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Chapter 1: Background

- 1.1 This District Plan has been prepared in the context of the Localism Act and the National Planning Policy Framework. It reflects the aspirations of Central Government to give local people more ownership and control over the planning of their area, so that development is seen as a positive thing that can help communities maintain a high quality of life, increase economic prosperity and protect the environment to meet current needs and the needs of future generations.
- 1.2 The Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. It supports the National Planning Policy Framework's 'presumption in favour of sustainable development'. As such, it sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies. It also provides the framework for all subsequent planning documents, including Neighbourhood Plans. The District Plan covers the period up to 2031 and will replace the majority of the Mid Sussex Local Plan adopted in 2004. The Local Plan policies that will continue to apply are listed in Appendix B.
- 1.3 Mid Sussex is fully covered by Town and Parish Councils, and a particular feature of the Plan is the desire of the District Council to involve Town and Parish Councils in its preparation and delivery. It is vital that there is local influence over where and what development happens, and the infrastructure that is provided over the next 20 years. The Plan encourages all Town and Parish Councils, individually or working together in clusters, to prepare and keep up-to-date local Neighbourhood Plans as envisaged in the Localism Act and the National Planning Policy Framework. These Neighbourhood Plans will need to be in conformity with the District Plan and national policy guidance. Town and Parish Councils have commenced work on the preparation of their Neighbourhood Plans, with nineteen Neighbourhood Plan Areas designated by the District Council.
- 1.4 The Plan has been prepared jointly with the South Downs National Park Authority. It will be adopted by both Mid Sussex District Council and the South Downs National Park Authority. The Plan is also informed by the discussions the District Council has had with neighbouring authorities regarding their needs and planning issues of cross-boundary importance in line with the 'duty to co-operate' requirements in the National Planning Policy Framework.
- 1.5 The Plan should be read in conjunction with the Sustainability Appraisal. This shows which options have been considered for the strategy and policies, assessed against sustainability objectives, and explains why the options chosen are preferred over those rejected.
- 1.6 A Habitats Regulations Assessment has been prepared to identify the Plan's potential impacts on the Ashdown Forest, a European designated site, as the Council is required to do. A Policies Map also accompanies the Plan. The documents that comprise the evidence base are listed in Appendix A.
- 1.7 Finally, the Plan has been prepared on the principle that further housing development must be accompanied by suitable and timely infrastructure investment. To this end, the District Council has also published a draft Community Infrastructure Levy Charging Schedule and Infrastructure Development Plan that complements this Plan. The Charging Schedule will be a mechanism for delivering the necessary infrastructure to accompany new development.

Chapter 2: Vision and Objectives

Mid Sussex – An Attractive Place to Live, Work and Visit

- 2.1 Mid Sussex is a rural District located in the South East of England. It is a popular place to live, benefiting from a high standard of living and a superb and easily accessible natural setting. The District is consistently ranked highly on quality of life measures. The most recent Halifax Quality of Life Survey of 2012, (which ranks how good an area is to live in based on measures such as housing, environment, health and education), put Mid Sussex 15th out of 408 local authority areas in the country. Mid Sussex scored higher than any other area in Sussex. It is also one of the least deprived areas in the country according to the Index of Multiple Deprivation (ranked 315 out of 326 in 2010); crime levels are low; health levels are generally good; and there is a strong sense of community.
- 2.2 The District has three towns - Burgess Hill, East Grinstead and Haywards Heath - and a good mix of large and smaller villages/hamlets. These are distinct communities with their own heritage, characteristics and aspirations for the future. According to the 2011 Census, the District is home to 139,860 residents – 62% of these live in the towns of Burgess Hill, East Grinstead and Haywards Heath, with the remaining 38% living in the villages. The District has a higher than average number of retired residents (aged over 65) – 18.1% compared to 17.1% for the South East, and 16.4% nationally.
- 2.3 Mid Sussex is set in beautiful countryside. Nearly 50% is within the High Weald Area of Outstanding Natural Beauty, and over 10% is within the South Downs National Park. Between is an area known as the Low Weald, which has its own distinctive characteristics. Mid Sussex is the tenth most wooded District in the South East and two-thirds of this woodland is classified as 'ancient'. It also has many sites valued for their biodiversity including Sites of Special Scientific Interest, Sites of Nature Conservation Importance, Local Nature Reserves and Biodiversity Opportunity Areas. The Ashdown Forest is within the neighbouring Wealden Council area but as a European designated Special Protection Area and Special Area of Conservation, its proximity to Mid Sussex means that a Habitats Regulations Assessment of the District Plan is required.
- 2.4 The District is rich in heritage, which contributes to the unique character and identity of Mid Sussex and attracts many visitors to the area. The heritage assets of the District include many Listed Buildings, and Conservation Areas, ranging from the historic town centre of East Grinstead through to parts of the smaller villages and settlements, and sites of archaeological interest, some of which are Scheduled Ancient Monuments. There are Registered Parks and Gardens of Special Historic Interest and a large number of unregistered Parks and Gardens which appear on the West Sussex County Council's Sites and Monuments Record. The District also includes many other buildings which, whilst not statutorily listed, are of architectural merit or of local historic interest, making a valuable contribution to the character of the area. Unsurprisingly, the District's attractive natural environment and rich heritage makes it highly valued by its residents and a popular tourist destination.
- 2.5 Economically, the District is generally successful with high levels of employment. The numbers of people economically active (i.e. people who are available to work) is over 75,000, which accounts for over 50% of the population of the District and remains at a higher percentage than the national figure. There are around 70,000 people in the District in employment. Over 7% of these work from home and 16% are self-employed. Around 45% of workers commute out of the District. Mid Sussex District has a very low level of unemployment and remains the lowest in the County. It has a relatively skilled and educated workforce and has access to higher educational establishments within the District (Central Sussex College) and two universities in Brighton (University of Brighton and University of Sussex).

