

Quantity and Type of Development

POLICY CODE: DP1 – Economic Development

DP1 Sustainable Economic Development

Strategic Objectives: 7) To promote a place which is attractive to business, and where local enterprise thrives; 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

Evidence Base: Burgess Hill Employment Site Study; Employment Land Review; Mid Sussex Economic Development Strategy.

The District Plan aims to support sustainable economic growth so that Mid Sussex contributes towards enhancing the prosperity of the Gatwick Diamond and enable the residents of Mid Sussex to work within the communities where they live to build stronger communities and reduce the need to commute.

To achieve the required level of economic growth the total number of additional jobs required within the district over the plan period is estimated to be 7,600 jobs. This will be achieved by:

- Encouraging high quality development of land and premises to meet the needs of 21st century businesses;
- Supporting existing businesses, and allowing them room to grow;
- Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- Seeking the provision of appropriate infrastructure to support business growth – in particular high speed broadband connections;

New employment land and premises:

- Allocating 20 – 30 hectares of land as a high quality business park at Burgess Hill;
- Incorporating employment provision within large scale housing development as part of a mixed use development where it is appropriate; and
- Allowing new small-scale economic development, in the countryside, including tourism, (in accordance with Development in the Countryside policies)

The Council is aware that a local university has indicated an interest in developing a science park to the west of Cuckfield Road, along the A2300, at Goddards Green. This broad location is indicated on the Policies Map. The Council would consider any such proposals taking into account:

- how the proposal would contribute to meeting the overall objectives of this policy;
- how the proposal would secure the objectives of policy DP18 Transport, particularly in terms of delivering sustainable transport ;
- the wider impact on the environment and the surrounding area

Effective use of existing employment land and premises will be made by:

- Protecting employment land and premises (including tourism) unless it can be

demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need of the proposed alternative use;

- Permitting appropriate intensification, conversion, redevelopment and/ or extension for employment uses providing it is in accordance with other policies in the Plan;
- Giving priority to the re-use and adaptation of rural buildings for business or tourism use and the diversification of activities on existing farm units (in accordance with Development in the Countryside policies);

Neighbourhood Plans should:

- **Identify the needs of local businesses and their local residents for employment opportunities and any areas requiring economic regeneration, infrastructure provision or environmental enhancement.**
- **Allocate sufficient land within their towns and villages to meet these needs.**

If monitoring indicates that there is an insufficient supply of allocated employment sites to meet the district's jobs needs, then the Council will consider allocating sites through an appropriate planning document.

Not yet discussed at NP Workshop

POLICY CODE: DP3 – Village and Neighbourhood Centre Development

DP3 Village and Neighbourhood Centre development

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

Evidence Base: Mid Sussex Retail Study; Town Centre Masterplans and accompanying work.

Village Centres (- not relevant)

These are defined as the village centres of Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield which meet the needs of their own communities and neighbouring small villages and countryside areas.

Small Village Centres, Neighbourhood Centres (in the towns)

These are defined as the various small village and neighbourhood shopping centres which meet the needs of their own communities and countryside areas. To support these, changes of use from Class A1 shop uses to other uses will be resisted.

In exceptional circumstance, a change of use to Class A2, A3, A4, A5 and B1a offices use, health or medical use will be permitted providing:

- It can be shown that the existing use is no longer viable;
- Is appropriate in scale and function to its location including the character and amenities of the surrounding area and will not give rise to increased problems of traffic generation and car parking.
- Is in accordance with the relevant **Neighbourhood Plan**

NP Workshop 18/10/12 comments...

1. Our NP should potentially have differing policy provisions for the different settlements – ie primarily Sharpthorne and West Hoathly recognising their different characteristics and existing services

Location and Delivery of Housing Development

POLICY CODE: DP4 – Housing

DP4 Housing

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Housing Supply document; Local Housing Assessment; Mid Sussex Landscape Capacity Study.

In accordance with the evidence of local need, Policy DP4 sets a District housing requirement of 10,600 homes between 2011 – 2031, at an average of 530 homes per annum. This will comprise:

District Plan Requirement	10,600
Completions 2011/2012	539
Total Housing requirement	10,061
Total Housing Commitments ¹	4,340
Total to be identified	5,721
Burgess Hill strategic development	3,500 to 4,000
Elsewhere in the district, as allocated through Neighbourhood Plans or other appropriate planning documents	1,721 – 2,221
Windfall allowance	TBC

This requirement may be exceeded if communities wish to promote higher levels of development to fund additional local infrastructure improvements or support local facilities and services. Higher levels of development should only be promoted through Neighbourhood Plans and will be acceptable provided they do not conflict with the vision and objectives of this District Plan.

Not yet discussed at NP Workshop

¹ Sites within the planning process (local Plan allocations, Small Scale Housing Allocations, sites with planning permission)

POLICY CODE: DP8 – Protection and Enhancement of Countryside

DP8 Protection and enhancement of countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: A Landscape Character Assessment for Mid Sussex.

Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, where:

- It is necessary for the purposes of agriculture, or some other use that has to be located in the countryside;
- It maintains or where possible enhances the quality of the rural and landscape character of the district;
- Takes account of the economic and other benefits of the best and most versatile agricultural land and seeks to use areas of poorer quality land in preference to that of higher quality; or
- It is supported by a specific policy reference elsewhere in the Plan including DP10 Sustainable Rural Development and the Rural Economy, DP11 New Homes in the Countryside, DP16 Sustainable Tourism and DP29 Rural Exception Sites.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape and other available landscape evidence (including that gathered to support **Neighbourhood Plans**) will be used to assess the impact of development proposals on the quality of rural and landscape character.

Built up area boundaries are subject to review by **Neighbourhood Plans** or other appropriate planning documents.

NP Workshop 18/10/12 comments...

1. Basic Policy looks OK
2. We need to consider further the currently defined "built-up area" boundaries

POLICY CODE: DP9 - Preventing Coalescence

DP9 Preventing Coalescence

Strategic Objective: 2) To promote well located and designed development that reflects our distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Evidence Base: Mid Sussex Landscape Character Assessment

The individual towns and villages in the District each have their own unique characteristics. It is important that the 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 DP8 Protection and Enhancement of the Countryside:

- **Development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements such as visually or by an increase in activity which has an urbanising effect on the area between settlements; and**
- **Local Gaps will be identified in **Neighbourhood Plans** (or other appropriate planning documents) 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.**

NP Workshop 18/10/12 comments...

1. The Local Gap between Sharpthorne and West Hoathly specified in on the 2004 Local Plan map is still valid and should remain as is.

POLICY CODE: DP10 - Sustainable Rural Development and the Rural Economy

DP10 Sustainable rural development and the rural economy

Strategic Objectives: 10) To support a healthy rural economy in the villages and the countryside; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

Provided it is not in conflict with Policy DP8 Protection and Enhancement of the Countryside and DP9 Preventing Coalescence:

- **New small-scale economic development, including tourism related development, within the countryside (defined as the area outside of built up area boundaries as per the Policies Map) will be permitted provided:**
 - **It supports sustainable growth and the vitality of the rural economy; and**
 - **Utilises previously developed sites (where possible).**

- **Diversification of activities on existing farm units will be permitted provided:**
 - **They are of a scale which is consistent to the location of the farm holding; and**
 - **Would not prejudice the agricultural use of a unit.**

- **the re-use and adaptation of rural buildings for business or tourism use in the countryside will be permitted provided:**
 - **The building is of permanent construction and capable of re-use without substantial reconstruction or extensive alteration;**
 - **The appearance and setting is not materially altered; and**
 - **It is not a recently constructed agricultural building which has not been or little used for its original purpose.**

Not covered at NP Workshop 18/10/12

POLICY CODE: DP11 – New Homes in the Countryside

DP11 New Homes in the Countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

New homes in the countryside will be permitted where special justification exists and where other policies within the Plan are satisfied.

Special justification is defined as:

- **Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or**
- **Where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area.**

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 in special circumstances:

- **Its re-use would secure the future of a heritage asset ; or**
- **Its re-use would lead to an enhancement of the immediate setting.**

New ‘granny annexes’ that are physically separate to the dwelling are defined as a new home and are subject to the same special justification as above.

Not covered at NP Workshop 18/10/12

POLICY CODE: DP12 - High Weald Area of Outstanding Natural Beauty

DP12 High Weald Area of Outstanding Natural Beauty

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: The High Weald AONB Management Plan.

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

- **The identified landscape features or components of natural beauty and to their setting;**
- **The traditional interaction of people with nature, and appropriate land management;**
- **Character and local distinctiveness, sense of place and setting of the AONB;**
- **An emphasis on small scale proposals that are sustainably located and designed; and**
- **Proposals which support the economies and social well being of the AONB (in particular land based workers or activities that directly support land management) and its communities including 100% affordable housing schemes (provided that they are compatible with the aim of conserving and enhancing natural beauty).**

(Note: land based key workers in the High Weald AONB are workers in agriculture, forestry or rural craft industries whose occupation directly manage and conserve the special character of the High Weald AONB.

NP Workshop 18/10/12 comments...

1. Need to tighten up on descriptions to make sure development fits in with existing housing
2. Query re Philpotts Quarry – Which paragraph would halt the disruption caused by the expansion of the quarry workings. Wrecking of verges and increase in traffic along the road towards Ardingly (Hook Lane/ North Lane). Something could be added somewhere to halt disruption such as this (NB may need NP site-specific policy but minerals extraction itself is apparently excluded from NP scope – JWD)

**POLICY CODE: DP13 – Ashdown Forest
Special Area of Conservation and Special
Protection Area**

Following consultation with Natural England, Mid Sussex District Council has undertaken a Habitats Regulations Assessment to test whether the Mid Sussex District Plan, in combination with other plans and projects, is likely to have an adverse impact on the integrity of the Ashdown Forest.

