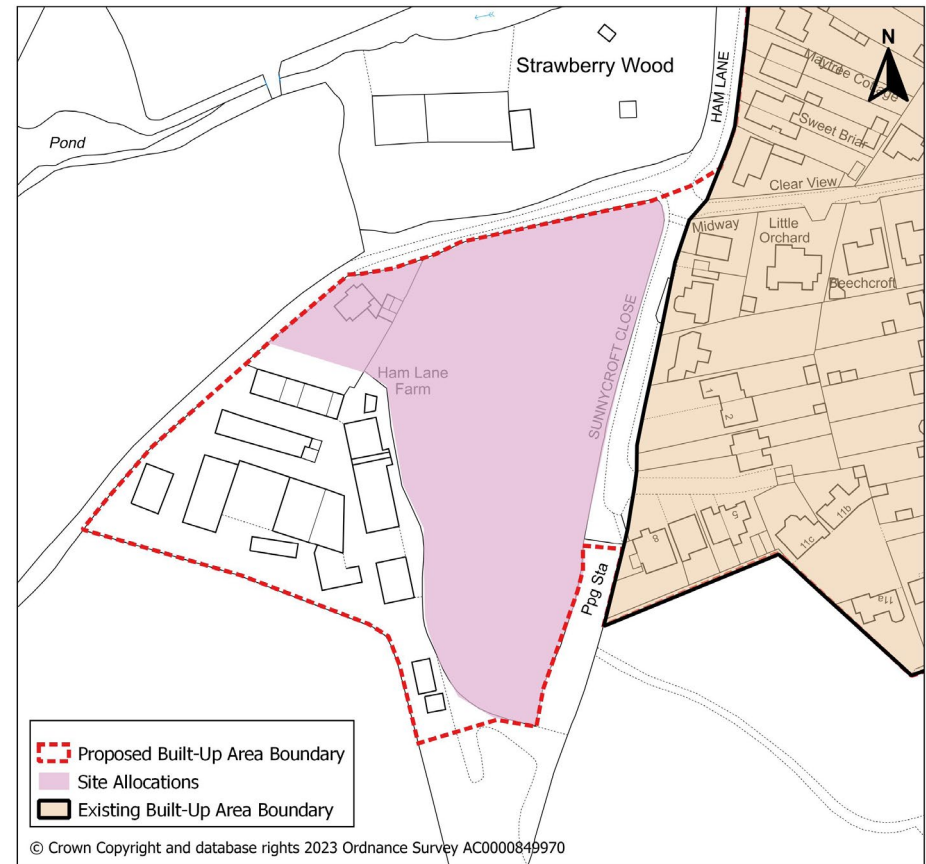
Policy Requirements:

1. 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).
2. Follow a sequential approach by directing development away from areas of flood risk associated with surface water flooding in lowest areas of the site.
3. Retain the character of footpath 44Bo which runs along the site's northern boundary and create a pedestrian link from the site.
4. Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272).
5. Provide pedestrian and cycle access to The Street into the north part of the site between the properties of Westmeadow and Downland. In addition, explore potential for additional pedestrian and cycle access to The Street into the south-central part of the site.
6. Provide a country park between the north and south development parcels.
7. Explore opportunities on-site to enhance education provision in the village that meets an identified local need.
8. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
9. The site lies within the brick clay (Weald) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance
10. Meet the requirements of other relevant development plan policies.

DPA15: Ham Lane Farm House, Ham Lane, Scaynes Hill

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.

Allocation		Housing	
SHELAA:	1020	Settlement:	Scaynes Hill
Gross Site Area (ha):	0.97	Number of dwellings:	30
Infrastructure		<p>On-site: Natural, semi-natural and amenity green space</p> <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Improvements at Haywards Heath Station • Education • Library • Community buildings • Local Community Infrastructure • Health • Play area • Other outdoor provision • Outdoor sports • Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport measures • Highway works 	



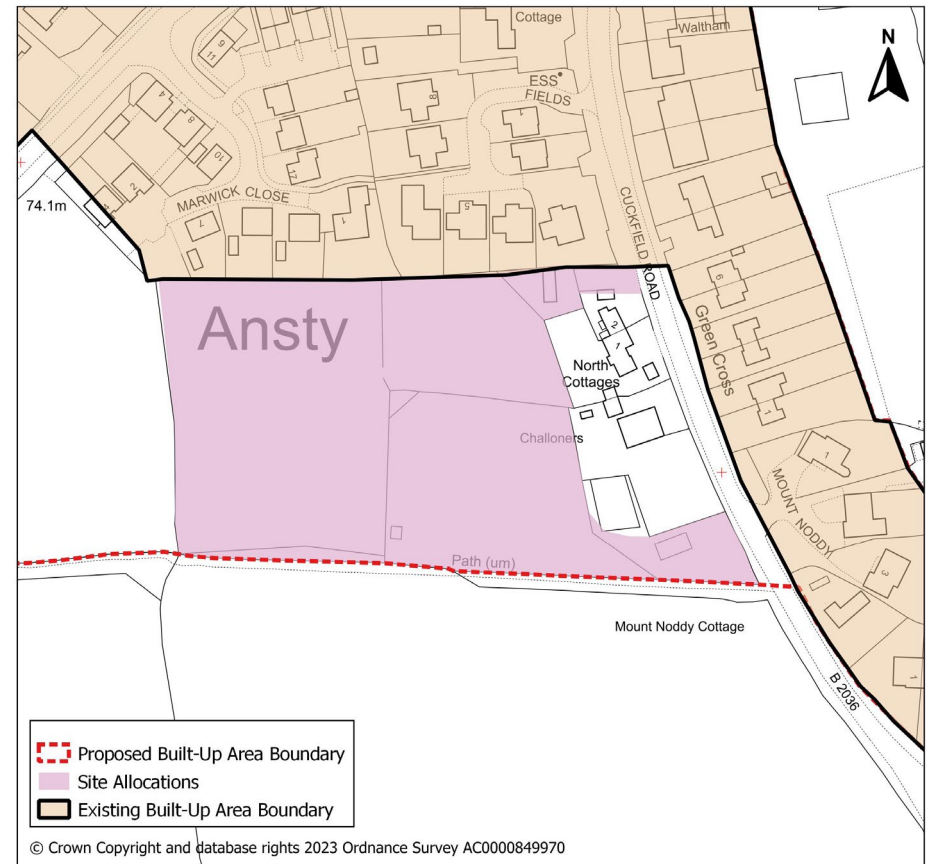
Policy Requirements:

1. Address any impacts associated with ancient woodland in the south east corner of the site.
2. Create new pedestrian links to existing PRow network.
3. Provide suitable vehicular, pedestrian and cycle access from Ham Lane.
4. Provide good acoustic design to address noise impacts associated with adjacent industrial workshops.
5. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
6. Address any impacts associated with the Building Stone (Cuckfield and Ardingly) Minerals Consultation Area and the CDE Waste and Aggregate Recycling facility consultation area.
7. Meet the requirements of other relevant development plan policies.

DPA16: Land west of North Cottages and Challoners, Cuckfield Road, Ansty

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.

Allocation		Housing	
SHELAA:	1148	Settlement:	Ansty
Gross Site Area (ha):	1.3	Number of dwellings:	30
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Haywards Heath Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable Transport measures Highway works 	



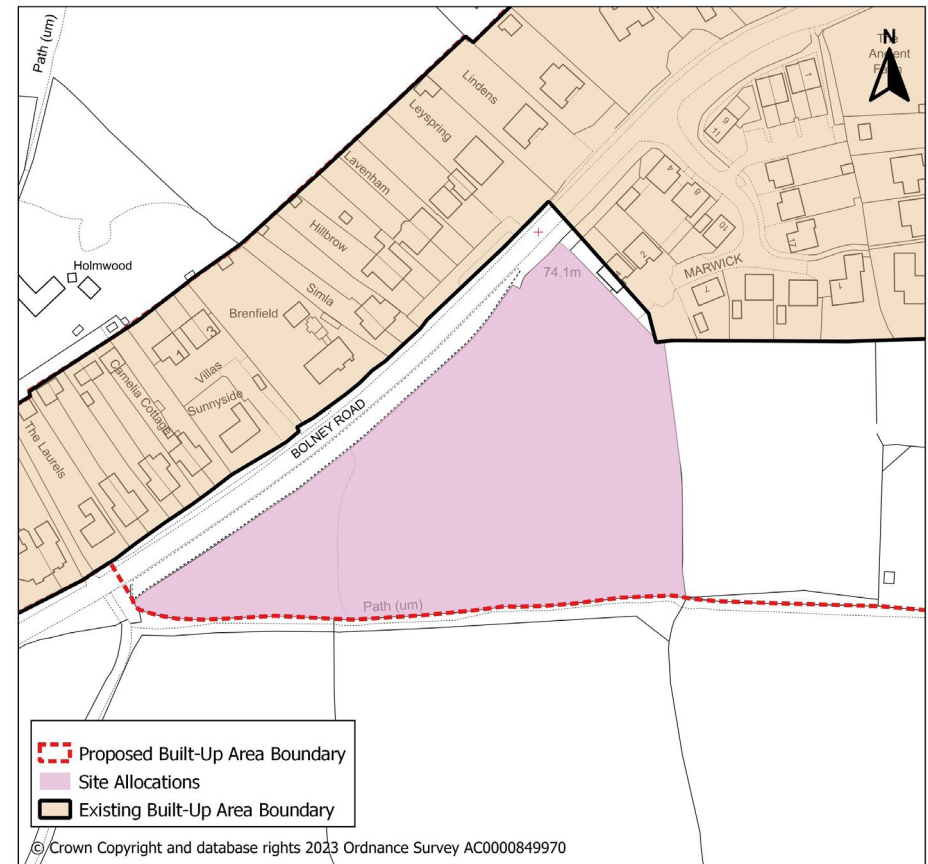
Policy Requirements:

1. Provide suitable access from Cuckfield Road.
2. Retain and provide an appropriate buffer to the mature English oak tree in the centre of the site unless it can be demonstrated and justified through survey and assessment evidence that the tree needs to be removed.
3. Particular attention should be given to trees and hedgerows on the southern boundary adjacent to the PRoW.
4. Maintain the rural character of the PRoW on the southern boundary of the site.
5. 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.
6. The design and layout of the site should reflect a transition from the built environment to the rural countryside.
7. The design and layout of the site should reflect the rural character of the settlement and avoid being urban or suburban in character.
8. Integrate development with the site to the west (DPA17) by providing pedestrian and cycling connections and green infrastructure connectivity.
9. The layout of the site needs to take into account the location of existing water and sewerage infrastructure to allow for maintenance and future upgrades.
10. Meet the requirements of other relevant development plan policies.

DPA17: 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.

Allotment		Housing	
SHELAA:	784	Settlement:	Ansty
Gross Site Area (ha):	1.5	Number of dwellings:	45
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Haywards Heath Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable Transport measures Highway works 	



Policy Requirements:

1. Provide suitable access from Upton Drive and Marwick Close.
2. Retain and enhance the trees and retain the ground levels along the A272 Bolney Road which forms the western boundary of the site.
3. Particular attention should be given to trees and hedgerows on the southern boundary adjacent to the PRoW and in the southwest of the site.
4. Maintain the rural character of the PRoW on the southern boundary of the site.
5. 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.
6. The design and layout of the site should reflect a transition from the built environment to the rural countryside.
7. The design and layout of the site should reflect the rural character of the settlement and avoid being urban or suburban in character.
8. Integrate development with the site to the east (DPA16) by providing pedestrian and cycling connections and green infrastructure connectivity.
9. Provide good acoustic design to address noise impacts associated with the A272 Bolney Road.
10. Meet the requirements of other relevant development plan policies.

DPA18: Land at Byanda, Hassocks

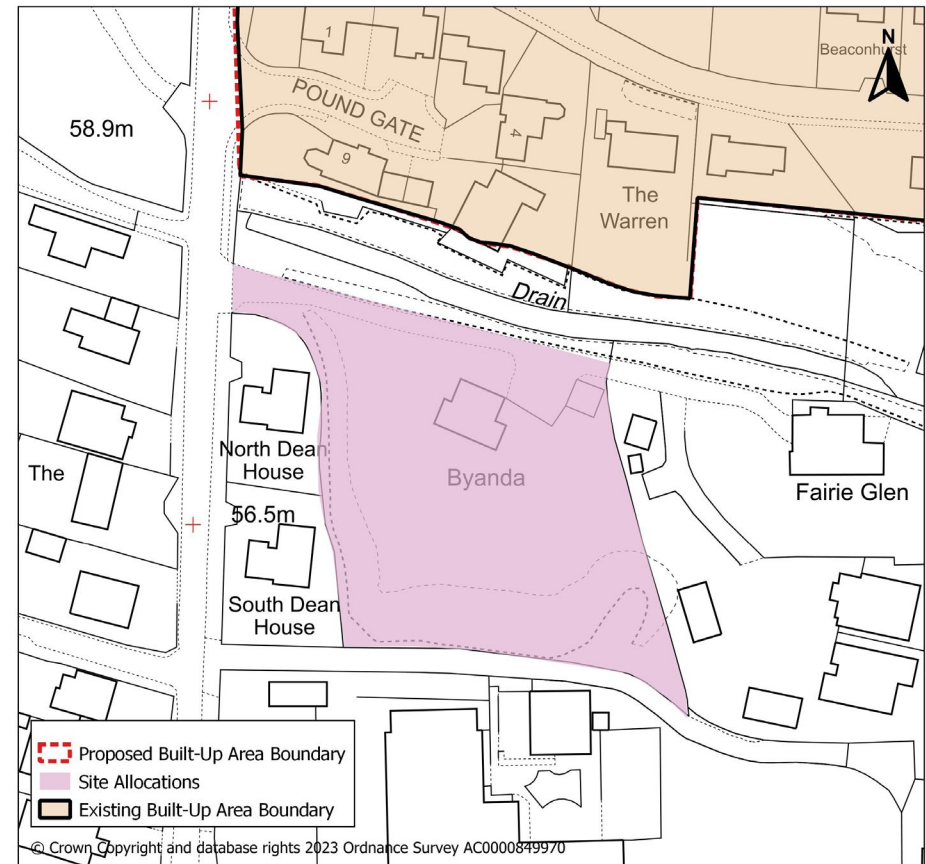
Land at Byanda is on the southern side of Hassocks and well located for older persons' accommodation. Planning permission has recently been granted for the demolition of the existing property (Byanda) and a replacement 60-bed residential care home (planning application reference DM/23/0002). In the event that the permission lapses, the allocation will continue to secure the site for older persons' accommodation.