- 2.6 In 2010, Mid Sussex was identified by Experian as the most economically resilient local authority area in the region. It is the location for a number of innovative and nationally known businesses with a third of businesses in the professional, scientific and technical, and information and communication sectors. There is a range of smaller businesses across sectors such as finance, service industries and light manufacturing. The Mid Sussex area has approximately 7,100 businesses. Over 85% of these employ less than 10 people with the majority employing less than 4 employees. Over 2,600 of these businesses have been operating for over 10 years, however, there is also a large number (nearly 1,000), which have only been running for 2 years or less. It is the only area in West Sussex to see a continued increase in new enterprises since 2008.
- 2.7 The nature of the local economy is strongly influenced by the wider regional context in which it sits. Mid Sussex is close to Crawley and London Gatwick Airport and within commuting distance of London and Brighton and the south coast. The District Council is an active partner in the Gatwick Diamond Initiative (an economic area centred upon the airport but covering 9 local authority areas) and the larger 'Coast to Capital' Local Enterprise Partnership which stretches from Chichester in the west to Brighton in the south through to Croydon in the north. The District is well connected with good links by road and rail to London, Brighton and Gatwick and is within easy travelling distance of the Channel Tunnel, Southampton and Dover.

The Challenge Facing the District

- 2.8 Whilst Mid Sussex generally offers a high quality of life it will need to manage a series of issues over the lifetime of this plan if the District is to continue to be economically successful and the negative impacts of development are to be properly mitigated. These issues include:
- Whilst the District is economically resilient, this cannot be taken for granted and there is a need to ensure the local economy is supported and businesses district-wide are able to thrive and grow in the future;
 - Mid Sussex has relatively high levels of in and out commuting, which impacts on traffic and environmental quality. While it is recognised that commuters make a significant financial contribution to the District, it is important that appropriate employment opportunities are promoted within the District to ensure people who live locally have the opportunity to work locally;
 - There are already infrastructure deficits in sewerage and water supply, and open space and sports/play provision and there are public concerns that further development will exacerbate these problems;
 - Transport infrastructure is under particular strain with high levels of car ownership and car usage combining with narrow, winding rural roads and congested towns and major junctions. East Grinstead in particular has acknowledged congestion problems along the A22/A264;
 - An important element of achieving sustainable communities is the regeneration and renewal of the three town centres so that they can be attractive and thriving retail, leisure and commercial hubs each with their own distinctive character;
 - House prices in Mid Sussex are high relative to average incomes, and this causes affordability issues, particularly for young people;
 - According to the 2011 Census, 18.1% of the Mid Sussex population are aged 65 and over, and the Office of National Statistics has projected it will increase to 21.2% by 2021. There is also a projected increase in people aged over 85 years living in Mid Sussex from 2.8 % to 3.3 % by 2021;

- While overall the District is a generally affluent one, there are small areas where income levels are significantly lower and/or access to local community services is not as good and this can create social exclusion;
- There is a need to achieve sustainable, attractive and inclusive communities to ensure that the District continues to benefit from low crime levels, good health and an attractive natural and built environment; and,
- There is a need to promote more sustainable forms of development that are energy and resource efficient and increase the environmental as well as economic 'self-sufficiency' of communities within Mid Sussex, and its ability to adapt to climate change.