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

The Habitats Regulations Assessment report on the District Plan identifies that proposed new housing in areas close to the Ashdown Forest is likely to increase the number of visitors, with associated impacts on bird populations. This 'zone of significant effect' is within a 7 km straight-line distance from the boundary of the Ashdown Forest identified from the 'Visitor Access Patterns on Ashdown Forest' survey published in October 2009. For this reason it will be important to counter any adverse effects from new residential development in this zone, and to put in place appropriate measures which reduce visitor pressure. The proposed approach is to provide Suitable Alternative Natural Greenspace sites (SANGs). These are sites that cater for the recreational needs of communities in order to reduce the likelihood of increasing visitor pressure and disturbance on important nature conservation areas and should be supported by access management measure on the Forest itself. The provision of SANGS will be over and above that for public open space and should be of a suitable design and size to provide an alternative to visiting the Ashdown Forest. Policy DP13 below sets out an avoidance and mitigation strategy to reduce the impact of recreational disturbance. Mitigation to reduce the impacts of air pollution will also be required. Policy DP26 on Noise, air and light pollution sets out the requirements for avoidance and mitigation in relation to air pollution.

Within the 7km Zone, all development will need to contribute to an appropriate level of mitigation detailed in the Habitats Regulations Assessment Report, in the form of providing SANGS, or in the form of financial contributions to SANGS elsewhere.

The Ashdown Forest Access Management and Monitoring Strategy will set out measures for the management of visitors to Ashdown Forest in such a way that reduces the impact on features of interest of the designated site together with a programme for monitoring the impacts of visitors. This will be prepared in association with the Conservators of Ashdown Forest, Natural England and neighbouring authorities. A Framework will be developed which will provide guidance on how developer contributions towards the provision of SANGs and the implementation of the Ashdown Forest Access Management Strategy will be calculated and delivered.

DP13 - Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: Habitats Regulations Assessment for the Mid Sussex District Plan.

In order to prevent adverse effects on the Ashdown Forest SAC and SPA, the Council will work with partners to develop a strategic approach to protecting from recreational pressures. The following provisions will apply:

- 1) Development will not be permitted within a 400 metres buffer zone around the Ashdown Forest;**
- 2) Within a 7 km buffer zone around the Ashdown Forest, all development leading to a net increase in dwellings will be required to contribute to:**
 - The provision of Suitable Alternative Natural Green Space (SANGs) to the level of 8ha per 1,000 net increase in population (in the form of providing SANGS, or in the form of financial contributions to SANGS elsewhere); and**
 - The Ashdown Forest Access Management and Monitoring Strategy which will be prepared in association with the Conservators of the Ashdown Forest, Natural England and Wealden District Council.**

Not covered at NP Workshop 18/10/12

POLICY CODE: DP16 - Sustainable Tourism

DP16 Sustainable Tourism

Strategic Objectives: 9) To support a healthy rural economy in the villages and the countryside; and 10) To support and enhance the attractiveness of Mid Sussex as a visitor destination

Evidence Base: Mid Sussex Economic Development Strategy.

Tourism related development in the countryside (defined as the area outside of the built up area boundaries as defined on the Policies Map), including extensions to existing facilities, visitor accommodation and the re-use of rural buildings will be permitted provided:

- **It supports the sustainable growth of the rural economy;**
- **Maintains or where possible enhances the quality of the rural and landscape character of the district;**
- **It meets the criteria of the other policies contained within the Plan, including policy DP8 Protection and Enhancement of the Countryside and DP10 Sustainable Rural Development and the Rural Economy.**

Land required to deliver the reinstated railway links, in particular to link the existing railway line to Haywards Heath to provide a rail link between East Grinstead and Haywards Heath, and associated facilities for the Bluebell Railway as shown on the Policies Map is safeguarded from development for this purpose.

NP Workshop 18/10/12 comments...

- 1. Generally OK but would like to see encouragement of circular routes for safe cycling**

Delivery of Infrastructure

POLICY CODE: DP17 – Securing Infrastructure

DP17 Securing Infrastructure

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that meets needs, supports development and creates sustainable communities.

Evidence Base: Community Infrastructure Levy and Affordable Housing Viability Assessment; Mid Sussex Infrastructure Development Plan; Town and Parish Council submissions and emerging Neighbourhood Plans.

Development will be permitted where any necessary social, physical and green infrastructure needed to support the proposed development and contribute to sustainable communities exists, or can be provided in a timely manner, through developer-funded contributions.

The Community Infrastructure Levy Charging Schedule sets out how new building projects pay for the necessary infrastructure to support development.

The Council will supplement this with negotiated Section 106 agreements to secure affordable housing and additional site specific infrastructure, and Section 278 agreements to secure highway improvements, to make development acceptable in planning terms where appropriate. Planning permission for major developments will be granted on condition that a programme of infrastructure delivery is agreed before development begins (implemented by way of appropriate planning conditions/legal agreements).