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.

Allocation		Older Persons' Accommodation	
SHELAA:	1101	Settlement:	Hassocks
Gross Site Area (ha)	0.4	Number and type of older persons' accommodation	60 bed residential care home

Policy Requirements

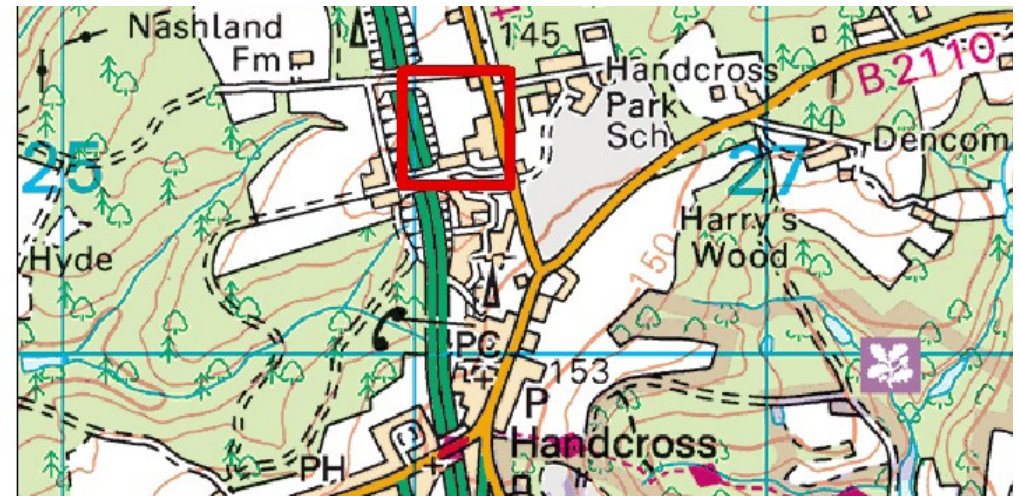
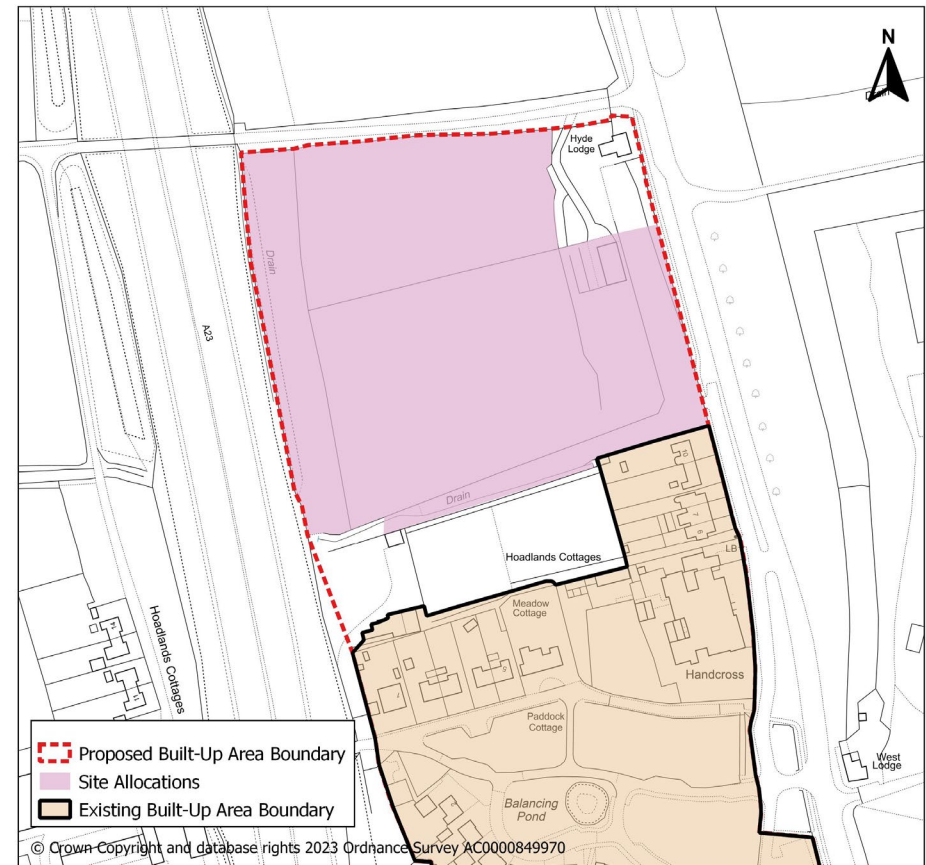
1. Provide suitable vehicular, pedestrian and cycle access from Brighton Road.
2. Follow a sequential approach by directing development away from areas of flood risk associated with the site.
3. The building design including its height, scale, massing and appearance should be appropriate to the site's edge of settlement location and address any sensitive views to the site from within the South Downs National Park, including footpath 11c and top of Wolstonbury Hill.
4. The site lies within the soft sand Minerals Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance.
5. Meet the requirements of other relevant development plan policies.



DPA19: Land at Hyde Lodge, Handcross

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.

Allocation		Older Persons' Accommodation	
SHELAA:	1106	Settlement:	Handcross
Gross Site Area (ha)	3.0	Number and type of older persons accommodation	Contribution towards identified need



Policy Requirements:

1. Provision of older persons' accommodation to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation.
2. Provide an appropriate buffer to the priority habitat (deciduous woodland) within the site on its western boundary.
3. Explore and take opportunities to open up/daylight the culvert within the site.
4. Provide access from the B2114 London Road.
5. Extend the 30mph speed limit northwards (to be discussed with the Highway Authority).
6. Provide a pedestrian access in the southeast corner of the site where there is an existing gateway.
7. Retain the existing rural character of London Road.
8. Take a landscape-led approach to development.
9. Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.
10. The design, density and layout of the site should reflect the rural character of the settlement and area and avoid being urban or suburban in character. The site should reflect a transition from the built environment to the rural countryside.
11. The building design including its character, grain, mass and height should be appropriate for this rural location on the edge of a settlement and in the High Weald AONB.
12. Provide good acoustic design to address any impacts from noise and air quality associated with the A23.
13. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
14. Retain the character of Hyde Lodge and its gardens including in the design and layout of the proposed development.
15. Meet the requirements of other relevant development plan policies.



Chapter 17



Infrastructure

17. Infrastructure



Infrastructure	DPI1: Infrastructure Provision
	DPI2: Planning Obligations
	DPI3: Major Infrastructure Projects
	DPI4: Communications Infrastructure
	DPI5: Open Space, Sport and Recreational Facilities
	DPI6: Community and Cultural Facilities and Local Services
	DPI7: Water and Wastewater Infrastructure
	DPI8: Viability

The term 'infrastructure' comprises physical, social and green infrastructure and includes utilities (including telecommunications and waste management), open space, sport facilities, play areas, roads, public transport, education, libraries, health facilities, flood defences and community facilities. It is provided and managed by a wide range of organisations in Mid Sussex. A full list is provided in the Infrastructure Delivery Plan, updated alongside and to support the District Plan. It sets out 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. It also identifies who is responsible for delivery and the associated costs.

DPI1: Infrastructure Provision

Policy: **Strategic**
Strategic Objectives:
6 – Infrastructure to Support Sustainable Communities

The provision 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.

Providers have been engaged in the preparation of the District Plan and the plan's objectives and policies to address their various strategies and programmes. Infrastructure providers are encouraged to maintain close dialogue with the Council as their plans develop, to ensure that any issues are resolved at an early stage. Where delivery is expected on-site, the developer will be a delivery partner and will be bound by legal agreements to deliver it.

Infrastructure provision can be funded through the public sector and the private sector. The District Plan will play a key role in securing continued investment in infrastructure delivery and in aligning the programmes of the various providers with the local need to achieve sustainable communities. This includes, but is not limited to, transport projects, health facilities, school places and open space and leisure provision. Known infrastructure projects are listed in the Infrastructure Schedule in the Infrastructure Delivery

Plan, with information about phasing of delivery, estimated cost and funding.

The Infrastructure Schedule provides a framework for the monitoring and managing of progress in the delivery of key infrastructure programmes and associated funding. It will be updated annually through continuous engagement with the delivery agencies to reflect the most up-to-date information and the organic nature of infrastructure planning. Any issues with delivery will be addressed in discussion with the relevant agency and partnership body. Future growth in the district together with projected demographic changes will place increased demand upon the capacity of infrastructure. Investment to improve existing infrastructure and the provision of new infrastructure and services will be necessary to support sustainable development. The Council expects developers to fund and provide the necessary investments to mitigate or compensate for the impact of their proposals. Sites required to deliver specific elements of essential infrastructure during the plan period are signposted within the Plan and the requirements clearly identified under the relevant site allocation policy.

DPI1: Infrastructure Provision

To support growth across the district, the Council will safeguard and improve infrastructure and work in partnership with infrastructure and service providers to ensure the delivery of the necessary additional physical infrastructure. The potential and predicted infrastructure requirements over the lifetime of the District Plan are identified and monitored, including in relation to funding, in the Infrastructure Delivery Plan.

New development

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), in-kind and via financial contribution, may be required to address the impacts of development, including cumulative effects on the existing infrastructure. Generally, these will be secured via section 106 planning obligation, or where relevant via planning conditions.

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 to ensure that the value of planning obligations has been maximised having regard to the likely viability. The Council's approach to the assessment of financial viability is set out in Policy DPI8: Viability.

The design and layout of a development must ensure future access to utility infrastructure for maintenance and upgrading.

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. Replacement facilities must be provided to at least the same standard which could include floorspace, volume, functionality and purpose.

Infrastructure Delivery

Infrastructure must be provided at the appropriate time as recommended by the relevant infrastructure provider. This may be prior to the development becoming operational or being occupied, and designed to ensure that services and

DPI2: Planning Obligations

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

amenity of existing residents is not unduly reduced during the development period. 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 on-site delivery has been identified, direct delivery by the developer will be favoured. The Council will encourage dialogue between service providers and developers. Where appropriate opportunities arise, the co-location of services and joint delivery of infrastructure by service providers will be supported.

Significant sites must prepare a site-wide Infrastructure Delivery Strategy demonstrating that the development will deliver, in a timely manner, sufficient infrastructure to cater for the needs of the proposed development as a whole and also mitigate to an acceptable level the effect of the whole development upon the surrounding area and community.

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.

Planning obligations, commonly referred to as 'section 106', are a type of developer contribution entered into to assist in mitigating the impact of a development. This can be via a planning agreement entered into by a person with an interest in the land and the planning authority, or via unilateral undertaking entered into by a person with an interest in the land without the local planning authority. Planning obligations run with the land, are legally binding and enforceable.

Planning obligations must meet the statutory test set out in the CIL Regulations:

1. Necessary to make the development acceptable in planning terms
2. Directly related to the development
3. Fairly and reasonably related in scale and kind to the development

Planning obligations will be the principal mechanism for securing and collecting developer contributions.

The obligation sought will depend on the nature of the development proposed to address the impact of the development on the capacity of existing infrastructure. The Infrastructure Delivery Plan identifies the expected level of provision to address the level of growth throughout the plan period, and where known the projects that will be funded. It will be updated as information is made available by the relevant providers.

Further information about the requirement for the obligations listed in the policy is provided under relevant policies elsewhere in the plan, which have been tested for their cumulative impact on

development viability and are therefore considered deliverable.

In situations where it has been demonstrated that planning obligations cannot viably be supported by a specific development, the priorities will be determined on a case-by-case basis.

For some obligations, charging approaches for monetary contributions are set out in Appendix 5, with further information in the relevant policies about how and when these charging approaches will be used. 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. Planning obligations secured for improvement to open space can be spent on all types of open space such as allotment, parks and recreation grounds, play space, amenity green space and natural green space, including those on housing estates.

A monetary contribution for the monitoring of planning obligations will be sought.

Monitoring fees must be:

- Fairly and reasonably related in scale and kind to the development, and
- Not exceed the authority's estimate of its cost of monitoring the development over the lifetime of the planning obligations which relate to that development.

They will be calculated on a case-by-case basis according to the nature of the proposed development, the obligation secured and the number of trigger points. Monitoring fees are set out on the Council's website.

The Council reports on developer contributions secured, received and spent in its annual Infrastructure Funding Statement.

DPI2: Planning Obligations

Planning obligations will be sought to:

1. Secure affordable housing in line with the requirements of policy DPH8.
2. Ensure that proposals appropriately mitigate the impact of development. Depending on the nature of the development, this may include although it would not be restricted to:
 - Provision of, or financial contribution towards the provision of, infrastructure such as travel and transport, education, health, community facilities, open space and leisure, green infrastructure, and emergency services.
 - Highways and traffic improvements.
 - Local walking and cycling improvements.
 - Car clubs, parking restrictions, and travel plans.
 - Access to employment opportunities created by development opportunities.
 - Sustainable drainage systems and flood risk mitigation.
 - Connection to, and support of, quality broadband and other telecommunication and information technology support networks.
 - Specialist accommodation.
 - Accommodation for Gypsies, Travellers and Travelling Showpeople.
 - Waste management.
 - Green and blue infrastructure.
 - Measures to deliver biodiversity net gain.
 - Adequate measures to avoid or mitigate adverse effects on the integrity of the Ashdown Forest SPA and SAC.
 - Other sustainability measures including mitigation impacts on and/or enhancement of biodiversity.
 - Maintenance and management arrangements.

3. Secure an appropriate contribution towards monitoring of planning obligations, in addition to the Council's legal costs in drafting and completing the agreements.

DPI3: Major Infrastructure Projects

Policy: Strategic

Strategic Objectives:

6 – Infrastructure to Support Sustainable Communities

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 the 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, but 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, which are not NSIPs, 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. Where the Council is the decision maker, these matters will be taken into account through the planning application process. However, the Council will seek to adopt an approach which is consistent with relevant NPS and take into account operational requirements of the MIP.

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 wellbeing), 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.

Nationally Significant Infrastructure Projects

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. 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.

DPI4: Communications Infrastructure

Policy: Non-Strategic
Strategic Objectives:

- 6 – Infrastructure to Support Sustainable Communities
- 7 – Encourage Business and Thriving Local Enterprise
- 8 – 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, and 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 full 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:

1. 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.
2. 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.
3. 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

Policy:

Non-Strategic

Strategic Objectives:

6 – Infrastructure to Support Sustainable Communities

15 – 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
- Climbing centres

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

New and additional provision

The provision of new, improved and/or enhanced open space, leisure, sport and recreational facilities (including allotments) to support healthy lifestyles in accordance with the strategic aims of the Playing Pitch Study, and other relevant studies as they are published and/or updated, will be supported where it meets the requirements of other relevant development plan policies. 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.