A Vision for Mid Sussex

2.9 The Plan is based on the vision for the District set out in the 'Mid Sussex Sustainable Communities Strategy' (originally published in 2008 and refreshed in 2012):

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

The vision is underpinned by four priority themes that promote the development of sustainable communities:

- *Protecting and enhancing the environment;*
- *Promoting economic vitality;*
- *Ensuring cohesive and safe communities; and,*
- *Supporting healthy lifestyles.*

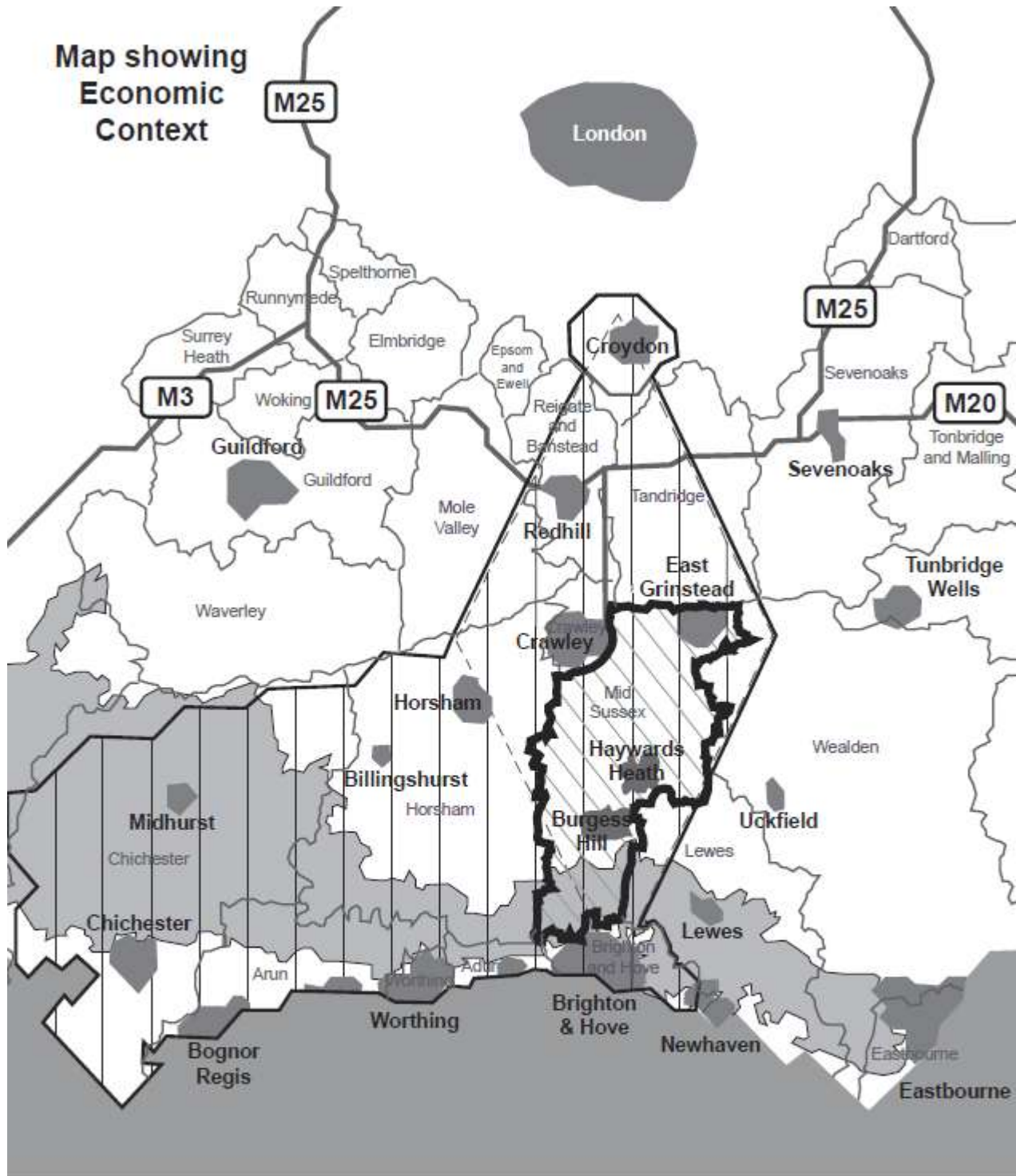
2.10 The Sustainable Communities Strategy was drawn up by the Mid Sussex Partnership, whose membership includes over 100 local organisations from the public, business and voluntary and community sectors. A copy of the document can be found at www.midsussex.gov.uk