The Community Infrastructure Levy will normally be spent on infrastructure needs in the locality of the scheme that generated it.

Proposals by services 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.

Not yet covered at NP Workshop

POLICY CODE: DP18 – Transport

DP18 Transport

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that meets needs, supports development. Evidence Base: Mid Sussex Transport Study; West Sussex Local Transport Plan.

Development will be required to support the objectives of the West Sussex Local Transport Plan, which are:

- A high quality transport network that promotes a competitive and prosperous economy;
- A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;
- Access to services, employment and housing; and
- A transport network that feels, and is, safer and healthier to use.

To meet these objectives at a local level, development will only be permitted where:

- It is sustainably located to minimise the need for travel;
- It facilitates and promotes the increased use of alternative modes of transport to the private car, such as the provision of safe and convenient routes for walking, cycling and public transport;
- Does not cause an unacceptable impact in terms of road safety and increased traffic congestion;
- Is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of car parking spaces and size of garages; and
- Provides adequate car parking for the proposed development in accordance with parking standards as agreed by the Local Planning Authority.

Neighbourhood Plans can set local standards for car parking provision provided that it is justified by evidence.

Where practical developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Depending on the size of and the likely transport impact of development, a Transport Statement or Transport Assessment will be submitted alongside planning applications.

The District Council will continue to work with public transport providers to ensure that the level of service provided meets the needs of commuters and other travellers. This includes the frequency of services and quality of infrastructure such as stations and trains.

Not covered at NP Workshop 18/10/12

POLICY CODE: DP19 – Rights of Way and other Recreational Routes

DP19 Rights of Way and other Recreational Routes

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

Evidence Base: Neighbourhood Plans; West Sussex Local Transport Plan; West Sussex Rights of Way Improvement Plan.

Rights of way and recreational routes will be protected by ensuring development does not result in the loss of, or adversely affect a right of way or other recreational routes unless a new resource is provided which is of at least an equivalent value.

Access to the countryside will be encouraged by:

- **Ensuring development does not result in the loss of, or adversely affect a right of way or other recreational routes unless a new resource is provided which is of at least an equivalent value;**
- **Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;**
- **Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;**
- **Where appropriate, encourages making new or existing rights of way multi-functional to allow for benefits for a range of users.** *(Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders).*

NP Workshop 18/10/12 comments...

1. Need some specifics for the Parish – for example creating circular footpath Stonelands to Duckyls

**POLICY CODE: DP20 – Communication
Infrastructure**

DP20 Communication Infrastructure

Strategic Objectives: 7) To promote a place which is attractive to all businesses, and where local enterprise thrives; and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

Evidence Base: Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy.

The expansion of the electronic communication network, including the provision of high-speed broadband connection to the towns and rural areas of the District will be supported.

When considering proposals for new telecommunication equipment the following criteria will be taken into account:

- **The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;**
- **New telecommunication 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 the development;**
- **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.

Not covered at NP Workshop 18/10/12

POLICY CODE: DP21 Leisure and Cultural Facilities and Activities

DP21 Leisure and Cultural Facilities and Activities

Strategic Objectives: 14) 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;

Evidence Base: Leisure and Cultural Strategy for Mid Sussex; Assessment of Open Space, Sport and Recreation.

Development that provides new and/or enhanced existing leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported, provided it is in accordance with other policies in the Plan.

The on-site provision of new leisure and cultural facilities, including the provision of play areas and equipment will be required for all new developments, where practicable, including making land available for this purpose. Section 106 agreements will be used to secure on site facilities. Details about the provision, including standards, of new leisure and cultural facilities will be set out in an appropriate planning document.

Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.

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

- An assessment has been undertaken which has clearly shown the open space, sports land or recreational building to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Not covered at NP Workshop 18/10/12

**POLICY CODE: DP22 – Community
Facilities and Local Services**

DP22 Community Facilities and Local Services

Strategic Objectives: 11) To develop sustainable communities which are safe, healthy and inclusive, and provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Mid Sussex Infrastructure Development Plan.

The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported provided it is in accordance with other policies within the Plan.

Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates that the use:

- Is no longer viable; or
- That there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or
- That a replacement facility will be provided in the locality.

The on-site provision of new community facilities will be required on larger developments, where practicable, including making land available for this purpose. Section 106 agreements will be used to secure on-site facilities. Details about the provision, including standards, of community facilities will be set out in an appropriate planning document.

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.

Not covered at NP Workshop 18/10/12

Nature and Quality of Development - Design

POLICY CODE: DP23 Character and Design

DP23 Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects our distinctive towns and villages, and retains their separate identity and character; 14) To create environments that are accessible to all members of the community; and 4) To protect valued characteristics of the built environment for their historical and visual qualities.

Evidence Base: CABE Good Practice; Town and Parish Council submissions.

