

MSDC response to Action Point AP-009

Council to review Table 9 of the Council’s Hearing Statement to Matter 1 Question 20 to determine whether it covers all references to other guidance, studies and standards erroneously set out within the policies of the Plan and whether they remain relevant in the context of the new emerging Plan.

1. The Council acknowledges that, in some cases, extant and future studies, such as supplementary planning guidance, and other standards are referenced within proposed Policies. Whilst in most cases the Council does not believe they erroneously elevate such documents to development plan status, the Council suggests a number of recommendations which could rectify this if there is a concern.
2. The Council suggested a number of amendments in its response to MIQ20, these are set out in Table 1 below, highlighted in Blue. In addition, following discussion at the Stage 1 hearing sessions further amendments are suggested to other policies and text in the Plan. These additional items are set out in Table 1, highlighted in Green. Additional text is shown by underlines and removed text is shown by strikethrough.
3. The Council is of the view that there are some exceptions to this approach as set out below.

Policy DPC4: High Weald Area of Outstanding Natural Beauty

4. It is the Council’s view that reference to the High Weald AONB Management Plan is required in Policy DPC4 so that the Council can fulfil its statutory duties in relation to AONBs.
5. An Area of Outstanding Natural Beauty (AONB) is an area of land protected by the Countryside and Rights of Way Act 2000 (“the CROW Act”) 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 (NPPF, September 2023, paragraph 176).
6. Section 85 of the CROW Act (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.
7. Section 84 of the CROW Act confirms the powers of local planning authorities to take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of an AONB.
8. Section 89 of the CROW Act creates a statutory duty on local authorities with land in an AONB to prepare and publish an up-to-date plan which formulates their policy for the

management of the area and for the carrying out of their functions in relation to it.

9. Where AONBs cross administrative boundaries, local authorities are required to act jointly to prepare the plan. In the High Weald, this requirement is delivered through the High Weald Joint Advisory Committee (JAC), a partnership which includes 15 local authorities covering the area together with community, environment and land-based sector representatives. Following a formal consultation process, the High Weald JAC recommends the Plan to individual local authorities who then each adopt the Plan as their policy for the management of the AONB. The Plan is reviewed every five years.
10. 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 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.
11. The High Weald AONB Management Plan 2024-2029 includes an action for public bodies to reference the Management Plan in planning documents and ensure its use as a material consideration [ENV5, page 27].

Character Component: Settlement

Actions

Public bodies should ...

g. Ensure there is a reference to the AONB Management Plan and to the AONB Housing Design Guide in local plans, neighbourhood plans and other public documents, and ensure its use as a material consideration in planning decisions, planning policy, site allocations and development management.

12. As 15 local authorities have worked together in partnership to produce the High Weald AONB Management Plan, it is also intended that there is a consistent approach to planning policy in the High Weald. All the local authorities with land in the High Weald AONB include references to the High Weald AONB Management Plan in their development plan and include a specific policy on the High Weald AONB. With the exception of two local authorities (with a Core Strategy adopted in 2007 and 2008), all district and borough councils make reference to the High Weald AONB Management Plan in the planning policy itself (the equivalent of Policy DPC4). For this reason, the Council is of the view that this reference to the High Weald AONB Management Plan should be retained in Policy DPC4 for consistency and to reflect a partnership approach across the High Weald AONB.
13. Reference to the High Weald AONB Management Plan is already included in adopted planning policy for Mid Sussex District (Policy DP16 of the Adopted District Plan) and the adopted local plans of other local authorities (the most recently adopted was Crawley Borough Council's Local Plan in October 2024) and as such, it is a supported position by the Planning Inspectorate. The Submission version of Policy DPC4 with the proposed

modifications is also supported by the High Weald National Landscape Partnership.

14. Furthermore, it is considered that reference to the High Weald AONB Management Plan provides clarity to applicants as to how they should consider the High Weald AONB in development proposals by providing a framework for assessment. It is a transparent and accessible means by which applicants can demonstrate they have sought to conserve and enhance the AONB. This means that the policy is effective as well as being consistent with national policy.