Existing provision

The Council's adopted standards for open space, sport and recreational facilities will be met by protecting and appropriately maintaining existing facilities.

Proposals that involve the loss of open space, leisure, sports and recreational buildings and land, including playing fields, will not be supported unless:

1. An assessment has been undertaken which has clearly shown that there is no longer a demand and/or need for the open space, leisure, sports or recreational land or building, and where relevant it has been marketed, in accordance with the marketing guidance in Appendix 1, for a reasonable period; or
2. The loss resulting from the proposed development would be replaced by alternative provision that is accessible, inclusive, available and of equivalent or better quantity and quality in a suitable location; or

3. Community benefits would be achieved that could not be achieved in any other way, and appropriate compensatory provision is made, including improvement to the quality of the remaining open space; or
4. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use; or
5. The proposed development directly relates to the use of open space and is appropriate in scale and form to the character of the open space and is acceptable in terms of impact on openness without harming the function and operation of the open space.

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 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

Policy: Non-Strategic

Strategic Objectives:

- 6** – Infrastructure to Support Sustainable Communities
- 12** – Support Safe, Healthy and Inclusive Communities
- 15** – 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

New and additional provision

The provision and/or improvement of community and cultural facilities and local services that contribute to creating sustainable communities will be supported where the proposal meets the requirement of other relevant development policies and where all of the following criteria apply:

1. The need for the community or cultural facility or local service is clearly demonstrated.
2. The facility is well located for the community it would serve.
3. The development will not have an adverse effect on the vitality and viability of existing facilities in the locality or relevant assets of community value.
4. The proposal is supported by a robust proportionate business plan and governance arrangement, including any funding arrangement, to ensure the facility is financially sustainable in the longer term. This information will be prepared by the applicant.
5. Appropriate consideration had been given to the shared use, re-use and/or redevelopment of existing buildings in the host community to expand or diversify the level of service.

Existing provision

The Council's adopted standards for community and cultural facilities will be met by protecting and appropriately maintaining existing facilities.

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:

DPI7: Water and Wastewater Infrastructure

Policy: Non-Strategic

Strategic Objectives:

1 - Sustainable Development and Adaptation to Climate Change

6 - Infrastructure to Support Sustainable Communities

6. A marketing exercise has been undertaken in accordance with marketing guidance at Appendix 1 and for a minimum of 12 months after the facility became vacant, which clearly demonstrates that there is no longer a demand and/or need for the community or cultural facility, local service or an equivalent community use; or
7. The loss resulting from the proposed development would be replaced by alternative facilities that are accessible, inclusive, available and of equivalent or better quantity and quality in a suitable location; or
8. The development is for alternative community and cultural provision, the benefits of which clearly outweigh the loss of the current or former use.

A growing population and an increase in development will place pressure on water supply and wastewater treatment works, with some having limited available capacity to meet these needs. The Council will engage with the water utility companies through the Infrastructure Delivery Plan to ensure water infrastructure and facilities are fit for purpose and to minimise leaks and to support the needs of the local community.

To protect the environment, increased loading on wastewater infrastructure from proposed development should be treated appropriately and adequately and should not result in untreated sewage discharges into the environment.

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 early in the development process to agree the improvements required and how these will be funded prior to any occupation of the development.

DPI7: Water and Wastewater Infrastructure

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

1. Through consultation with the water company 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
2. 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 must be supported by sufficient information to understand the potential implications for the water environment, biodiversity and climate change. Long-term management and maintenance commitments must be clearly set out at the application stage.

Where development is proposed within 800m of a sewage treatment works or 15m of a sewage pumping station, the developer will need to liaise with the utility company to consider whether an odour impact assessment is required. The odour impact assessment will need to determine whether the proposed development would result in adverse amenity impacts for new occupiers and provide mitigation measures as appropriate.

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 wastewater management, provided that the need for such facilities outweighs any adverse land use, landscape or environmental impacts and that any such adverse impact is minimised.

DPI8: Viability

Policy:

Strategic

Strategic Objectives:

6 – Infrastructure to Support Sustainable Communities

12 - Support Safe, Healthy and Inclusive Communities

13 - Provide Housing to Meet Community Needs

The 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, standards and infrastructure requirements on development viability, through the preparation of the Local Plan Viability Study (May 2022) in accordance with the guidance set out in the NPPF and Planning Practice Guidance (PPG) on Viability and Plan Making.

As a result, when negotiating site acquisitions and undertaking development feasibility studies, developers should take account 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.

Where an applicant formally requests the Council to consider a reduced level of infrastructure contributions and/or affordable housing, they will need to robustly demonstrate that it is not possible to meet the full quota of affordable housing without prejudicing the delivery of housing on the site. They will also need to demonstrate to the satisfaction of the Council that, in the individual case, the objective of creating mixed and balanced communities can be effectively and equally met through either off-site provision or an appropriate financial contribution in lieu or a combination of the two.

In order to demonstrate the above, a full viability appraisal must be submitted with a planning application which is based upon, and refers to, the Mid Sussex District Council Local Plan Viability Study. Such an appraisal should include evidence of what has changed since the adoption of the Plan which has impacted on viability and should reflect the government's recommended approach to defining key inputs as set out in NPPG.

Viability Appraisal - Information requirements

Policy DPI8 identifies the criteria for considering development proposals where a non-policy compliant scheme is put forward. 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.

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.

Appendix 6 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 scheme's 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.

DPI8: 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:

1. A Viability Appraisal must be submitted by the applicant prior to validation of the planning application. It must be based on a policy compliant scheme and current costs and values. There must also be a clear correlation between a development's specification, build costs and development values.
2. 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.
3. In accordance with PPG paragraph 10-008-20190509, the weight given to a viability assessment will be a matter for the Council as the decision maker, '...having regard to all the circumstances in the case.' Viability submissions that are not in line with paragraphs 007-20190509 and 10-008-20190509 and/or have not been carried out in accordance with the relevant and most up to date RICS Guidance, will be given little weight.
4. 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.
5. 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.
 6. 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.
 7. 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.
 8. If a surplus (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.
 9. All Viability Appraisals will be made publicly available on the planning register, in order to increase openness and transparency in the planning process. Limited weight will be given to assessments not published in full. 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 18

Implementation and Monitoring



18. 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
DPS1: Climate Change	1,5	The objectives listed under DPS1 are monitored under their separate policy areas	-	-	-
DPS2: 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
DPS3: 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
DPS4: Flood Risk and Sustainable Drainage	1	Number of planning applications approved contrary to advice on flood risk/ flood defence grounds	Zero	Public agencies, local authority	Environment Agency
DPS5: Water Neutrality	1,6	Per capita water consumption	Reduce	Developers, statutory water supply company, public	Water company data
		Net change in water demand within the part of Mid Sussex that falls within the Sussex North Water Resource Zone	Improve	Developers, statutory water supply company, public	Water company data
DPS6: Health and Wellbeing	1, 5, 6, 12, 13, 14, 15	Number of HIAs undertaken	Increase	Developer	Mid Sussex District Council monitoring
DPN1: 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

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPN2: 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
		Location of secured biodiversity net gain (on-site or off-site)	Secure relevant and meaningful biodiversity net gain linked to wider nature recovery	Developers	MSDC Monitoring Biodiversity Gain Plan
DPN3: Green and Blue Infrastructure	5, 6, 15	New green infrastructure assets	Increase	Developers	Mid Sussex District Council monitoring
DPN4: Trees, Woodland and Hedgerows	3,4,5	Area of ancient woodland lost	Zero	Developers, local authority	Sussex Biodiversity Records Centre monitoring
DPN5: 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
DPN6: Pollution	1, 3,12	Number of major pollution incidents in the District	Zero	Local authority	Mid Sussex District Council monitoring
		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
		Incidents of major and significant water pollution within the District	Zero	Developers, Statutory sewerage/ water undertakers, Local Authority, Public agencies	Environment Agency
DPN7: 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

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPN8: Light Impacts and Dark Skies	3,12	Number of artificial lighting proposals permitted in the countryside	Minimise	Local Authority	Mid Sussex District Council monitoring
DPN9: Air Quality	3,12	Number of Air Quality Management Areas (AQMAs) in the District	Minimise	Local Authority	Mid Sussex District Council monitoring
DPN10: 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
DPC1: 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
DPC2: 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
DPC3: 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
DPC4: 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
DPC5: 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

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPC6: 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
DPB1: 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
DPB2: 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
DPB3: Conservation Areas	2, 4, 11	Number of Conservation Areas with appraisals and management proposals	Increase	Local Authority	Mid Sussex District Council monitoring
DPB4: Aerodrome Safeguarding Requirements (air safety)	4, 12	Number of planning applications refused as contrary to this policy but overturned at appeal	Zero	Local authority	Mid Sussex District Council monitoring
DPT1: 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

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPT2: 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
DPT3: Active and Sustainable Travel	6	Increase in walking, cycling and sustainable transport 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
DPT4: Parking and Electric Vehicle Charging Infrastructure	6	Number of charging points installed	Maximise	Local Authority	Mid Sussex District Council/ West Sussex County Council monitoring
DPT5: Off-Airport Car Parking	6	No net increase in off-airport parking	Minimise	Local Authority	Mid Sussex District Council/ West Sussex County Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPE1: 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
DPE2: 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
DPE3: 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
DPE4: 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

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPE5: 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
DPE6: 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
DPE7: Smaller Village and Neighbourhood Centres	4	No net loss	Minimise	Local Authority	Mid Sussex District Council monitoring
DPE8: 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
DPE9: Sustainable Tourism and the Visitor Economy	7, 10, 11	New tourism accommodation or attractions	Number	Developers	Mid Sussex District Council monitoring
DPSC1: Significant Site – Land to the West of Burgess Hill/ North of Hurstpierpoint	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
DPSC2: Significant Site – Land at Crabbet Park	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

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPSC3: Significant Site – Land to the South of Reeds Lane, Sayers Common	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
DPSC5-7: Sayers Common Housing Site Allocations	12, 13	Number of dwellings completed	In accordance with relevant policy	Developers	Mid Sussex District Council monitoring
DPH1: 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
DPH2: 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
DPH3: 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
DPH4: 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
DPH5: 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
DPH6: Self/ Custom Build	12, 13	Number of self-build or custom build dwellings completed	Maximise	Developers, local authority	Mid Sussex District Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPH7: 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
DPH8: 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
DPH9: First Homes	12, 13	Number of first homes completed	Maximise	Developers, Registered Providers, Local Authority	Mid Sussex District Council monitoring
DPH10: 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
DPH11: 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
DPH12: 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		
DPA1-DPA17: Housing Site Allocations	12, 13	Number of dwellings completed	In accordance with relevant policy	Developers	Mid Sussex District Council monitoring
DPA3a: Allotment Site – Nightingale, Burgess Hill	6	Number of plots delivered	In accordance with policy	Developers	Mid Sussex District Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
DPA18: Land at Byanda, Hassocks	12, 13	Number of beds completed	In accordance with DPA18	Developers	Mid Sussex District Council monitoring
DPA19: Land at Hyde Lodge, Handcross	12, 13	Number of beds completed	In accordance with DPA19	Developers	Mid Sussex District Council monitoring
DPI1: Infrastructure Provision	6	Infrastructure provided through development	Infrastructure provided	Developers, local authority	Mid Sussex District Council monitoring
DPI2: Planning Obligations	6	Section 106 planning obligations monitoring	Amount secured, received and spent	Local Authority	Mid Sussex District Council monitoring
DPI3: 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
DPI4: Communications Infrastructure	6, 7, 8	Amount of digital infrastructure installed	Maximise	Public agencies, local authority	Mid Sussex District Council monitoring
DPI5: 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
DPI6: 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
DPI7: Water and Wastewater Infrastructure	1, 6	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
DPI8: 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 19



Saved Policies

19. 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 policies 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 policies 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
SA GEN	Replaced by Annex1 and District Plan 2039 when read as a whole.
SA1 Sustainable Economic Development	Individual site allocations remain saved (where they have not been implemented)
SA10 Housing	Replaced by DPH1
SA11 Housing allocations	Individual site allocations remain saved (where they have not been implemented)
SA38 Air Quality	Replaced by DPN9: Air Quality
SA34 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
DP1 Sustainable Economic Development	DPE1
DP2 Town centre development	DPE4 DPE5 DPE6
DP3 Town and Neighbourhood Centre development	DPE4 DPE5 DPE6 DPE7
DP4 Housing	DPH1
DP5 Planning to Meet Future Housing Need	not replaced
DP6 Settlement Hierarchy	DPH2 DPH3
DP12 Protection and Enhancement of the Countryside	DPC1
DP13 Preventing Coalescence	DPC2
DP14 Sustainable Rural Development and the Rural Economy	DPE7
DP15 New Homes in the Countryside	DPC3
DP16 High Weald Area of Outstanding Natural Beauty	DPC4
DP17 Ashdown Forest SPA and SAC	DPC6
DP18 Setting of the South Downs National Park	DPC5
DP19 Sustainable Tourism and the Visitor Economy	DPE8
DP20 Securing Infrastructure	DPI1

DP21 Transport	DPT1
DP22 Rights of Way	DPT2
DP23 Communications Infrastructure	DPI4
DP24 Leisure and Cultural Facilities	DPI5
DP25 Community and Local Services	DPI6
DP26 Character and Design	DPB1
DP27 Space Standards	DPH11
DP28 Accessibility	DPH12
DP29 Noise, Air and Light pollution	DPN7 DPN8
DP30 Housing Mix	DPH7
DP31 Affordable Housing	DPH8
DP32 Rural Exception Sites	DPH10
DP33 Gypsies, Travellers and Travelling Showpeople	DPH5
DP34 Listed Buildings and Other Heritage Assets	DPB2
DP35 Conservation Areas	DPB3
DP36 Historic Parks and Gardens	DPN5
DP37 Trees, Woodland and Hedgerows	DPN4
DP38 Biodiversity	DPN1
DP39 Sustainable Design and Construction	DPS2
DP40 Renewable Energy Schemes	DPS3
DP41 Flood Risk and Drainage	DPS4
DP42 Water Infrastructure and the Water Environment	DPN6 DPI7

Local Plan (2004) Policies that will no longer be saved on adoption of the District Plan 2021 - 2039

Saved Local Plan Policy	Reason
Burgess Hill	
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 DPA3
East Grinstead	
EG2 The Portlands	Policy superseded by East Grinstead Neighbourhood Plan Policy EG4a.
EG5 East Grinstead Lawn Tennis Club	Landowner confirmed site not available for development.
Haywards Heath	
HH11 Land north of Rookery Farm	Policy superseded by Haywards Heath Neighbourhood Plan Policy H2. Site under construction.