Strategic Objectives for the District Plan

2.11 The table below shows how the District Plan will take forward the above vision and apply it to planning issues.

Priority themes	Strategic Objectives for the District Plan
Protecting and enhancing the environment	<ol style="list-style-type: none"> 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 2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence 3. To protect valued landscapes for their visual, historical and biodiversity qualities 4. To protect valued characteristics of the built environment for their historical and visual qualities 5. To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes 6. To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks
Promoting economic vitality	<ol style="list-style-type: none"> 7. To promote a place which is attractive to a full range of businesses, and where local enterprise thrives 8. To provide opportunities for people to live and work within their communities, reducing the need for commuting 9. To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community 10. To support a strong and diverse rural economy in the villages and the countryside 11. To support and enhance the attractiveness of Mid Sussex as a visitor destination
Ensuring cohesive and safe communities	<ol style="list-style-type: none"> 12. To support sustainable communities which are safe, healthy and inclusive 13. To provide the amount and type of housing that meets the needs of all sectors of the community 14. To create environments that are accessible to all members of the community
Supporting healthy lifestyles	<ol style="list-style-type: none"> 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

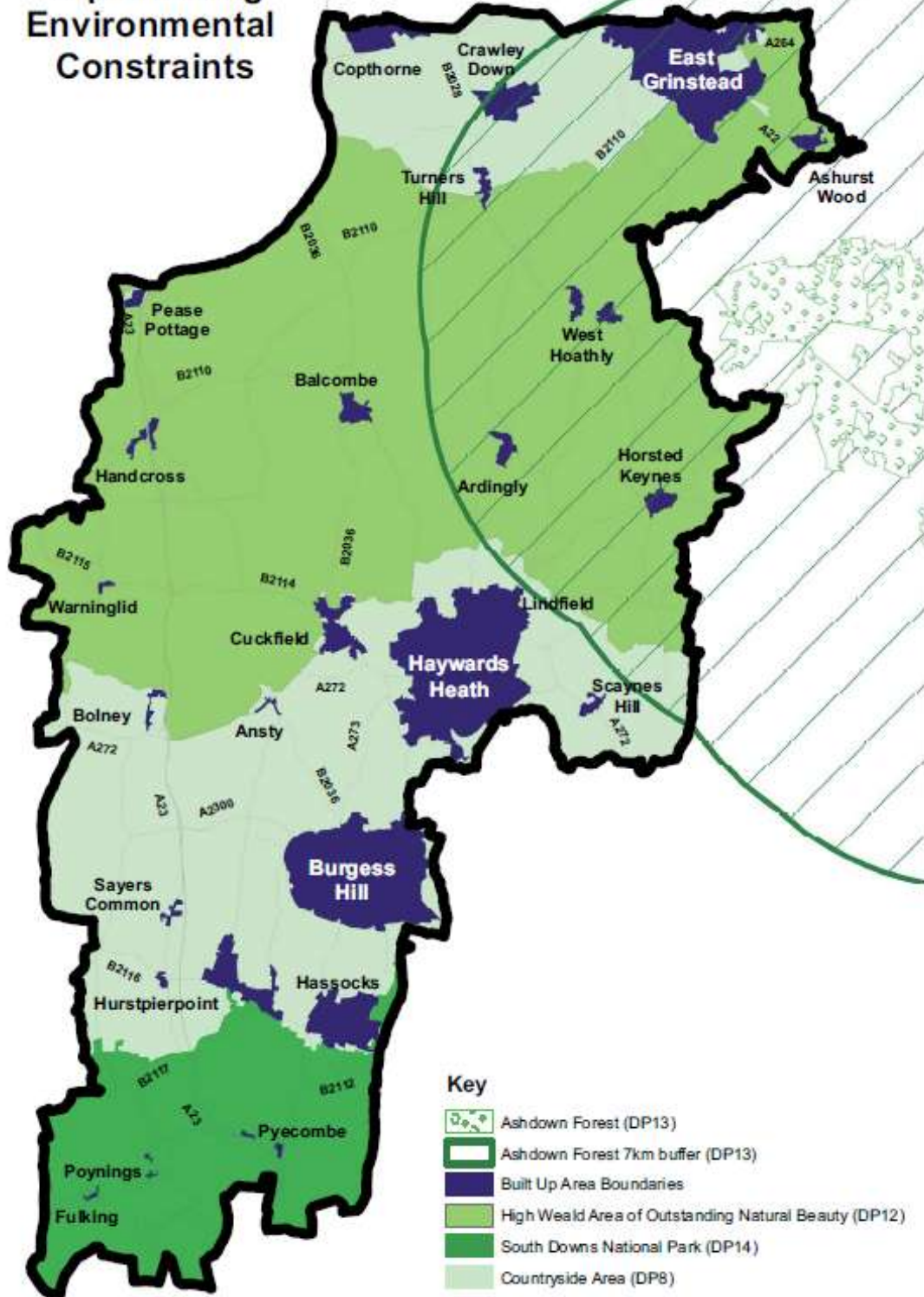
Map showing Economic Context



- | | | | |
|---|----------------------|---|---------------------------|
|  | Coast to Capital LEP |  | South Downs National Park |
|  | Mid Sussex District |  | District boundaries |
|  | Gatwick Diamond | | |



Map showing Environmental Constraints



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2013.

Chapter 3: Overall Strategy

Introduction

- 3.1 This chapter sets out the overall strategy for achieving the vision and strategic objectives referred to in the previous chapter. It demonstrates how the Council will meet the challenge of balancing economic growth with protecting and enhancing the high quality environment of the District. It shows how it will meet the National Planning Policy Framework requirement to plan positively for sustainable development.
- 3.2 The District Plan provides clarity to communities, developers and other interested parties on what, where, when and how development should take place in Mid Sussex over the next two decades. In doing so, it shows how the Council will balance the need to protect the unique environment and heritage of the District with the equally important need to ensure that communities can be increasingly 'self-sufficient' and promote local business activity and employment. However, the Plan is flexible enough to enable Neighbourhood Plans to reflect the individual characteristics and requirements of their localities. It enables those making planning decisions to respond to changing circumstances, and take advantage of any unforeseen opportunities to promote the vision and strategic objectives of the Plan.