Policy DPC5: Setting of the South Downs National Park

15. For similar reasons, it is the Council's view that references to the South Downs Partnership Management Plan and South Downs Local Plan are required in Policy DPC5 so that the Council can fulfil its statutory duties in relation to National Parks.
16. 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.
17. The South Downs Partnership Management Plan is the single most important document for the National Park as it sets the overarching five-year strategy for the management of the National Park. The current South Downs Local Plan (adopted 2019) builds on the framework of the Partnership Management Plan.
18. Neighbouring authorities have also included references to the South Downs Partnership Management Plan and the South Downs Local Plan in their emerging planning policies and so there is a developing consistent approach to consideration of the setting of the South Downs National Park.
19. The Submission version of Policy DPC5 with the proposed modifications is also supported by the South Downs National Park Authority.

Policy DPS5: Water Neutrality

20. As explained in the supporting text of Policy DPS5, to protect the Arun Valley nature conservation sites and to provide certainty that development will not have an adverse effect on the Arun Valley sites, the most feasible approach is for development within the Water Resource Zone (WRZ) to demonstrate that it is water neutral. This means that all development, within the WRZ, will need to be designed to achieve water efficiency standards above the requirements set out by the optional requirements in Building Regulations.
21. This is a joint local authority approach across six local planning authority areas who are all seeking to adopt an identical model policy on this subject. The policy approach has recently been tested and found sound, subject to Main Modifications, at the Crawley Borough Council Local Plan Examination [O8].

TABLE 1: Suggested amendments to submitted Plan

Policy Reference	Comment/change
<p>Chapter 1 3. Adoption</p>	<p>.... Mid Sussex Development Plan</p> <p>Upon adoption the District Plan 2021 – 2039, the Development Plan for Mid Sussex will contain the following:</p> <ul style="list-style-type: none"> • Mid Sussex District Plan 2021 – 2039..... • Supplementary Planning Documents – full list available at www.midsussex.gov.uk/SPDS • Made Neighbourhood Plans – full list..... • West Sussex Development Plan (2014) (adopted by the County Council) <p>Supporting Guidance Documents The Plan is supported by a number of <u>Supplementary Planning Documents that provide more detailed guidance on how the policy should be interpreted and applied.</u> The full list of these guidance documents is available at www.midsussex.gov.uk.</p>
<p>DPS1 Climate Change</p>	<p>Reducing carbon emissions</p> <ol style="list-style-type: none"> 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 and; DPS3: Renewable and Low Carbon Energy Schemes, and the Mid Sussex Design Guide SPD. 2.

<p>Supporting text to DPS1</p>	<p>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. <u>Further guidance can also be found in the Mid Sussex Design Guide SPD.</u></p>
<p>DPS2 – Sustainable Design and Construction</p>	<p>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:-</p> <p>Water resources and water efficiency</p> <p>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.</p> <p>All residential new build: Development must meet a maximum water consumption.....</p> <p>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:-</p>
<p>DPS3 – Renewable and low carbon energy schemes</p>	<p>Solar energy</p> <p>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:</p> <p>Wind energy</p> <p>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.-</p> <p>Applicants must clearly demonstrate that adverse impacts, including cumulative impacts</p>

	<p>13. Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency around requirements.</p> <p>14. Taking account of the Mid Sussex Sustainable Energy Study (2014) Figure A.8, e 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.</p> <p>.....</p> <p>17. Make use of ambient or secondary heat sources¹³ (in conjunction with heat pumps where required).</p> <p>18. Demonstrate compliance with appropriate technical standards. (currently 'CIBSE's Heat Networks Code of Practice for the UK).</p>
<p>DPS4 Flood Risk and Sustainable Drainage</p>	<p>The Council proposed modification proposed M19 to include reference to Mid Sussex Design Guide. No longer pursuing this change. Policy to remain as submitted.</p>
<p>DPN1 – Biodiversity, Geodiversity and Nature Recovery</p>	<p>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.</p>
<p>DPN2 – BNG</p>	<p>Further guidance -</p>