Pease Pottage	
PP1 Hemsley nursery – residential (implemented) and public open space (not implemented)	Public Open Space now implemented
Turners Hill	
TH1 Land at Clock Field	Development complete
Rural Areas	
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

Small Scale Housing Site Allocations DPD Policy	Reason
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

Site Allocation DPD (2022) policies will no longer be saved on adoption of the District Plan 2021 - 2039

Site Allocation DPD Policy	Policy Type	Reason
SA4 Land north of A264 at Junction 10 M23	Employment Allocation	Implemented
SA6 Marylands Cowfold Road	Employment Allocation	Implemented
SA7 Cedars Brighton Road	Employment Allocation	Implemented

District Plan (2018) Policies that will be saved on adoption of the District Plan 2021 - 2039

Saved District Plan Policy	Policy type	Reason
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
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

Saved Small Scale Housing DPD Policy	Policy type	Reason
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

Saved Local Plan Policy	Policy type	Reason
East Grinstead		
EG8 Stonequarry Woods	Housing	Planning Application pending consideration November 2023. Shows intention of land owner to bring site forward for housing development.

Chapter 20



Glossary

20. Glossary

Abbreviations

AONB Area of Outstanding Natural Beauty
AQMA Air Quality Management Areas
BOA Biodiversity Opportunity Area
BUA Built-Up 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
LWS Local Wildlife Site
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
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 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). In Mid Sussex rents must be set at the level of the prevailing Local Housing Allowance for the relevant size of unit if lower. (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 sale housing is that sold at a

discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. First Homes are a type of DMS which: a) must be discounted by a minimum of 30% against the market value; b) are sold to someone meeting the First Homes Eligibility Criteria and approved by the Council; c) have the discount and certain restrictions registered on the title at HM Land Registry; and d) after the discount is applied, have a first sale price cap of £250,000. They are delivered by developers and remain as First Homes in perpetuity.

c) Other affordable routes to home ownership include 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.

Natural and semi-natural space – Woodland, scrub, grassland, wetlands, open and running water, and open access land.

Ancient Woodland – Areas that have had continuous woodland cover since 1600, non-statutory designations.

Ancient, 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 biodiversity 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 meet a range of community needs such as providing support 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.

Equipped/ Designated play areas – Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play comprising casual or informal playing space within housing areas. These play areas comprise Local Area for Play (LAP and informal recreation), Local Equipped Area for Play (LEAP and informal recreation) and Neighbourhood Equipped Area for Play (NEAP and informal recreation, and provision for children and young people).

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.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets such as listed buildings, conservation areas, scheduled monuments, the historic landscape, registered parks and gardens, and assets identified by the local planning authority (including local listing).

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"> • Road networks • Rail networks • Bus services • Cycling, walking and equestrian routes • Other public rights of way (PROW) • Parking facilities
Education	<ul style="list-style-type: none"> • Pre-school and nursery schools • Primary and secondary education • Further and higher education • Special educational needs • Adult education
Health	<ul style="list-style-type: none"> • GPs, health centres and other community care facilities such as day-care centres • Clinical Commissioning Groups • Mental health hospitals and other support • Acute and general hospitals • Dental practices • Social care
Social Infrastructure	<ul style="list-style-type: none"> • Specialist accommodation and care falling within Use Class C2 • Social and community facilities, including buildings • Cultural facilities such as arts centres and museums • Sports centres and other recreation facilities • Sports pitches • Play space
Green Infrastructure	<ul style="list-style-type: none"> • Flood defences and flood management schemes • Sustainable Drainage Systems (SuDS) • Open spaces and parks • Allotments • Biodiversity and nature conservation
Green Infrastructure – Habitats Regulations mitigation	<ul style="list-style-type: none"> • Interventions necessary to mitigate the effects of development on nature conservation sites • Suitable Alternative Natural Greenspace (SANG) • Strategic Access Management and Monitoring (SAMM)

Blue Infrastructure	<ul style="list-style-type: none"> • 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)
Public and Community Services	<ul style="list-style-type: none"> • Emergency services (ambulance, fire and rescue, police) • Community safety schemes • Libraries • Places of worship • Cemeteries • Waste management and disposal, including recycling facilities

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 Community Infrastructure – Services and facilities needed by the local community usually located in the same settlement or an area as the new development. the contributions can be used to help provide and support schemes, but not limited to, local CCTV, burial grounds, enhancement of public realm, car parks, local signage, traffic calming, allotments, lighting, public seating, pedestrian, cycle and equestrian routes.

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 Authority 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.

Local Wildlife Site – Local, non-statutory sites that contain features of substantive nature conservation value. Formerly known as Sites of Nature Conservation Importance (SNCIs).

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

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.

Micro mobility – small, lightweight vehicles operating at speeds typically below 15mph such as bikes, e-bikes, electric scooters, electric skateboards, shared bicycle fleets, and electric pedal assisted bicycles.

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 authority 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 if 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 (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 (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 39m² to 37m², as shown bracketed.

Natural and semi-natural space – Woodland, scrub, grassland, wetlands, open and running water, and open access land.

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.

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.

Older persons' housing – covers different types of accommodation:

- **Age-restricted general market housing** – This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.
- **Retirement living or sheltered housing (housing with support)** – This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.
- **Extra care housing or housing-with-care (housing with care)** – This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to

live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

- **Residential care homes and nursing homes (care bedspaces)** – These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Outdoor sports – Includes playing pitches (pitch sports including soccer, rugby union, rugby league, hockey, lacrosse, cricket and American football) as well as other outdoor sports (courts and greens comprising natural and artificial surfaces, including tennis courts, bowling greens, athletics tracks and other outdoor sports areas).

Other outdoor provision – Comprise Multi Use Games Areas (MUGAs), skateboard parks and other outdoor provision.

Parks and gardens – Formal green spaces including urban parks, country parks, forest parks, and formal gardens.

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.

Quiet Lanes – Quiet Lanes are minor rural roads, typically C or unclassified routes, which have been designated by local highway authorities to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic.

Rapid and Ultra-Fast Electric Vehicle Charging Facilities are defined as at least 43kW-50kW (Rapid) or 100kW-350kW (ultra-fast) and are capable of delivering up to 80 percent charge in between 20-30 minutes.

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.

School Streets – Restriction of traffic outside schools at pick-up and drop-off times during term time.

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.

Significant Site – Housing/mixed use development delivering over 1,000 homes.

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.

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, wheeling and cycling, micro mobility, 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: Marketing Guidance and additional information required to support planning applications

Introduction

Applications for some changes of use or redevelopment of property/land are required to be accompanied by evidence that sufficient marketing has taken place before concluding that the property/land is no longer required for its current use, or that there are no preferable alternatives to that proposed.

This appendix gives guidance on the marketing evidence and additional information that is recommended to be provided in support of such applications.

Policies contained in the Local Plan to which this guidance relates are:

DPE2: Existing Employment Sites

DPE6: Development within Primary Shopping Areas

DPE7: Smaller Village Neighbourhood Centres

DPE9: Sustainable Tourism and the Visitor Economy

DPC3: New Homes in the Countryside

DPH4: Older Persons' Housing and Specialist Accommodation

DPI5: Open Space, Sport and Recreational Facilities

DPI6: Community and Cultural Facilities and Local Services

1.1 Proportional Approach

This appendix sets out the expected minimum standard of marketing. However, it is recognised that any marketing should be proportionate to the size and characteristics of the site/property

along with the state of the market at the time and the scale of the proposed alternative use.

1.2 General Requirements of Marketing

It is important that the marketing explores appropriate alternative uses; that the marketing price is competitive (set by an independent valuer with relevant qualifications); the marketing has been appropriate and genuine and that a record of all the marketing is presented with the application proposal. The type and scale of marketing should be commensurate with the scale of the facility proposed to be lost.

A marketing report should be submitted as part of any relevant planning application, to demonstrate that a robust marketing strategy has been followed. Unless material considerations justify otherwise, or a different period is prescribed in the relevant policy or has been agreed with the Council, the marketing report should include evidence that the site has been continuously marketed for at least 1 year, and an appropriate amount of time according to the market conditions. The period of marketing should not have ended more than 2 months prior to the date the planning application was submitted.

The marketing report must include as a minimum:

1. Confirmation by an appropriate marketing agent that the premises were continuously marketed for the required length of time. Evidence of the continuous marketing should include: copies of all advertisements in the local press

and trade journals (at least four weeks' worth of advertisements, spread across a six month period); and evidence of regular marketing across popular digital platforms, such as a commercial agent's website or other commercial property website, over a minimum of 12 months unless stated otherwise in the relevant policy.

2. In some circumstances, this may be required to be independently verified at the applicant's expense.
3. Details of the conditions/state of the land/ premises and their upkeep before and during marketing and viability.
4. Information on how interest in the site has been dealt with; including an enquiry log, details of how enquiries were followed up and why any enquiries were unsuccessful.
5. Evidence that a review of the marketing process, and price, has been undertaken after 3 months if interest remains low.

1.3 Community and Cultural Facilities, Local Services and Assets of Community Value

Where the property is listed as an Asset of Community Value under the Localism Act 2011, in addition to the requirements of policy DPE7: Smaller Village and Neighbourhood Centres/ DPI6: Community and Cultural Facilities, the council will expect to see evidence of discussion with the local community about options for its continued use. This might include exploring the potential for a community enterprise.

1.4 Additional information relating to the loss of employment land and use

In addition to requirements of policy DPE2: Existing Employment Sites and the general criteria above, where a planning application will lead to the loss of an existing site currently within the business and industrial use classes (E(g), B2 and B8) or similar employment generating uses to alternative uses (without satisfactory provision for replacement land/floorspace or relocation of existing businesses) supporting information will also be required to demonstrate all of the following:

1. The site/premises has been vacant for a minimum of 12

months and has not been made deliberately unviable.

2. The site/premises has been actively marketed for business, industrial or similar employment generating uses at a realistic rent/price for a minimum of 1 year or a reasonable period based on the current economic climate.
3. Alternative employment uses for the site/premises have been fully explored; where an existing firm is relocating elsewhere within the district, maintaining or increasing employment numbers will be acceptable.
4. For proposals involving a net loss of 1,500m² or more employment floorspace, the loss of the site will not result in an under-supply of available employment floorspace in the local area.

1.5 Additional information relating to either proposals for, or the loss of, tourism including accommodation and attractions, and leisure 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).

In addition to the general criteria above the following information may be required:

1. Marketing and viability assessment for loss of tourism accommodation and attractions or leisure development as set out Policy DPE9: Sustainable Tourism and the Visitor Economy.
2. Evidence of the need for new tourist facilities to show a high level of demand on existing sites and justification for new sites, having regard to the quantitative and qualitative analysis of the range of tourist accommodation and attractions available, including details about other local touring and permanent sites. Detailed requirements are set out in Policy DPE9: Sustainable Tourism and the Visitor Economy.

1.6 Additional information relating to housing for agricultural, horticultural and other rural workers

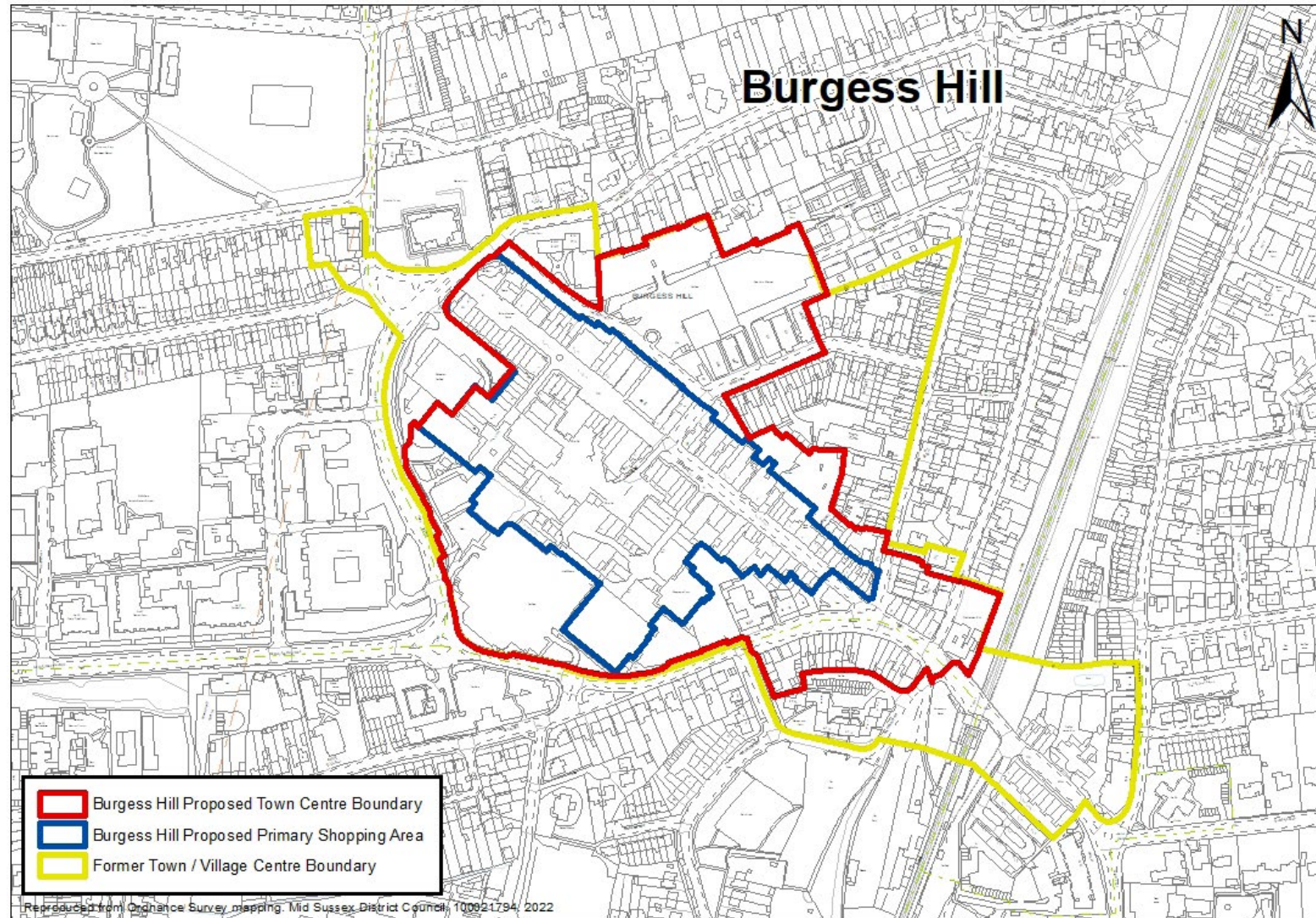
In addition to the requirements of DPC3: New Homes in the Countryside and general criteria above, evidence may be required to demonstrate:

1. That the accommodation has been marketed for a reasonable period based on the current economic climate, how such marketing has been targeted, and whether the disposal is freehold, leasehold or on a rental basis. This should be at a realistic market price for accommodation tied to a rural business. Normally a discount of around 30% against open market price would be expected to establish whether it could meet the existing needs of another local farm or rural business.