- 3.3 The following chapter sets out the strategic policies that will guide the nature and quality of development in the District. These cover issues which apply to the whole District, or have implications beyond individual parish boundaries. Other town or village specific policies will come forward through Neighbourhood Plans. Neighbourhood Plans are required to be in general conformity with the policies of the District Plan.

Protecting the Unique Character of Mid Sussex

- 3.4 Mid Sussex has a high quality environment that is greatly valued by those that live, work and visit the District. Its towns and villages include many historic buildings and conservation areas, and they are surrounded by attractive countryside, much of which is protected by national and local designations. The nature and quality of new development is therefore of the utmost importance to ensure that this environment is protected, and where possible enhanced.

Increasing the 'Self Sufficiency' of the District and Supporting Economic Growth

- 3.5 A central aim of the District Plan is to increase the 'self-sufficiency' of communities within Mid Sussex and reduce the need to travel to other areas for employment and other facilities. This gives people the opportunity to access jobs, shops and leisure facilities close to home and makes communities more sustainable by:
 - Reducing the environmental impacts of increased traffic and congestion on air pollution and quality of life;
 - Increasing the amount of time people spend within their communities so they can build stronger relationships with neighbours, leading to safer and more inclusive places and a greater sense of social responsibility;
 - Supporting the local economy because people who live and work within the community are more likely to spend money in local shops and businesses, build local supply chains and this reduces leakage of expenditure outside of the area.
- 3.6 The Plan seeks to support sustainable communities and a robust local economy by encouraging opportunities for residents to work within their towns and villages and access other necessary services and facilities close to home. The Plan aims to support an annual economic growth rate over its lifetime of 3% and has strong links with the Council's Economic Development Strategy. This sets out the actions being undertaken by the Council to support the local economy. These

include facilitating the delivery of new business space; supporting the regeneration of the three town centres; and direct support to businesses through specific Council services.