	<p>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.</p>
<p>DPN4 – Trees, Woodland and Hedgerows</p>	<p>....provided to justify why works are necessary.</p> <p>Proposals for work 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).</p> <p>The felling of protected.....</p>
<p>DPN6 – Pollution</p>	<p>.....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.</p>
<p>Supporting text to DPN6</p>	<p>.....land. This policy also makes clear that mitigation measures may be necessary for development likely to increase levels of pollution.</p> <p>The Council will publish detailed guidance on its website and development proposals will need to take this into account. (ADD footnote to SPD page).</p>
<p>DPN7 – Noise Impacts</p>	<p>.....If required by the local planning authority, the applicant will be required to provide:</p> <ul style="list-style-type: none"> 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. <p>Development proposals will need to take into account the Council’s noise guidance such as the Planning Noise Advice Document: Sussex.</p>

<p>DPN8 – Light Impacts and Dark Skies</p>	<p>The Council proposed modification proposed M41 to include reference to Mid Sussex Design Guide. No longer pursuing this change. Therefore the submitted policy would be amended as follows:</p> <p>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.</p> <p>6. <u>Aerodrome Safeguarding Requirements have been met and that there will be no impact on air safety.</u></p> <p>Development proposals will need to take into account the Institute of Lighting Professionals guidance and other relevant guidance.</p>
<p>DPN9 – Air Quality</p>	<p>.... The use of active and sustainable travel measures and green infrastructure to reduce pollution concentrations and exposure is encouraged.</p> <p>Development proposals will need to take into account the Council’s air quality guidance.</p> <p>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.</p> <p>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.</p> <p>.....</p> <p>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.</p> <p>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.</p>
<p>DPC1 – Protection and Enhancement of the Countryside</p>	<p>.....higher quality.</p> <p>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.</p>

	Major applications.....
Supporting text for DPC1	<p>.....This is land which is most flexible, productive and efficient and can best deliver future crops and pasture for food and non-food uses.</p> <p><u>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.</u></p> <p>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.....</p>
DPC4 – High Weald AONB	<p>The policy refers to High Weald AONB Management Plan, which has been adopted by the Council as a material consideration. Given its status as a statutory document, reference to it in the policy is retained. However, the following change is suggested:</p> <p>.....High Weald AONB Management Plan.</p> <p>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.</p> <p>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.</p>
DPC5 – Setting of the SDNP	<p>The policy refers to South Downs Partnership Management Plan. Given its status as a statutory document, reference to it in the policy is retained. However, the following change is suggested:</p> <p>.....</p> <p>Assessment of such development proposals will have regard to the South Downs Partnership Management Plan <u>and</u> South Downs Local Plan. and other adopted planning documents and strategies.</p> <p>Development proposals should</p>

<p>DPB1 – Character and Design</p>	<p>All new development must be designed in accordance with the Mid Sussex Design Guide Supplementary Planning Document (SPD). All new development must</p>
<p>DPB2: Listed Buildings and Other Heritage Assets</p>	<p>.....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.....</p>
<p>DPT1 – Placemaking and Connectivity</p>	<p>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.</p> <p>To meet these objectives:</p> <ol style="list-style-type: none"> 1. Development that is 4. 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.....
<p>DPT3 – Active Travel</p>	<p>....and changing facilities.</p> <ol style="list-style-type: none"> 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.