All development, including alterations and extensions to existing buildings, and its surrounding spaces will be well designed, reflect the distinctive character of the towns and villages and create environments that are accessible to all members of the community. All applicants will be required to demonstrate that development:

- **Is of high quality design and layout and includes appropriate landscaping and greenspace;**
- **Contributes positively to the private and public realm (including streets and open spaces) to create a sense of place;**
- **Addresses the character and scale of the surrounding buildings and landscape;**
- **Ensures that the elements of the development that are required to meet sustainable development standards, as required by policy DP37 Sustainable Resources, form an integral part of the design;**
- **Protects open spaces and gardens that contribute to the character of the area;**
- **Protects valued townscapes and the separate identity and character of towns and villages;**
- **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;**
- **Creates safe, accessible and well connected environments;**
- **Meets Lifetime Homes standards. All dwellings created through subdivision and conversion will be required to meet these standards, other than exceptional circumstances, where clear evidence will need to be provided to show that the internal form and special features prevent some of the requirements being met..**

Not covered at NP Workshop 18/10/12

POLICY CODE: DP24 – Dwelling Space Standards

The purpose of this policy is to set minimum space thresholds for various types of dwellings to ensure that the floor area of new homes and of associated storage space in new residential developments and conversions are sufficient in size to secure a satisfactory standard of accommodation for their residents.

DP24 Dwelling Space Standards

Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community. Evidence Base: Mid Sussex Sustainable Communities Strategy 2008-2018, The Lifetime Homes Design Guide, November 2011.

Minimum standards for internal floor space and storage space (as set out in Annex XX) will be applied to new development. These standards are applicable to:

- **Open market dwellings and affordable housing;**
- **The full range of dwelling types;and**
- **Dwellings created through subdivision or conversion.**

Dwellings will be designed to enable flexible use (e.g. open plan / multi-functional areas should allow for future subdivision into useable rooms). Adequate drying space should also be provided.

All dwellings created through subdivision and conversion will be required to meet these 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.

Annex XX

Annex XX Space Standards

Table 1 – Minimum habitable internal floor areas.

Type of Dwelling	Number of Bedrooms	Minimum Internal Floor Space Standard (sq m)
<i>Flat/Maisonette</i>	<i>Studio</i>	<i>32.5</i>
	<i>One</i>	<i>51</i>
	<i>Two</i>	<i>66</i>
	<i>Three</i>	<i>82</i>
<i>Other Dwelling</i>	<i>One</i>	<i>62</i>
	<i>Two</i>	<i>77</i>
	<i>Three</i>	<i>93</i>
	<i>Four</i>	<i>111</i>
<i>Accessible Flat</i>	<i>One</i>	<i>56</i>
	<i>Two</i>	<i>71</i>

The figures in Table 1 refer to the habitable area enclosed by the walls of the dwelling, including kitchens, bathrooms, WC's and circulation space, but it excludes conservatories and garages,

external storage areas, balconies, porches and lobbies open to the air. The internal habitable space may be divided into rooms that should be of sufficient size to perform their intended purpose; including having an appropriate floor to ceiling height; (in a room with a sloping ceiling, only floor-space with a floor to ceiling height of at least 1.5m is considered habitable).

A studio flat is typically an open plan dwelling consisting of a sleeping/living/kitchen area and usually a separate bathroom.

Accessible flats are those that are designed from the outset to be easily adaptable for occupation by a wheelchair user at a later date. This will ensure that fittings and fixtures that may be required by an individual can be added at a later date without enlarging or structurally modifying their home, enabling an effective and quick response to a family's changing circumstances with minimum cost and disruption.

Table 2 - *Minimum floor areas for storage.*

Type of Dwelling	Number of Bedrooms	Minimum Internal Floor Space Standard (sq m)
<i>Flat/Maisonette</i>	<i>Studio</i>	<i>1.5</i>
	<i>One</i>	<i>2.5</i>
	<i>Two</i>	<i>3.5</i>
<i>Other Dwelling</i>	<i>One</i>	<i>3.0</i>
	<i>Two</i>	<i>4.0</i>
	<i>Three</i>	<i>4.5</i>
	<i>Four</i>	<i>5.5</i>
<i>Accessible Flat</i>	<i>One</i>	<i>3.0</i>
	<i>Two</i>	<i>3.5</i>

Note: The standards in Table 2 seek to secure a minimum storage space equivalent to approximately 5% of the gross internal floor area of the dwelling. (The figures in the table have been rounded to the nearest 0.5 sq m). This storage space should be provided within or adjacent to the dwelling. In addition minimum standards apply for the provision of waste and recycling storage; reference should be made to the Council's Waste Storage and Collection Planning Guidance.

Not covered at NP Workshop 18/10/12

POLICY CODE: DP25 – Accessibility

DP25 Accessibility

Strategic Objectives: 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice.

All development will be required to meet high standards of accessibility so that all users can use them safely and easily, wherever possible.