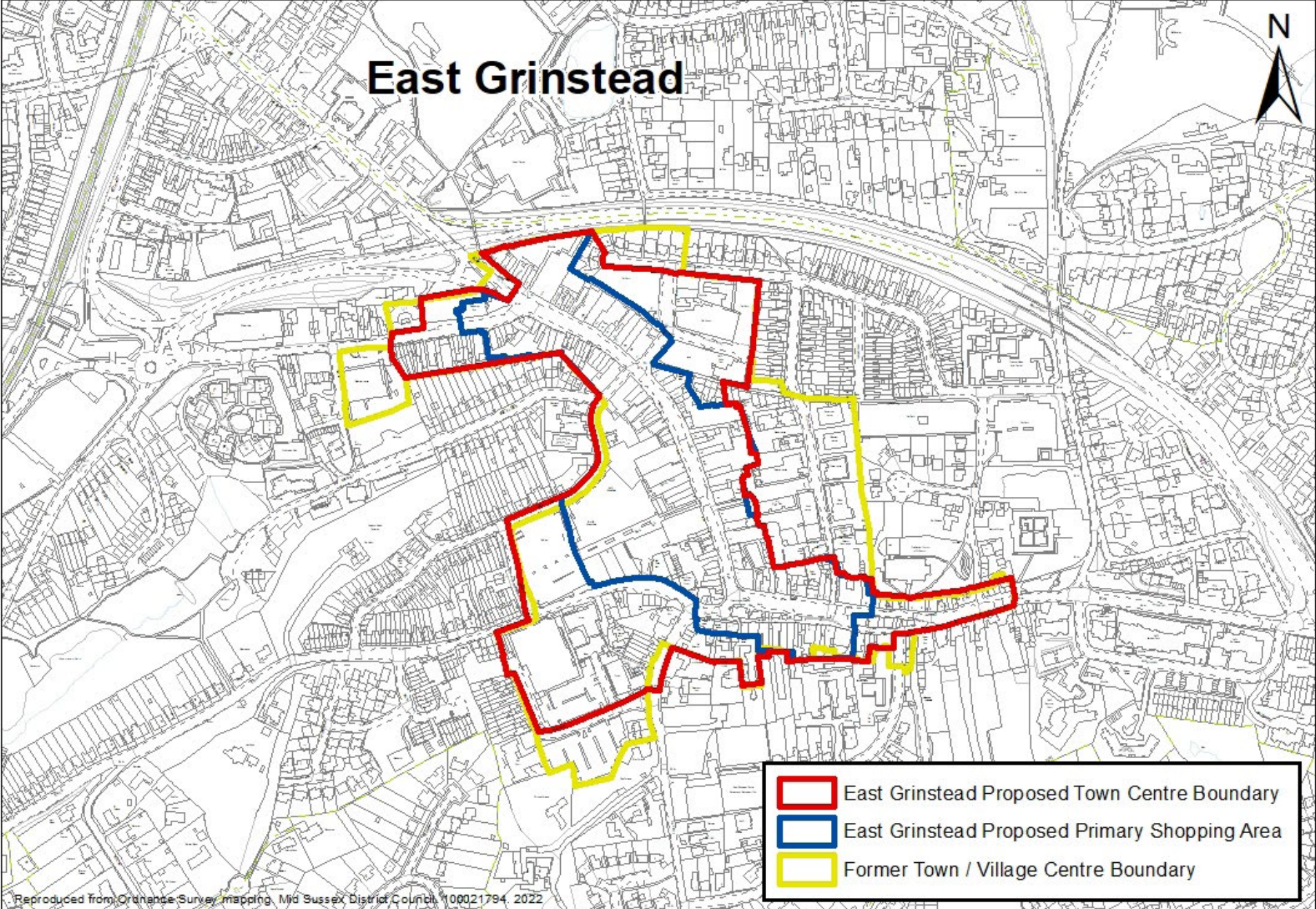
Supporting information required for new temporary, seasonal or permanent accommodation to support existing agricultural, horticultural or other rural business activities includes all of the following:




1. There is a clearly established existing functional need such as workers needing to be readily available at most times.
2. The need relates to a person working solely or mainly in agriculture, horticulture, forestry or other rural business.
3. The functional need could not be fulfilled by other existing accommodation on the site or in the nearby area which is suitable and available for occupation by the workers concerned.
4. The rural enterprise is currently financially sound, and has a clear prospect of remaining so.
5. Other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

Appendix 2: Town Centres and Primary Shopping Area Boundaries

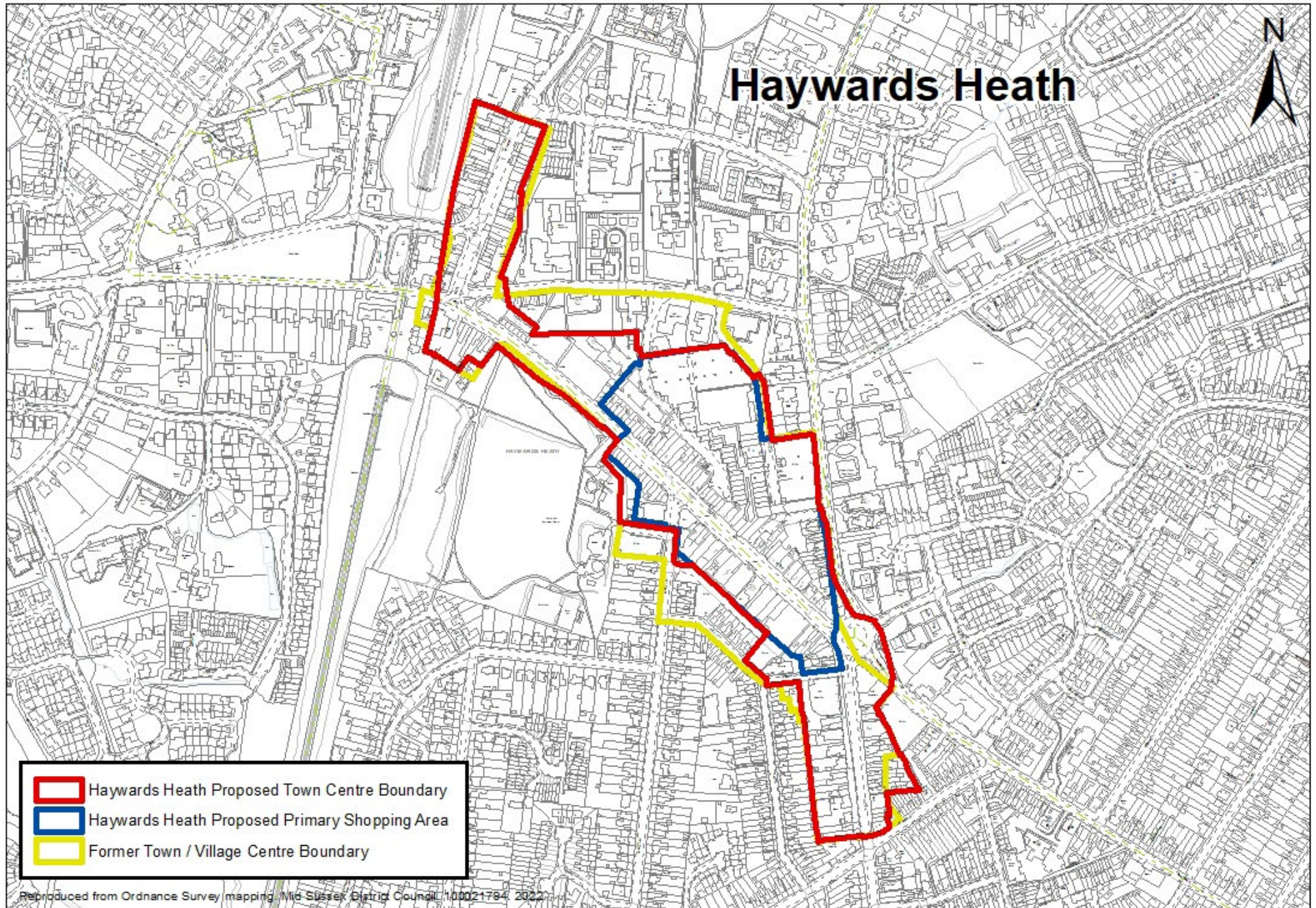


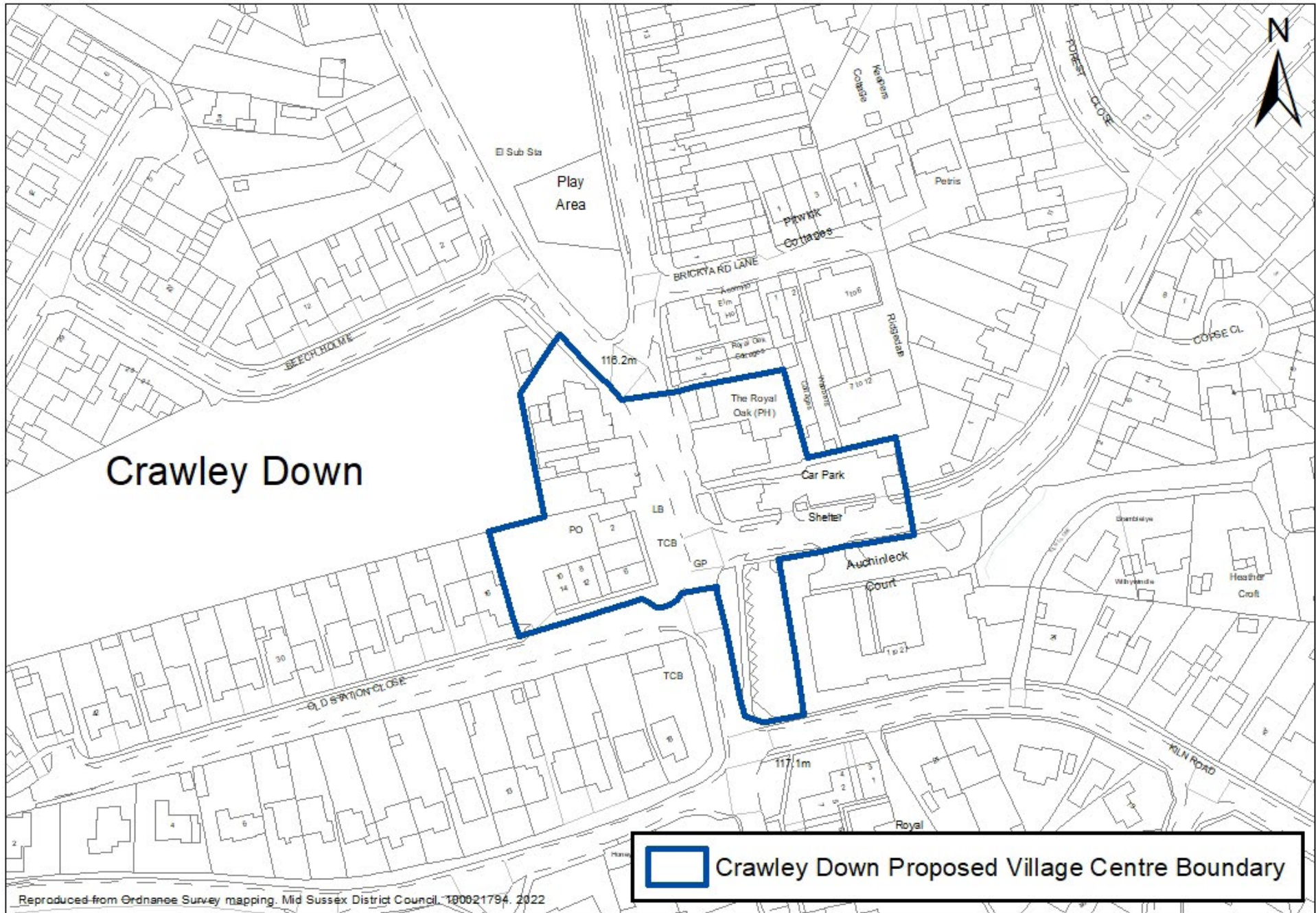
East Grinstead



-  East Grinstead Proposed Town Centre Boundary
-  East Grinstead Proposed Primary Shopping Area
-  Former Town / Village Centre Boundary

Reproduced from Ordnance Survey mapping. Mid Sussex District Council, 100021794, 2022