<p>Supporting text to DPT3</p>	<p>.....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.</p> <p><u>Development should provide appropriate levels of cycle parking facilities (taking account of WSCC Guidance on Parking at New Developments 2020 as set out in Appendix xxxxxx), 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.</u></p> <p><u>Development should provide or contribute towards delivery of service and infrastructure improvements, in accordance with the West Sussex Bus Service Improvement Plan (BSIP) or subsequent documents</u></p> <p>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</p>
<p>DPT4 – Parking</p>	<p>Development must provide:</p> <ol style="list-style-type: none"> 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 Developments as set out in Appendix XXXX, ³⁰ (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. <p>.....</p> <p>Development for Rapid and Ultra Fast EV Charging facilities must:</p> <ol style="list-style-type: none"> 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.
<p>DPE5 – within Town and village Boundaries</p>	<p>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:</p> <p>.....</p>

DPH2 – Sustainable development outside the built up area	<p>.....</p> <p>The developer will need to satisfy the Council that:</p> <p style="padding-left: 40px;">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</p>																		
DPH3 – Sustainable development inside the built up area	<p>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.</p>																		
DPH4: Older Persons’ Housing and Specialist Accommodation	<p>Delete the text below from policy wording:</p> <p>Older Persons’ Housing Need</p> <p>Over the Plan Period there is an estimated need for net 1,887 additional dwellings with support or care and net 211 additional bedspaces¹. The need by type identified by the 2021 SHMA is set out below:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #d9e1f2;"> <th style="text-align: left;">Accommodation Type and Tenure</th> <th colspan="2">Need (units/ bedspaces)</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Housing with Support (retirement living or sheltered housing)</td> <td style="text-align: left;">Market</td> <td style="text-align: right;">801</td> </tr> <tr> <td></td> <td style="text-align: left;">Affordable</td> <td style="text-align: right;">15</td> </tr> <tr> <td style="text-align: left;">Housing with Care (extra care)</td> <td style="text-align: left;">Market</td> <td style="text-align: right;">857</td> </tr> <tr> <td></td> <td style="text-align: left;">Affordable</td> <td style="text-align: right;">214</td> </tr> <tr> <td style="text-align: left;">Residential Care Bedspaces</td> <td style="text-align: left;">n/a</td> <td style="text-align: right;">300</td> </tr> </tbody> </table>	Accommodation Type and Tenure	Need (units/ bedspaces)		Housing with Support (retirement living or sheltered housing)	Market	801		Affordable	15	Housing with Care (extra care)	Market	857		Affordable	214	Residential Care Bedspaces	n/a	300
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¹ The figure of 211 bedspaces reflects the oversupply of 89 Nursing Care Bedspaces.

	<table border="1" data-bbox="526 193 1547 228"> <tr> <td>Nursing Care Bedspaces</td> <td>n/a</td> <td>0²</td> </tr> </table> <p><i>Older Persons' housing need to 2038 (2021 SHMA)</i></p> <p>Add the text below in replacement of above:</p> <p><u>Development proposals for older persons' accommodation and specialist housing will be supported in accordance with the identified need.</u></p>	Nursing Care Bedspaces	n/a	0 ²																
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<p>Supporting text to DPH4</p>	<p>Within the supporting text amend the wording of the fifth paragraph:</p> <p>The housing need for Older People and Specialist Housing Accommodation has been is established through the SHMA and is set out <u>in the table</u> below. <u>The identified need is the appropriate starting point; however, should more recent evidence be produced during the Plan period, this should be taken into consideration.</u></p> <table border="1" data-bbox="526 703 1547 1007"> <thead> <tr> <th colspan="2">Accommodation Type and Tenure</th> <th>Need (units/bedspaces)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Housing with Support <i>(retirement living or sheltered housing)</i></td> <td>Market</td> <td>801</td> </tr> <tr> <td>Affordable</td> <td>15</td> </tr> <tr> <td rowspan="2">Housing with Care <i>(extra care)</i></td> <td>Market</td> <td>857</td> </tr> <tr> <td>Affordable</td> <td>214</td> </tr> <tr> <td>Residential Care Bedspaces</td> <td>n/a</td> <td>300</td> </tr> <tr> <td>Nursing Care Bedspaces</td> <td>n/a</td> <td>0³</td> </tr> </tbody> </table> <p>The provision of older persons' and specialist accommodation is provided [...]</p>	Accommodation Type and Tenure		Need (units/bedspaces)	Housing with Support <i>(retirement living or sheltered housing)</i>	Market	801	Affordable	15	Housing with Care <i>(extra care)</i>	Market	857	Affordable	214	Residential Care Bedspaces	n/a	300	Nursing Care Bedspaces	n/a	0 ³
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<p>DPH5 – Gypsies, Travellers and</p>	<p>Delete the below text from Policy wording:</p>																			

² 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.