This will apply to all new buildings within the urban and rural areas, changes of use, refurbishments and extensions, the layout of development, open spaces and the public realm and transport infrastructure and this will be demonstrated by the applicant, through a Design and Access Statement.

With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.

Accessible environments that meet local needs will be identified through Neighbourhood Plans.

Accessibility standards are set out in an appropriate planning document.

Not covered at NP Workshop 18/10/12

POLICY CODE: DP26 – Noise, Air and Light Pollution

DP26 Noise, Air and Light Pollution

Strategic Objectives: 2) To promote well located and designed development that reflects our distinctive towns and villages; and retains their separate identity and character; and 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: Data held by Environmental Health.

The environment, including nationally designated environmental sites; areas of nature conservation or geological interest and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;
- If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;

Noise sensitive development is not permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

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

Light pollution:

- The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals including floodlighting, is minimised, in terms of intensity and number of fittings;
- The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes.

Air Pollution:

- It does not cause unacceptable levels of air pollution;
- Development on land adjacent to an existing use which generates air pollution or odour where this can be mitigated to reduce exposure to poor air quality and/or would not cause any adverse effects on the proposed development;
- The potential impacts of new development and increased traffic levels on internationally designated conservation sites should be provided by the applicant including adopting necessary avoidance or mitigation measures to address these impacts (see policy DP13 Ashdown Forest);
- Development proposals (where appropriate) are consistent with Air Quality Management Plans.

Not covered at NP Workshop 18/10/12

POLICY CODE: DP27 – Housing Mix

DP27 Housing Mix

Strategic Objectives: 12) To develop sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Local Housing Assessment; Parish Housing Needs Assessments; West Sussex Strategic Housing Market Assessment.

To support sustainable communities, housing development will:

- **Provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;**
- **Include provision to meet the needs of different groups in the community including older people, and vulnerable groups. This could include bungalows and other forms of suitable accommodation;**

Evidence of housing need will be based on the best available evidence (including local evidence provided to support **Neighbourhood Plans).**

Comments from Workshop 18/10/12

1. OK as it stands
2. Concerns re availability of sites – must be suggested locally and not from “County” (MSDC in fact – JWD)

POLICY CODE: DP28 – Affordable Housing

DP28 Affordable Housing

Strategic Objectives: 12) To develop sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Local Housing Assessment; Parish Housing Needs Assessments; West Sussex Strategic Housing Market Assessment.

The Council will require the following percentage of affordable housing:

- **A minimum of 30% affordable housing provision on all residential development of 4 dwellings and above;**
- **On residential developments of 1- 3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment towards off-site provision will be required, equivalent to providing 30% on – site affordable housing provision;**
- **A mix of tenure (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix);**

These requirements will need to be met unless significant clear evidence is provided to show that the site cannot support the required affordable housing from a viability perspective.

Affordable housing should be integrated with market housing and meet the Design and Quality Standards published by the Homes and Communities Agency or any other such standard which supersedes these.

Details about the provision of affordable housing will be set out in an appropriate planning document.

The policy will be monitored and kept under review having regard to the Council's Housing Strategy and any changes to evidence of housing needs.

Neighbourhood Plans can set local policies for affordable housing that exceed the targets set out by this policy provided that it is justified by evidence including local housing needs assessments and does not affect viability.

Comments from Workshop 18/10/12

1. The 30% affordable requirement must be adhered to
2. Confusion re the percentages (I subsequently concluded and will check with MSDC that the 75%/25% split referred to is OF the 30% affordable. I.e 7.5% of a development must be "intermediate homes" meaning shared equity with a 85% private ownership cap, and 22.5% should solely rented tenure
3. It was felt that "unless the best available evidence supports a different mix" provision was an "excuse for anything to happen"

POLICY CODE: DP29 – Rural Exception Sites

Rural exception sites are sites used for affordable housing in perpetuity, usually on sites that would not normally be granted permission for housing. Rural exception sites seek to address the needs of local community by accommodating households who are either current residents or have an existing family or employment connection.

DP29 Rural Exception Sites

Strategic Objectives: 10) To support a healthy rural economy in the villages and the countryside; 12) To develop sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Local Housing Assessment; Parish Housing Needs Assessments; Town and Parish Council submissions; West Sussex Strategic Housing Market Assessment.

The development of rural exceptions sites for affordable housing will be permitted provided:

- **The development comprises 100% affordable housing;**
- **The housing is to meet local needs justified by the best available evidence including local housing needs assessments;**
- **The occupancy of the homes is restricted in perpetuity to those with a genuine local need for affordable housing; and**
- **The scale of the development respects the setting, form and character of the settlement and surrounding landscapes.**

The delivery of rural exception sites will normally be led by Parish Councils, through planning applications, Community Right to Build schemes or through Neighbourhood Plans.