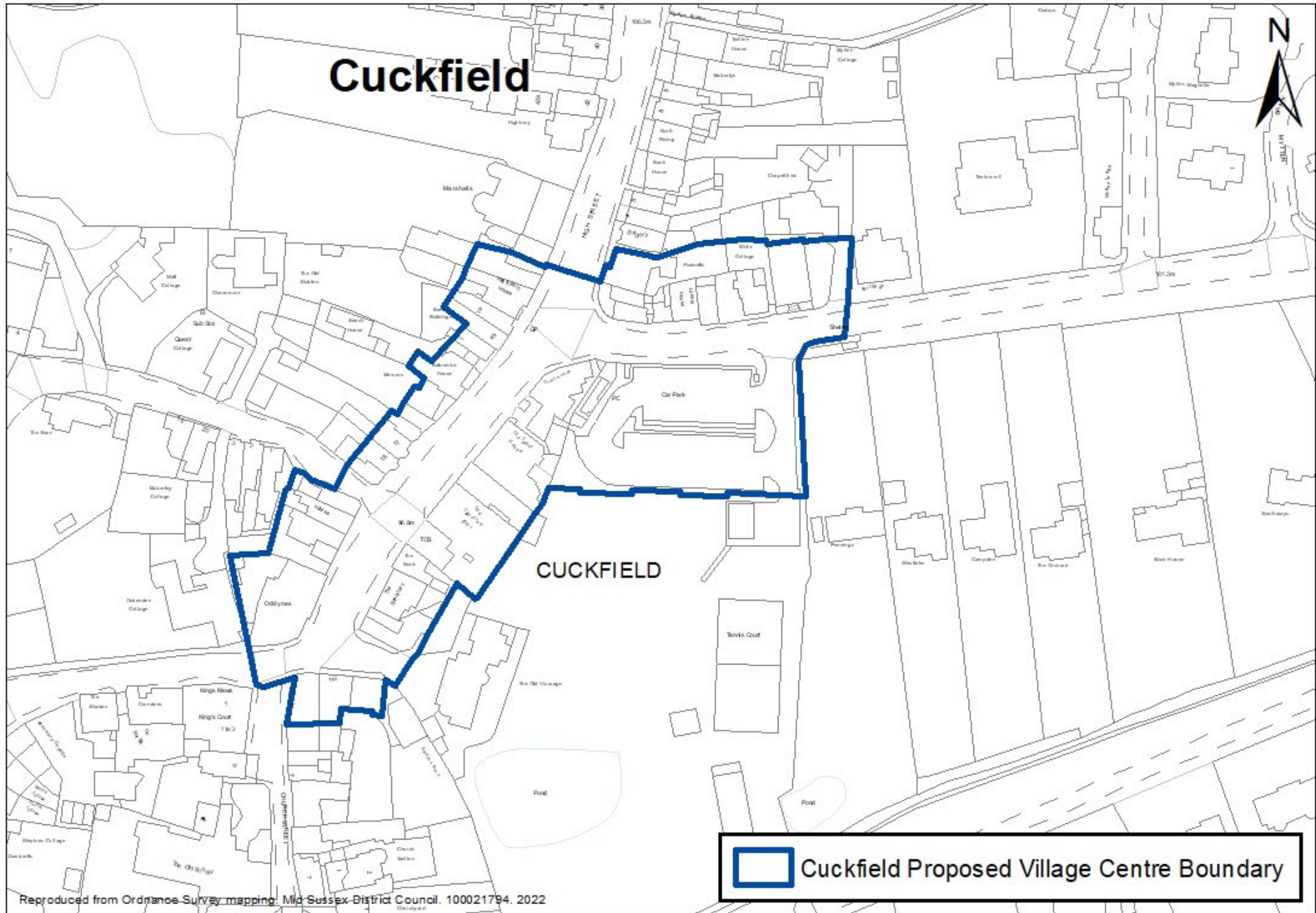


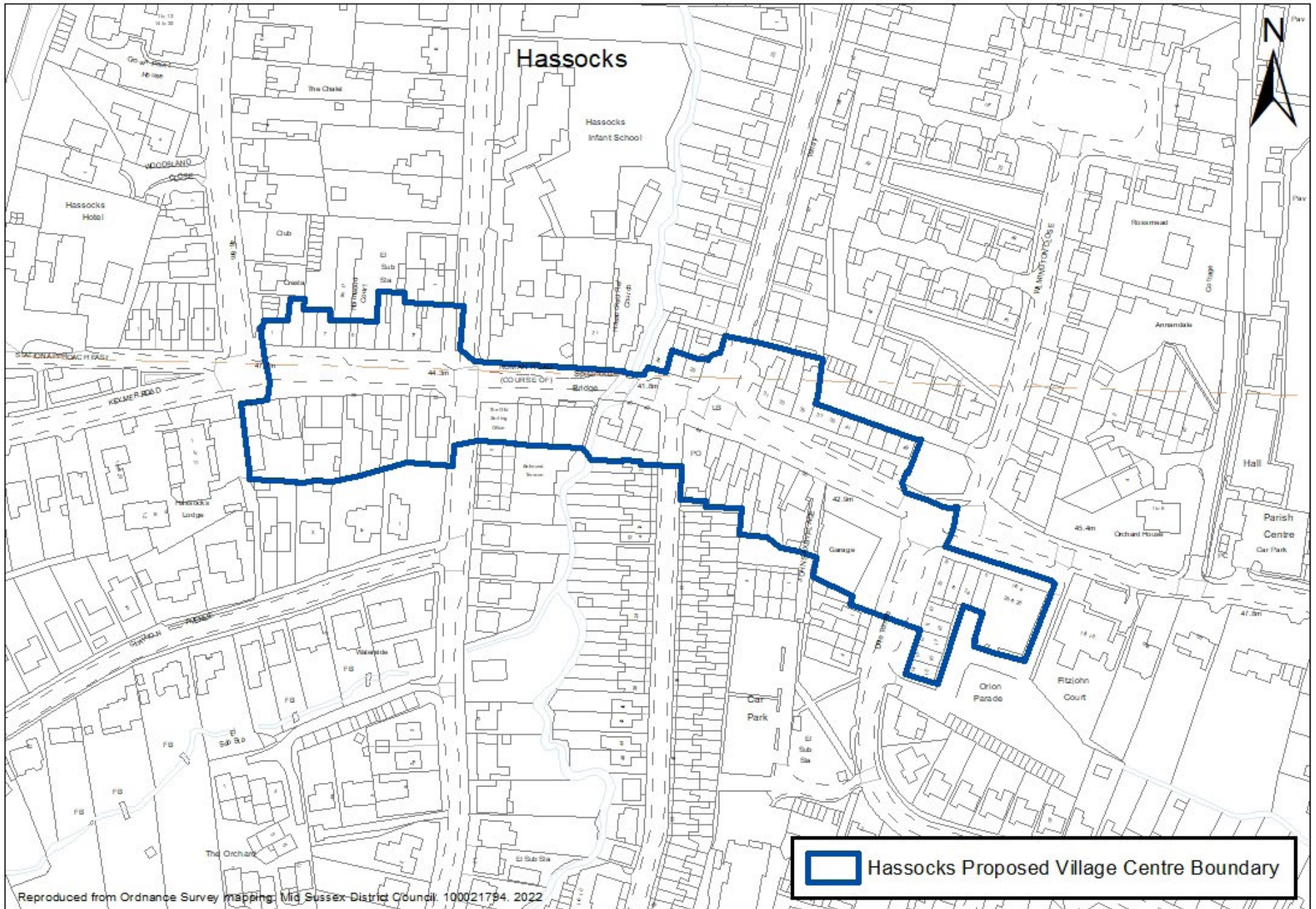


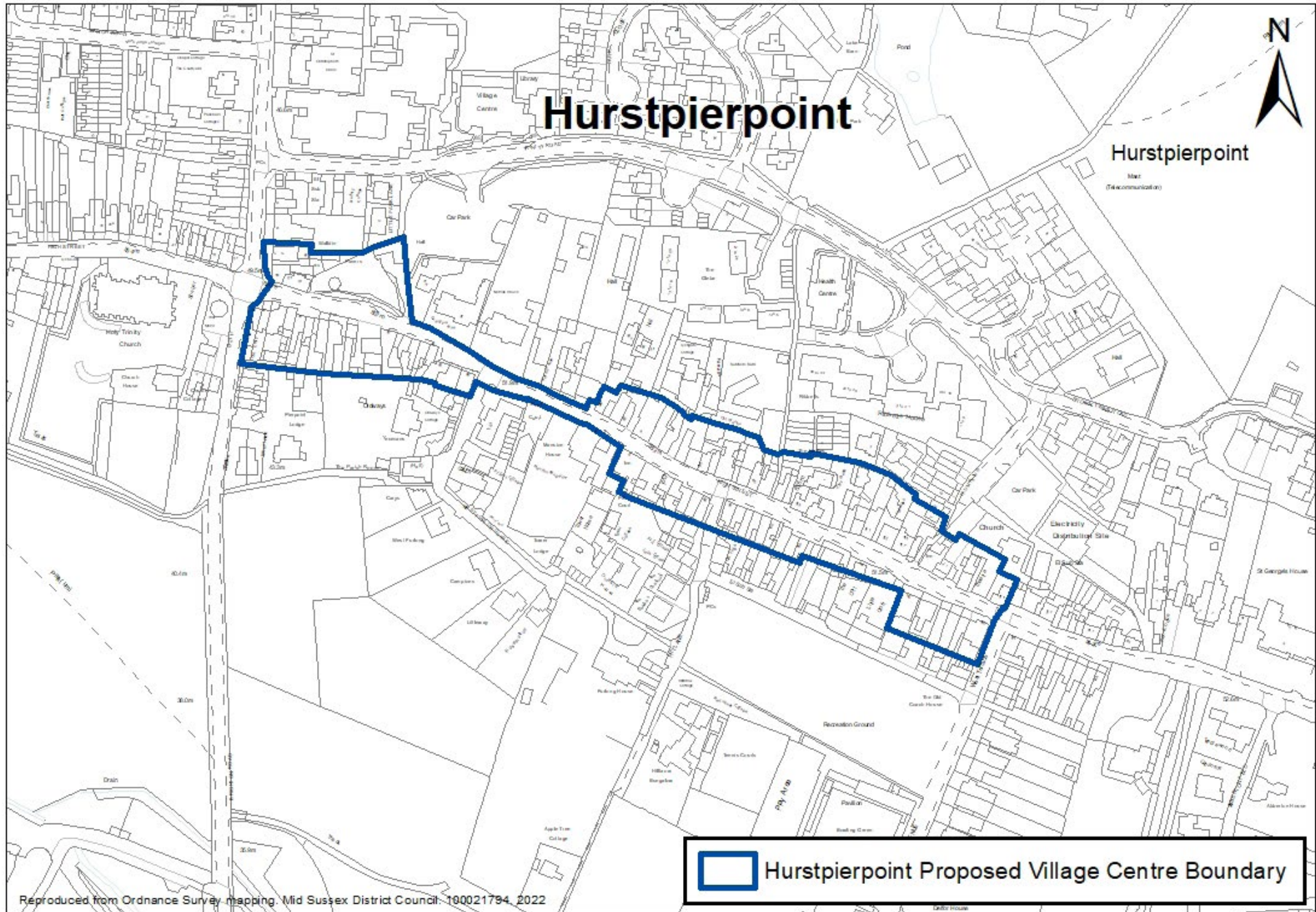
Crawley Down

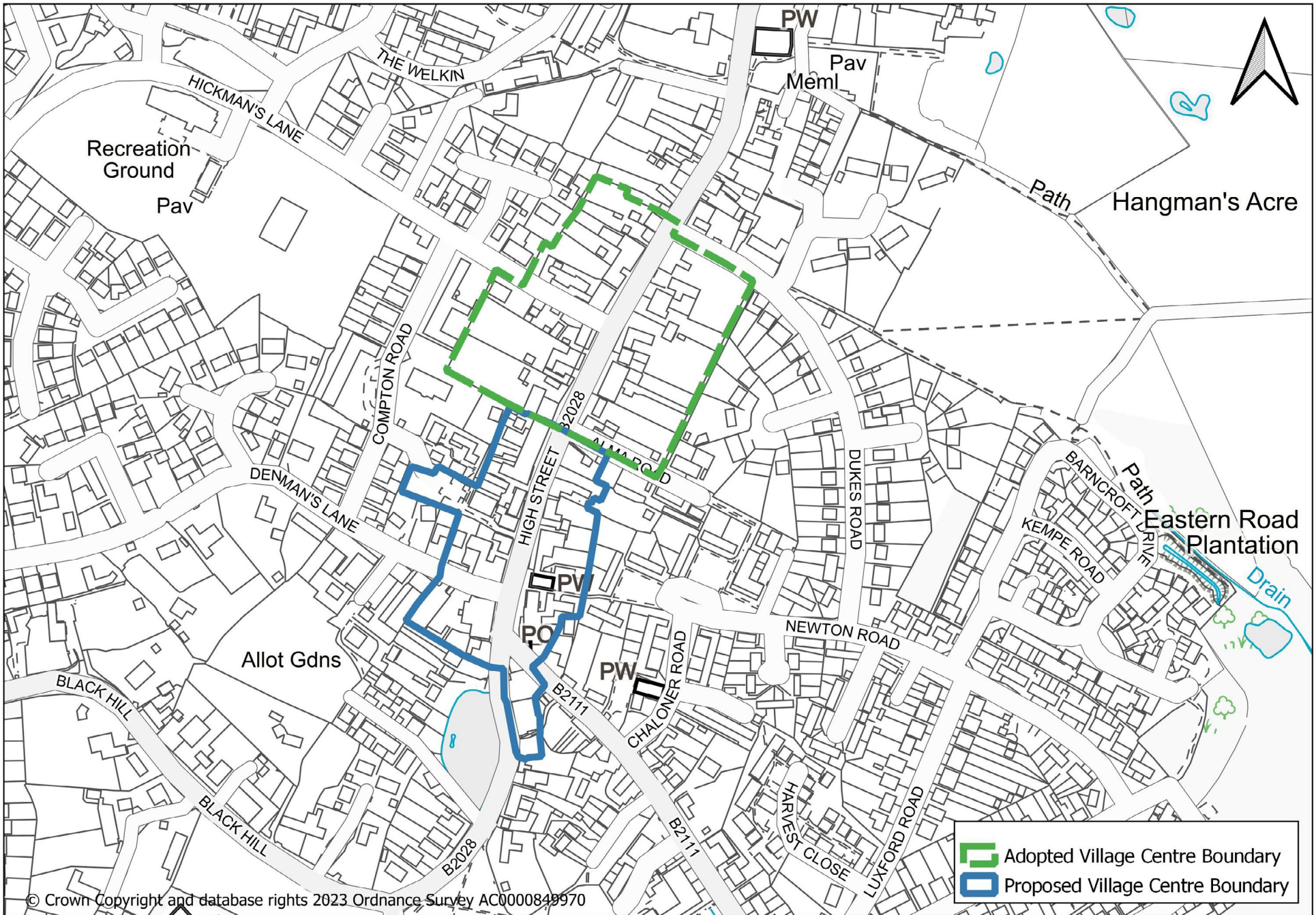
 Crawley Down Proposed Village Centre Boundary

Reproduced from Ordnance Survey mapping. Mid Sussex District Council, 180021794, 2022