³ 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.

<p>Travelling Showpeople</p>	<p>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 travel⁴ and 12 net permanent pitches for Gypsies and Travellers who no longer travel⁵, for the period 2021 to 2038. Part of the 16-pitch need will be met by the delivery of existing commitments⁶, as shown in the table below.</p> <p><i>Gypsy and Traveller Provision</i></p> <table border="1" data-bbox="501 395 1473 592"> <thead> <tr> <th>Gypsy and Traveller Pitch Provision</th> <th>No longer travel</th> <th>Still Travel</th> </tr> </thead> <tbody> <tr> <td>Minimum Permanent Pitch Requirement (2021 to 2038)</td> <td>12</td> <td>4</td> </tr> <tr> <td>Commitments (as at 1 April 2021)</td> <td>13</td> <td>0</td> </tr> <tr> <td>Total residual requirement</td> <td>0</td> <td>4</td> </tr> </tbody> </table> <p>Add below text in replacement of above:</p> <p><u>The Council will seek to meet the identified current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople in Mid Sussex district.</u></p>	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
Gypsy and Traveller Pitch Provision	No longer travel	Still Travel											
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Total residual requirement	0	4											
<p>Supporting text to DPH5</p>	<p>Within the supporting text amend the wording of the third paragraph after the first sentence:</p> <p><u>The GTAA identifies a need for 16 permanent pitches for Gypsy and Traveller households in Mid Sussex district, outside of the South Downs National Park (SDNP).</u> The majority of the identified need, outside the South Downs National Park, is already committed through <u>Extant commitments at the saved Northern Arc strategic site allocation (now known as Brookleigh) will contribute towards the identified need;</u> the residual need will be expected to be met by the Significant Site allocations within this Plan.</p>												
<p>DPH7 – Housing Mix</p>	<p>Amend the policy wording to reflect the below:</p> <p>To support the delivery of sustainable, mixed and balanced communities which meet the 20-minute neighbourhood principles, housing development (including affordable housing) will be supported where it provides <u>a</u> mix of dwelling types and sizes that reflects current and future local housing needs.;</p>												

⁴ 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)

⁵ 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)

⁶ Commitments here relate to pitches with planning permission.

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 **identified housing mix** will be considered where the Council is satisfied that:

[...]

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:

Supporting text to DPH7

After the third sentence of the second paragraph of the supporting text, insert the following text and table:

The table below sets out the strategic mix of housing sizes across different housing tenures, as identified in the SHMA.

	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%

The ~~policy seeks to~~ **above table** ~~provides~~ a starting point for considering what sized dwellings will be appropriate **in new developments**, recognising that needs might change over the Plan period and that there might be certain types or models of accommodation that prescribe the mix. **Should more recent evidence be produced during the Plan period, this should be taken into consideration.**

DPH8: Affordable Housing	<p>.....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.</p> <p>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.</p>
DPA8 – Orchards shopping centre	<p>.....</p> <ol style="list-style-type: none"> 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). 6.....
DPA13 – Paddocks

	<ol style="list-style-type: none"> 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.
<p>DPI5 – Open Space</p>	<p>New and additional provision</p> <p>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.</p> <p>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.</p>
<p>Supporting text to DPI5</p>	<p>.....</p> <ul style="list-style-type: none"> • <u>Climbing centres</u> <p><u>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.</u></p> <p>It is important to note that open space, leisure, sport and recreational facilities often form.....</p>

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