Comments from Workshop 18/10/12

1. OK

POLICY CODE: DP31 Listed Buildings and Other Buildings of Merit

DP31 Listed Buildings and Other Buildings of Merit

Strategic Objectives: 2) To promote well located and designed development that reflects our distinctive towns and villages, retains their separate identity and character and prevents coalescence; 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 4) To protect valued characteristics of the built environment for their historical and visual qualities.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

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

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

Other Buildings of Merit

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

Comments from Workshop 18/10/12

1. Will fit WH Parish listed buildings
2. Like to see a list of "buildings of merit" which aren't listed but wouldn't want to lose
3. IN NP should make a positive note that DP31 and DP32 cover our conservation areas

POLICY CODE: DP32 – Conservation Areas

DP32 Conservation Areas

Strategic Objectives: 2) To promote well located and designed development that reflects our distinctive towns and villages, retains their separate identity and character and prevents coalescence; 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 4) To protect valued characteristics of the built environment for their historical and visual qualities.

Evidence Base: Mid Sussex Conservation Area Appraisals; The Sussex Extensive Urban Survey; West Sussex Historic Environment Record.

Development in a conservation area will be required to preserve and enhance its special character and appearance. This will be achieved by ensuring that:

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

Comments from Workshop 18/10/12

1. Will cover both Conservation Areas
2. Ask Alma Howell for a copy of the Highbrook Conservation Area Appraisal

POLICY CODE: DP33 – Historic Parks and Gardens

DP33 Historic Parks and Gardens

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities

Evidence Base: West Sussex Historic Environment Record.

The character, appearance and setting of a registered park, 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 park or garden of local historic interest will only be permitted where it protects and enhance its special features and protects the setting and views into and out of the park or garden.**

Not yet discussed at NP Workshop

POLICY CODE: DP34 – Archaeological Sites

DP34 Archaeological Sites and Heritage Assets

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: West Sussex Historic Environment Record.

Sites of archaeological interest (such as scheduled Ancient Monuments) and their settings will be protected and enhanced.

Development that would have a detrimental impact on sites of archaeological importance and their settings will only be permitted where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.

Where it appears that a development may impact upon heritage assets with archaeological interest, applicants will be required to carry out an appropriate archaeological assessment.

Not yet discussed at NP Workshop

Nature and Quality of Development – Natural Resources

POLICY CODE: DP35 – Biodiversity

DP35 - Biodiversity

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 4) To create and maintain easily accessible green corridors and spaces around and within the towns and villages to act as wildlife corridors and sustainable transport links.

Evidence Base: Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; West Sussex SSCI Register.

Biodiversity will be protected and enhanced by ensuring development:

- **Pursues opportunities to improve, enhance, manage and restore biodiversity, so that there is a net gain in biodiversity, including creating new designated sites and incorporating biodiversity features within developments;**
- **Protects existing biodiversity, so that there is no net loss of biodiversity. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances);**
- **Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase resilience;**
- **Avoids damage to and protects the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation, nationally designated Sites of Special Scientific Interest, and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors and Nature Improvement Areas.**

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

Not yet discussed at NP Workshop

POLICY CODE: DP36 – Green Infrastructure

DP36 – Green Infrastructure

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 4) To create and maintain easily accessible green corridors and spaces around and within the towns and villages to act as wildlife corridors and sustainable transport links.

Evidence Base: Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; West Sussex SSCI Register.

Green infrastructure will be protected and enhanced by ensuring development:

- **Promotes the establishment of green infrastructure and supports its improvement, enhancement, management and restoration to develop a connected network of multi-functional greenspace, including linking with blue infrastructure such as rivers and floodplains;**
- **Provides on-site natural greenspace enhancements for all new developments where practicable, including making land available for this purpose;**
- **Promotes the restoration, management and expansion of priority habitats in the District;**
- **Improves access to and understanding of natural greenspace and nature conservation features, including recognising the importance and role of green infrastructure to ecosystem services, biodiversity, public rights of way, health and well-being, the water environment, community facilities, climate change, and allotments amongst other things.**

Note: Green infrastructure is a connected network of multi-functional greenspace, both urban and rural, that delivers a wide range of environmental, social and economic benefits, including promoting ecosystem services and improving quality of life. Some of the functions of green infrastructure include biodiversity, health and well-being, water and flood management, food production, recreation and leisure, and climate regulation.

Not yet discussed at NP Workshop

POLICY CODE: DP37 - Sustainable Resources

DP37 - Sustainable Resources

Strategic Objectives: 1) To promote sustainable development that makes the best use of resources and increases the 'self-sufficiency' of communities within Mid Sussex, and its ability to adapt to climate change.

Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study.

New residential developments will only be permitted where it achieves, as a minimum:

- **Level 4 against the Code for Sustainable Homes from the start of the plan period;**
- **Level 5 against the Code for Sustainable Homes from 2016.**

All non-residential developments will only be permitted where it achieves, as a minimum:

- **BREEAM rating 'Very Good' from the start of the plan period;**
- **BREEAM rating 'Excellent' from 2016.**

These requirements will be reviewed during the plan period so as to ensure they exceed the minimum requirements set through National policy (such as Building Regulations).