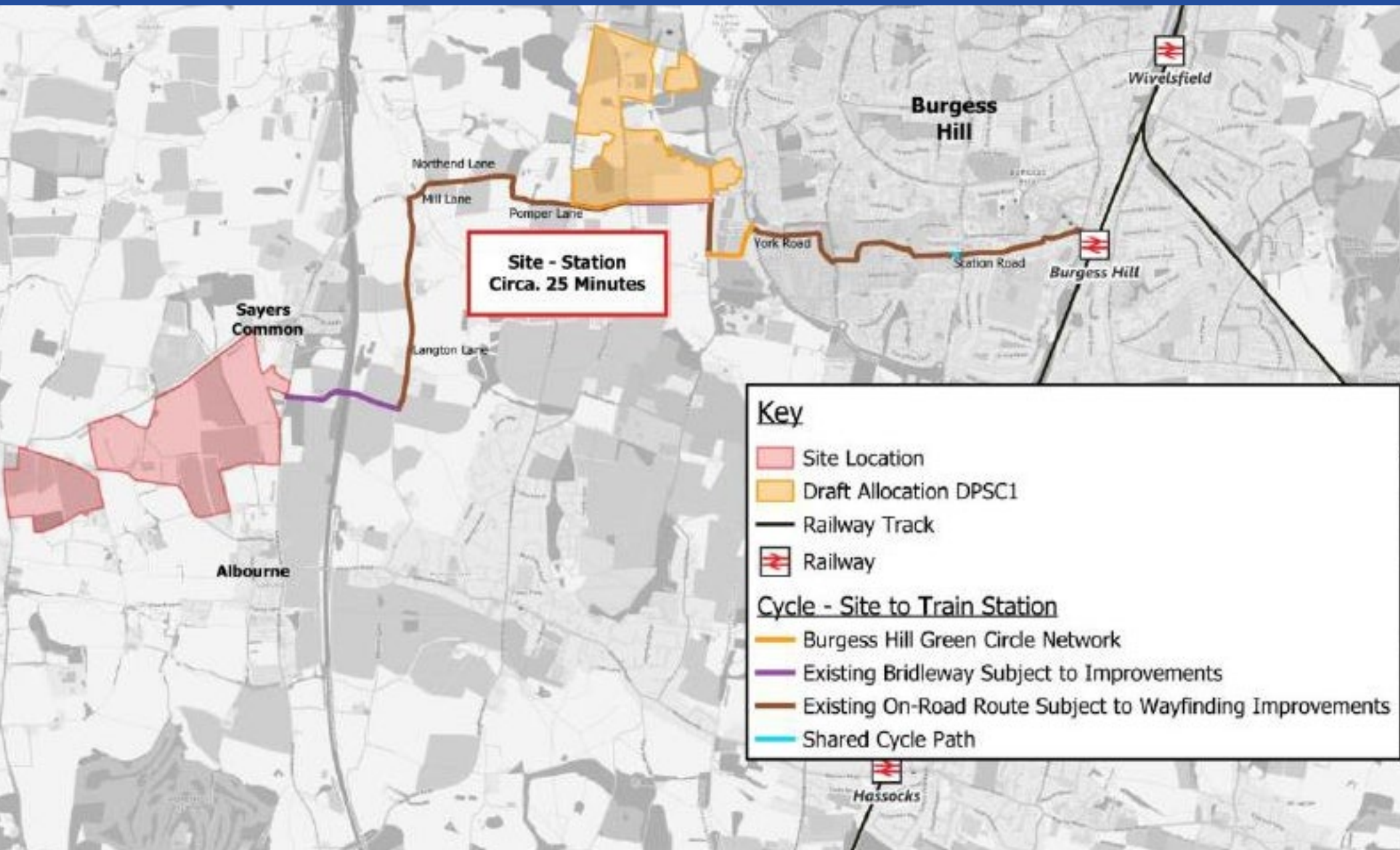




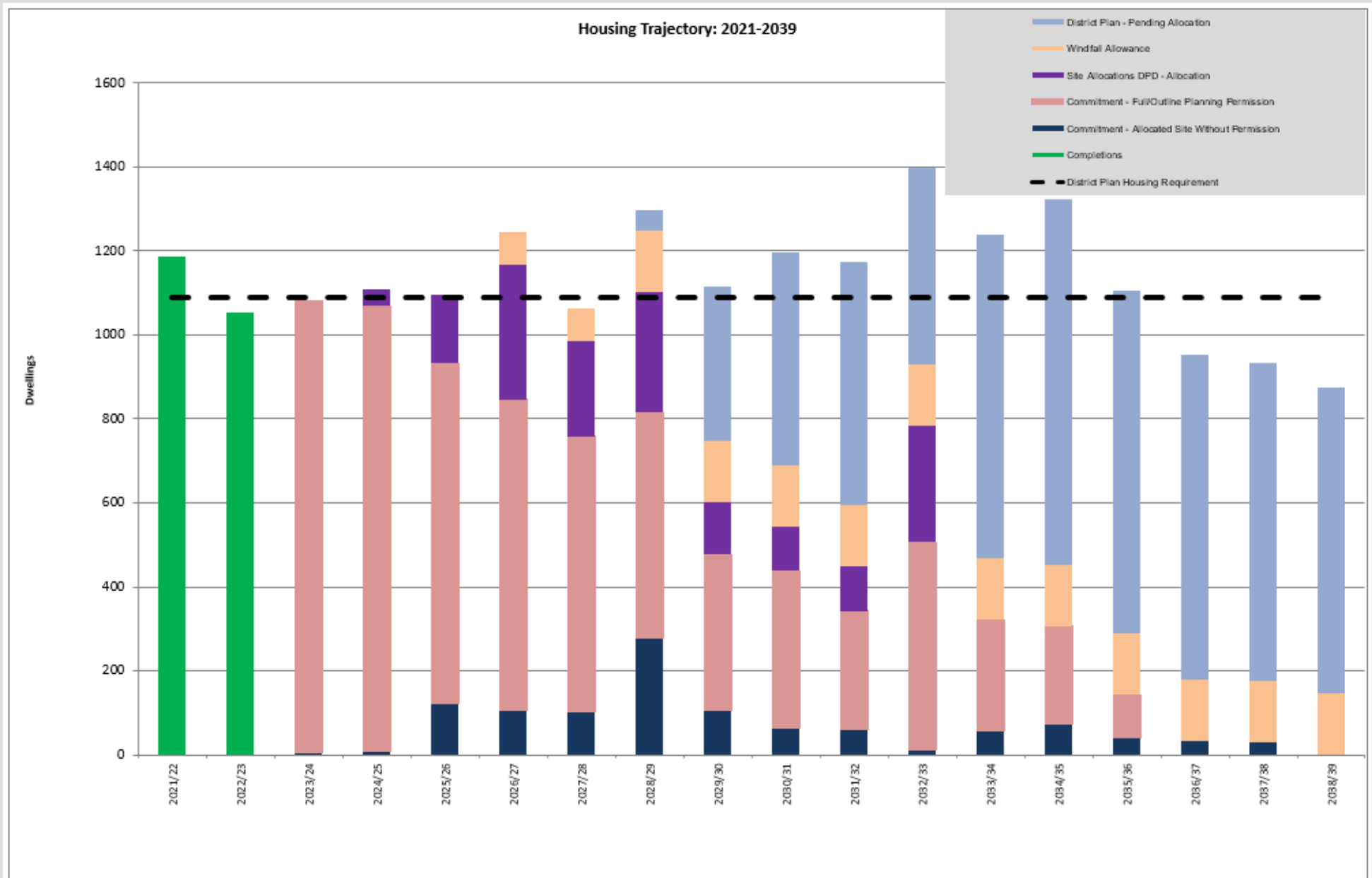




Appendix 3: Potential active travel route - Sayers Common to Burgess Hill



Appendix 4: Housing Trajectory



Appendix 5: Developer Contributions

INTRODUCTION

Background

Mid Sussex District Council (the District Council) is committed to delivering sustainable communities. To help achieve this, the District Council expects new development in the district to provide or contribute directly towards the provision of infrastructure and affordable housing to mitigate the impact of new development.

This appendix to the District Plan 2023-2039 identifies cases where infrastructure provision (including financial contributions) will be sought through planning obligations and Section 278 agreements.

Upon adoption of the District Plan 2023-2039, the Development Infrastructure and Contribution Supplementary Planning Document (2018) will be superseded.

Scope

The appendix sets out the likely scope of planning obligations applicable to different types of development and outlines the District Council's general approach to securing them. They should be viewed as a general guide as development proposals will continue to be assessed on a case-by-case basis.

The responsibility for determining the nature of planning obligations secured for each planning obligation and managing them is shared between Mid Sussex District Council and West Sussex County Council. This document exclusively sets out the approach followed by Mid Sussex District Council. For information on the planning obligation requirements for West Sussex County Council, please contact West Sussex County Council or refer to their website⁵³.

Status and use of this document

In accordance with relevant legislation and current guidance, this document has been produced alongside the District Plan to support the implementation of infrastructure policies. It has been subject to consultation and examination in public.

This document is a material consideration in the determination of planning applications. It should be taken into account during the preparation of development proposals. However, whilst standardised or formulaic evidence may have informed the identification of needs and costs and the settings of plan policies, each planning obligation must meet the statutory test set out in regulation 122 of the CIL Regulations, and therefore considered on a case-by-case basis during the determination of a planning application.

APPROACH TO SECURING INFRASTRUCTURE

Outline applications

Provision standards and/or financial contributions are based on the number of dwellings and size of population that will occupy a proposed development. For an outline application, some, or even all, of these requirements may not be known as they may be amongst the reserved matters for a subsequent planning application.

In such circumstances, it will still be necessary to ensure that the development makes appropriate provision for infrastructure, services and facilities in accordance with the policies of the District Plan. The preferred approach will be to include the relevant cost formulae in the section 106 agreement, so that there is a clear commitment to providing appropriate contributions. Those contributions will subsequently be calculated upon the reserved matters stage once the number, type and/or size of dwellings is known, without having to amend the legal agreement.

Thresholds

Appropriate thresholds have been set for each of the types of contributions in order to provide clarity as to when particular obligations will be sought.

In setting thresholds, the intention is to balance the objective of ensuring that new development makes a proportionate contribution to the infrastructure requirement it will generate, without overburdening smaller developments which are likely to create marginal infrastructure need with more limited profit margin than larger schemes.

However, each planning obligation will also be considered on a case-by-case basis to ensure that the infrastructure needs are appropriately met.

Pre-application engagement

Applicants are strongly encouraged to engage in pre-application discussions with the District Council to determine the nature and scale of contributions that will be required, prior to submitting a planning application. This will ensure that the determination of the application is not unnecessarily delayed. Details of the process for engaging with the district council at pre-application stage are set out on our website: <https://www.midsussex.gov.uk/planning-building/planning-pre-application-advice/>

Occupancy rates

Proposed development population is based upon the following occupation rates:

Unit size	Occupancy
1 - bed	1.3 persons
2 - bed	1.9 persons
3 - bed	2.5 persons
4 - bed	2.9 persons
5+ bed	3.3 persons

The occupancy figure will be adjusted, if necessary, when data from the next Census is available.

Discounted contribution for Affordable Housing

Many affordable housing occupants already live in the same area as proposed new affordable housing development and residents of new affordable housing in the district are therefore already using the services provided. As a result a 33% contribution discount for affordable housing is applied to some of the contributions payable. This discount will be applied to all affordable housing units provided by Registered Providers, regardless of tenure.

The following contributions have a 33% discount for affordable housing:

- Open Space, Sport and Recreational Facilities
- Community Facilities

PROVISION STANDARDS AND CHARGING APPROACHES

Health

Background

Delivering healthy communities is a key priority in the district. Although health and wellbeing are influenced by a number of factors, policy DPS6: Health and Wellbeing recognises the need for the relevant infrastructure to be provided to achieve it, including via the provision of health facilities.

New development, once occupied, will mean that there is a need to consider the capacity of local healthcare services to ensure that local communities can access the required health facilities.

Approach

Where new residential development including older persons' housing is proposed which creates an identified need for health infrastructure, the Council will seek contributions to provide facilities.

The contribution will, in most cases, be in the form of financial contributions to create new facilities to cope with the increased demand resulting from the development, or providing an extension to create additional capacity, or upgrade/improve the existing facility to make it more usable.

Large scale developments may be subject to bespoke negotiation which might include securing land and buildings for healthcare facilities.

<https://www.midsussex.gov.uk/planning-building/supplementary-planning-documents/>.

Information on level of contributions for other health provision will be refined throughout the lifetime of the Plan as the evidence is made available by NHS Sussex. Applications received prior to the publication of this information will be assessed on a case-by-case basis in consultation with the NHS Sussex.

Table 1 - Threshold requirements for health contributions

Type of provision	1 - 9 dwellings	10 - 49 dwellings	50 - 499 dwellings	500 or more dwellings	Older persons' housing
Primary Care	x	Financial contribution	Financial contribution	Land/ Building/ Financial contribution	Financial contribution
Acute Care	x	x	Financial contribution	Financial contribution	x
Mental Health Care	x	x	Financial contribution	Financial contribution	x
Community Health	x	x	Financial contribution	Financial contribution	x

Justification

Financial contribution towards PRIMARY CARE will be calculated according to the following formulae:

$$\begin{aligned}
 &\text{Number of residents generated (calculated in accordance with} \\
 &\quad \text{Occupancy Rates rounded up for each unit)} \\
 &\quad \times \\
 &\quad \text{Average m}^2 \text{ per patient} \\
 &\quad \times \\
 &\quad \text{Infrastructure Cost per m}^2 \\
 &= \text{Primary Care Contribution}
 \end{aligned}$$

An online contribution calculator is available at

Community Facilities

Background

The development of sustainable communities requires the provision of a wide range of local facilities and services. Community and cultural facilities are an essential feature to created sustainable communities. However, there are other important local services and facilities, not specifically listed within this paper, which are still needed by the community. Policy DPI6: Community and Cultural Facilities and Local Services supports the provision of new and additional provision of community and cultural facilities.

New development will put additional pressure on existing local facilities and services and will be required to mitigate its impact via the provision of new facilities or by expanding existing facilities that will be needed to accommodate the increase in population.

Approach

New residential development of 5 dwellings or more, including older person's housing will be required to provide new or enhanced community facilities, or provide financial contributions towards enhancing existing community facilities to serve the need of future residents.

The on-site provision of new community facilities will be required on larger developments, where appropriate. The Council will expect the developer to provide land for the facility and either

design and build the provision to the satisfaction of the Council or make a financial contribution to the Council so that it may arrange for the construction and development of the required facility. Where need is addressed off-site, contributions will be sought to provide and improve community facilities within the parish or nearby parish to which the development is located unless surplus provision exists locally.

Table 2 – Threshold requirements for community facilities contributions

Type of provision	1 -4 dwellings	5 - 199 dwellings	200 - 999 dwellings	1000 or more dwellings	Older person's housing
Community buildings	x	Financial contribution	On-site or financial contribution	On-site or financial contribution*	Financial contribution**
Local Community infrastructure	x	Financial contribution	Financial contribution	On-site	Financial contribution**

* Where access to existing facilities is adequate and there is scope to increase the provision to meet additional need

** Where need is not met on-site and excluding for care bedspace

Justification

Financial contribution towards COMMUNITY BUILDINGS will be calculated according to the following formulae:

$$\begin{aligned} & \text{Number of residents generated (calculated in accordance with} \\ & \quad \text{Occupancy Rates)} \\ & \quad \times \\ & \text{Average community building m}^2 \text{ per person} \\ & \quad \times \\ & \text{Community building Cost per m}^2 \\ & \quad = \text{Community Buildings Contribution} \end{aligned}$$

Upon adoption of the plan the assumptions are:

- The current average community building floorspace per person in Mid Sussex is 0.23m²
- Building costs for the construction of community buildings are £2,940/m²
- The cost per person a community building provision is £676

They will be updated year-on-year to ensure that they remain relevant.

Financial contribution towards LOCAL COMMUNITY INFRASTRUCTURE will be calculated according to the following formulae:

$$\begin{aligned} & \text{Number of residents generated (calculated in accordance with} \\ & \quad \text{Occupancy Rates)} \\ & \quad \times \\ & \text{Local Community Infrastructure Cost per person} \\ & \quad = \text{Local Community Infrastructure Contribution} \end{aligned}$$

Upon adoption of the plan the assumptions are:

- The Local Community Infrastructure cost is £481/person

They will be updated year-on-year to ensure they remain relevant

Open Space, Sport and Recreational Facilities

Background

Creating places to support and encourage healthy lifestyles is a key element of the District Plan supported through Policy DPS6: Health and Wellbeing, Policy DPI5: Open Space, Sport and Recreational Facilities, Policy DPB1: Character and Design and Policy DPN3: Green and Blue Infrastructure. Evidence based standards are available to support the Council's approach. Fields in Trust provide widely supported standards with established space standards for open space, sport and recreation facilities with accessibility recommendations. Access to Natural Green Space (ANGS) Standard ensure that development is connected to accessible greenspace.

informal outdoor space and must ensure that existing and future residents can access sufficient high quality local open space and leisure facilities, if and where possible and relevant as an integral part of the scheme. This will be satisfied either through the provision of new facilities or the improvement of existing ones.

Approach

Where access to existing facilities or the quality and/or quantity of the provision is inadequate to address the need of the proposed development as set out in Table 3, new residential developments of 5 or more units, including older persons' housing will be required to provide new or enhanced facilities in respect of formal outdoor space and parks and gardens, or otherwise provide financial contributions towards enhancing existing facilities to serve the needs of future residents. Contributions towards equipped/ designated play areas will not be sought from 1-bed units.

The standard in the table below excludes car parking and changing rooms, which should be provided in addition to the open space quantity standards. However, SuDS and landscape screens and buffers can potentially be provided within the open space if they are both functionally appropriate and form an integral part of the design of the type of open space being provided.

The on-site provision of new facilities will be required for larger scale development, where appropriate. The Council will expect the developer to provide land for the facility and either design and build the provision to the satisfaction of the Council in compliance with the relevant national governing body guidance, Sport England Guidance or Play England Design for Play Guidance (or as the guidance is updated) or make financial contributions to the Council so that it may arrange for the construction and development of the required facility.

Where the need is addressed off-site, contributions will be sought to provide and improve facilities within the parish or nearby parish to which the development is located unless surplus provision exists locally.

It is expected that amenity green space and natural and semi-natural space will be provided on-site for most residential developments to meet the minimum standards, described within Table 3, to deliver high quality development. However, formal requirements are set out only for residential development of 20 units or more, including older persons' housing. Where the combined provision would result in less than 0.15ha, the required space should be provided as a single space, to avoid the proliferation of very small spaces with limited recreational value. Where on-site provision cannot be secured, financial contributions will be sought to provide and improve equivalent space within the vicinity of the development.

⁵³ <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planningobligation>

Table 3 – Threshold and provision standard requirements for open space, sport and recreational facilities contributions									
Type of provision		Quantity guideline (m ² per person)	Walking guideline (walking distance: metres from dwellings)	1-4 dwellings	5-19 dwellings	20-49 dwellings	50-199 dwellings	200+ dwellings	Older persons' housing
Formal outdoor space	Outdoor sports	16	1,200m	x	Financial contribution	Financial contribution	Financial contribution	On-site or Financial contribution*	Financial contribution ¹
	Equipped / designated play areas	2.5	LEAPs – 400m NEAPs – 1,000m	x	Financial contribution	Financial contribution	On-site or Financial contribution*	On-site	x
	Other outdoor provision	3	700m	x	Financial contribution	Financial contribution	Financial contribution	Financial contribution/ on-site	x
Informal outdoor space	Parks and gardens	8	710m	x	Financial contribution	Financial contribution	Financial contribution	On-site or Financial contribution*	Financial contribution ²
	Amenity green space	8	480m	x	x	On-site	On-site	On-site	On-site
	Natural and semi-natural space	18	720m	x	x	On-site	On-site	On-site	On-site

* Where access to existing facilities is adequate and there is scope to increase the provision to meet additional need

¹ Only for age-restricted housing and housing with support

² Where need is not met on-site and excluding for care bedspace

Justification

Financial contribution towards OUTDOOR SPORTS will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with} \\ &\quad \text{Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Outdoor sports quantity guideline m}^2 \text{ per person} \\ &\quad \times \\ &\quad \text{Outdoor sports cost per m}^2 \\ &= \text{Outdoor sport Contribution} \end{aligned}$$

Upon adoption of the plan the assumptions are:

- The quantity guideline for the provision of outdoor sports is 16 m² per person
- Outdoor sports costs are £42/m²

They will be updated year-on-year to ensure that they remain relevant.

Financial contribution towards EQUIPPED/DESIGNATED PLAY AREAS will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with} \\ &\quad \text{Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Equipped/designated play areas quantity guideline m}^2 \text{ per person} \\ &\quad \times \\ &\quad \text{Play areas cost per m}^2 \\ &= \text{Equipped/Designated Play Areas Contribution} \end{aligned}$$

Upon adoption of the plan the assumptions are:

- The quantity guideline for the provision of equipped/designated play areas is 2.5 m² per person
- Play areas costs are £377/m²

They will be updated year-on-year to ensure that they remain relevant.

Financial contribution towards OTHER OUTDOOR PROVISION will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with} \\ &\quad \text{Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Other outdoor provision quantity guideline m}^2 \text{ per person} \\ &\quad \times \\ &\quad \text{Other outdoor provision cost per m}^2 \\ &= \text{Other Outdoor Provision Contribution} \end{aligned}$$

Upon adoption of the plan the assumptions are:

- The quantity guideline for the provision of other outdoor provision is 3 m² per person
- Outdoor sports costs are £250/m²

They will be updated year-on-year to ensure that they remain relevant.

Financial contribution towards PARKS AND GARDENS will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with} \\ &\quad \text{Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Parks and gardens quantity guideline m}^2 \text{ per person} \\ &\quad \times \\ &\quad \text{Parks and Garden cost per m}^2 \\ &= \text{Parks and Gardens Contribution} \end{aligned}$$

Upon adoption of the plan the assumptions are:

- The quantity guideline for the provision of outdoor sports is 8 m² per person
- Parks and Gardens costs are £117/m²

They will be updated year-on-year to ensure that they remain relevant.

Financial contribution towards NATURAL, SEMI-NATURAL AND AMENITY GREEN SPACE will be calculated according to the following formulae:

$$\begin{aligned} & \text{Number of residents generated (calculated in accordance with} \\ & \quad \text{Occupancy Rates)} \\ & \quad \times \\ & \text{Natural, Semi-natural and Amenity Green Space quantity guideline} \\ & \quad \text{m}^2 \text{ per person} \\ & \quad \times \\ & \text{Natural, Semi-natural and Amenity Green Space cost per m}^2 \\ & \quad = \text{Natural, Semi-Natural and Amenity Green Space} \\ & \quad \quad \quad \text{Contribution} \end{aligned}$$

Upon adoption of the plan the assumptions are:

- The quantity guideline for the provision of outdoor sports is 26 m² per person
- Natural, Semi-natural and Amenity Green Space costs are £26/m²

They will be updated year-on-year to ensure that they remain relevant.

Emergency services

Background

Delivering safe communities is a key priority in the district. Although safety is influenced by a number of factors, policy DPS6: Health and Wellbeing recognise the need for the relevant infrastructure to be provided to achieve it, including via the provision of policing infrastructure.

The additional population generated by development will place an increased demand on the level of policing for the area.

Approach

To maintain current levels of policing, developer contributions towards the provision of capital infrastructure are required from

all residential development providing 50 dwellings/units or more including older persons' housing.

Justification

Financial contributions towards POLICE will be calculated according to the formulae detailed on the following page.

An on-line calculator is available at <https://www.midsussex.gov.uk/planning-building/supplementary-planning-documents/>.

Staff set up cost + Premises + Vehicles + ANPR = Police Contribution	This is calculated once the number of incidents that are likely to occur as a result of development has been established. Predicted number of incidents from development	
	Total incidents per year for Mid Sussex Total Mid Sussex population	x Proposed development population ⁵⁴
	Number of required staff as a result of development =	
	Required uniformed officers Predicted number of incidents from development Total incidents per year for Mid Sussex / Total number of officers +	
	Required support staff Total support staff x number of required uniformed officers Totals number of officers	
	Set-up cost per officer or support staff x	
	Contributions towards premises are based upon existing capacity to accommodate additional required officers and will only be sought where floorspace is required to accommodate additional officers as a result of a proposed development. Taking an average floor space provision across Sussex Police's sites which deliver neighbourhood policing, Sussex Police have determined that each new officer/member of staff should be allocated 8.93 sqm of floorspace (workstation/locker room/storage). BCIS Cost multiplier cost per m2 x average floorspace provision per employee x number of required staff (new or adaptation/conversion)	
	Guideline is to replace vehicles every 4 years or 125,000 miles. The development requires fleet investment for a minimum of 8 year life of provision to serve the proposed development. Cost per vehicle x total vehicles x 2 x number of household proposed Total Mid Sussex households Considered on a case-by-case basis	

⁵⁴ Where the details of unit types are known, the assumed occupancy will reflect the rates detailed under the 'Approach to securing infrastructure' section of this appendix. They will be adjusted, if necessary, when data from the next Census is available. If the proposal is in outline form and only the total number of units is known, the contribution will be calculated on the basis of an average occupancy of 2.5.

Waste management

Background

The provision of on-site site-specific waste and recycling provision is expected as part of good design for development in line with Policy DPB1: Character and Design.

Approach

It is expected that development will provide:

- Adequate facilities within each dwelling for storage and collection of waste/recyclable materials.
- Depending on the scale of development, a local recycling facility off-site or a financial contribution towards the provision of such a facility off-site.

In considering planning applications for development other than new housing, the District Council will assess individually, the needs for provision of additional appropriate recycling facilities.

The provision of on-site site-specific waste and recycling provision will normally be secured through a planning condition or obligation. Contributions may be sought for the provision of wheeled bins in order for waste collection services to be provided.

Contributions for waste management services, such as recycling facilities and waste sites, are not currently required in Mid Sussex. However, this situation is monitored and should improvements be required in the future, contributions may be sought.

Justification

The District Council intends to use monies secured through planning obligations to purchase specialist lockable recycling bins to improve recycling quality in communal bin stores. Funds will also cover costs of signage, leaflets and stickers for bins in the future.

In large-scale residential developments (200 or more dwellings),

it will be necessary to make provision for a central recycling point. This would ideally be located in an area visited by the local community, i.e. local retail outlet.

Ashdown Forest Mitigations

Background

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 increases in recreational pressure 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.

Approach

The Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach set out in Policy DPC6 aligns with the strategic solution for recreational disturbance on the Ashdown Forest SPA. 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.

Justification

The current tariffs can be found at <https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>.

Other obligations

There may be instances where a development would result in

a material increase in the need or demand for other types of infrastructure or services which are not specifically addressed within this document, and where provision is required in order to make the development acceptable in planning terms. In these cases, the Council will negotiate with a developer on a case-by-case basis, having regard to site-specific circumstances, and planning obligations may be the mechanism for securing provision.

The potential scope of site-specific planning obligations is very wide and may include a diverse range of infrastructure and services. Examples of the types of site-specific planning obligations could include, but are not limited to:

- Off-site provision of sustainable replacement open space land or facilities, where development would involve the loss of existing open space land or facilities (as required by policy DPI1).
- Commuted sum towards the future maintenance of formal and informal outdoor spaces.
- Ecological mitigation or compensatory measures, where development would result in a negative impact on biodiversity and habitats.
- Flood mitigation measures, which a development would be at a significant risk of flooding.
- Pollution and air quality mitigation measures, where development would result in an unacceptable impact.
- Improve linkage to an available backhaul network, exchange and/or the upgrading of an exchange where this has been identified as necessary to ensure full fibre broadband can be provided.
- Work that would result in a positive impact on an identified heritage asset, where a development would adversely affect the asset or its setting.
- On-site provision of Gypsy, Travellers and Travelling Showpeople accommodation or through an equivalent financial contribution towards off-site provision.

In addition, site allocation policies within the District Plan, or other adopted development plan documents, may identify site-specific infrastructure requirements that will be required to facilitate

delivery of the allocated sites.

Monitoring fees for Planning Obligations

Background

Authorities should ensure that resources are available to support the monitoring and reporting of planning obligations. In line with regulation 122(2A) of the CIL Regulations, they can charge a monitoring fee through section 106 planning obligations to cover the cost of monitoring and reporting on delivery of that section 106 obligation. This approach is supported under Policy DPI2: Planning obligations.

Approach

Monitoring fees will be required from all development subject to planning obligations.

Justification

The current tariff can be found at <https://www.midsussex.gov.uk/planning-building/development-contributions/>

Appendix 6: The Advanced Stage Viability Review Contribution Formula

The formula below is 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.