Not yet discussed at NP Workshop

**POLICY CODE: DP38 Renewable Energy
in New Developments**

DP38 Renewable Energy in New developments

Strategic Objectives: 1) To promote sustainable development that makes the best use of resources and increases the 'self-sufficiency' of communities within Mid Sussex, and its ability to adapt to climate change.

Evidence Base: West Sussex Sustainable Energy Study.

For residential or employment developments applicants will be required to submit an assessment of the proposed development's CO₂ demand and reduce this CO₂ demand by at least 20% by using decentralised (on-site) renewable energy sources, unless it can be demonstrated by the developer that this is not viable or feasible. This is based on the West Sussex Sustainable Energy Study. This target will be reviewed during the plan period in order to ensure it is compatible with national policy (including Building Regulations).

New large scale development (over 100 units / greater than 2ha, or with a density over 50dph) will be required to implement on-site 'community energy systems', such as Combined Heat and Power, to meet the energy needs of the development. The suitability of the type of scheme implemented will be dependant on meeting the requirements outlined in DP39 Renewable Energy Schemes.

Not yet discussed at NP Workshop

POLICY CODE: DP39 – Renewable Energy Schemes

DP39 Renewable Energy Schemes

Strategic Objectives: 1) To promote sustainable development that makes the best use of resources and increases the 'self-sufficiency' of communities within Mid Sussex, and its ability to adapt to climate change.

Evidence Base: West Sussex Sustainable Energy Study.

Large and small-scale renewable energy schemes will be supported where it is demonstrated these will not have a significant detrimental impact on the environment and is in accordance with other policies in the Plan. Consideration of the wider environmental benefits will be balanced against any likely local effects on the environment, particularly in sensitive locations such as the South Downs National Park, High Weald Area of Outstanding Natural Beauty, Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Conservation Areas.

The West Sussex Sustainable Energy Study and accompanying Landscape Sensitivity Analysis Guidance, or any updated study prepared during the plan period, will provide further guidance on the suitability/technical viability of specific types of scheme dependant on location.

Not yet discussed at NP Workshop

**POLICY CODE: DP41 – Water
Infrastructure and the Water Environment**

DP41 Water Infrastructure and the Water Environment

Strategic Objectives: 1) To promote sustainable development that makes the best use of resources and increases the 'self-sufficiency' of Mid Sussex, and its ability to adapt to climate change.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment.

New development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub-Region Water Cycle Study with respect to water quality, water supply and wastewater treatment.

For new residential developments of more than 10 dwellings, applicants must demonstrate:

- **That capacity exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must be in place for its provision to have been completed ahead of the development's occupation;**
- **That there is adequate water supply to serve the development.**

Not yet discussed at NP Workshop

Appendix B

Local Plan policies that will continue to be saved on adoption of the District Plan

The table below sets out which Local Plan policies will continue to be saved after the District Plan is adopted (Summer 2013). These policies are set out in the Mid Sussex Local Plan 2004. The policies are also shown on the draft policies map. Those Local Plan policies that are saved will remain in place until they are implemented or until superseded by a subsequent **Neighbourhood Plan** or an appropriate planning document.

Saved Local Plan Policy	Policy type
West Hoathly and Sharpthorne	
WHS1 Hoathly Hill	Site specific policy
WHS2 West Hoathly Brickworks	Site specific policy
WHS3 West Hoathly Brickworks	Site specific policy
WHS4 Finche Field	Site specific policy

WHS1

Any proposal for further development at Hoathly Hill will only be permitted where:

- (a) the use, scale, design and location of the development are in keeping with the current character of the community;
- (b) there is no detrimental impact on the character of Hoathly Hill in terms of loss of open space within, or loss of views from, the community; and
- (c) the landscape setting of the community is safeguarded in order to minimise any impact on the local gap.

WHS2 The Council will only favourably support proposals for the intensification or extension of the existing brickworks site where they comply with the policies relating to mineral working in the Structure Plan, the Minerals Local Plan and with the environmental and access policies of this Local Plan.

WHS3 Should the Brickworks use cease the Council considers that the site should be retained for employment purposes, by the development of industrial uses. Any proposals should safeguard and improve the amenities of the area and, in particular, aim to reduce the amount and impact of traffic to and from the site

WHS4 Finche Field is allocated as informal public open space. Only proposals which would enhance the informal public use of the site will be permitted.

NOT "Saved"

WHS5 Suitable proposals to re-open Sharpthorne Station will be permitted. Any development scheme submitted shall pay special attention to the need to safeguard the character and appearance of the buildings and their surroundings, having regard to the location of the site within an Area of Outstanding Natural Beauty. Proposals will take the form of a re-instatement of the original buildings and their features. It will need to be demonstrated that the development would not impact unacceptably on the wider area or amenities of the nearby residents through factors such as car parking, access arrangements and general disturbance.