- 3.7 The location of Mid Sussex within the Gatwick Diamond brings potential to enhance the economic prosperity of the area, and it is important that Mid Sussex benefits fully from those opportunities. The strategic development at Burgess Hill, referred to below, includes proposals for high quality employment development allocation to enable the town to become more self-sufficient and to boost the economy of the area generally. There is developer interest in bringing forward the site for business use. However, it is also important that economic development opportunities are taken up elsewhere in the District, particularly through the regeneration of town centres and other existing employment areas, and the development of new employment areas in the towns and villages. Town and Parish Councils in developing their Neighbourhood Plans are being encouraged to take full account of the economic needs of their area, and seek to reduce commuting by providing for these needs. The Plan also includes policies to support existing businesses and allow them to grow. It also encourages inward investment especially by knowledge-driven, creative or high technology industries. This reflects the Council's Economic Development Strategy adopted in 2013.

Meeting Local Housing Need

- 3.8 Another central aim of the Plan is to ensure local housing needs can be met over the next two decades. The Mid Sussex Local Housing Assessment provides the evidence for the quantity of housing development required in Mid Sussex. It assesses a number of scenarios based on assumptions about population trends, commuting behaviour, the proportion of the population that is economically active (in work or able to work) and economic growth projections.
- 3.9 The National Planning Policy Framework requires authorities to demonstrate that they are meeting the 'full objectively assessed' housing needs of their area (paragraph 47). The level of housing that would be required if births, deaths and migration followed recent trends amounts to an annual requirement of 411 homes or 8,200 over the lifetime of the Plan and this would meet the requirements of the National Planning Policy Framework in this regard.
- 3.10 However, as previously described, this plan seeks to encourage economic growth and it recognises that it is for the District to ensure sufficient housing is provided to enable this. For this reason, an average figure of 530 new homes per year over the 20-year period – or 10,600 overall is considered to best reflect the needs and aspirations of Mid Sussex. It assumes a realistic level of economic growth over the length of the Plan, based on the level of growth achieved in the region before the national recession, and some increase in the proportion of the population who are not economically active due to the national trend of an ageing population. This is consistent with the positive policies within the Plan that support the potential for economic growth in the District. It will provide the opportunity for more residents to work in Mid Sussex so that less people need to commute to jobs outside the District.

Ensuring Housing Development is in Suitable Locations

- 3.11 The Sustainability Appraisal for the District Plan has shown that the District can accommodate the level of housing required, i.e. 530 homes per annum over the 20 years of the Plan, taking into account environmental and other constraints. In terms of location, the most sustainable strategy for the District is to locate a significant proportion of the proposed development to Burgess Hill. Located in the south of the District, Burgess Hill is the largest of the three towns in Mid Sussex with a population of around 29,000. There are two main line stations which allow access to London and Brighton, town centre facilities and existing employment opportunities. Burgess Hill has fewer constraints than Haywards Heath and East Grinstead and other potential locations identified in the

Sustainability Appraisal. The remainder of development will be delivered by the other towns and villages to support their economic, infrastructure and social needs.

- 3.12 Locating homes and employment opportunities as part of development at Burgess Hill will bring improvements in infrastructure and contribute to the renewal and regeneration of the town centre. Over the last four years, work has been progressing in Burgess Hill on a proposal to develop between 3,500-4,000 new homes to the north and the east of the town, new high quality employment development, new sporting facilities and other infrastructure benefits. This work has been led by Burgess Hill Town Council, in partnership with adjacent Parish Councils (Ansty and Staplefield Parish Council and Hurstpierpoint & Sayers Common Parish Council), the District Council and West Sussex County Council, and interested developers. This work has been the subject of public consultation, and the results incorporated into the 'Burgess Hill Town Wide Strategy'. The Town Wide Strategy was adopted by the Town Council in 2011.
- 3.13 The District Council supports this work, which is seen as a leading example of the 'bottom-up' approach to planning now being promoted through the Localism Act and National Planning Policy Framework (paragraphs 183-185). It reflects the Council's aspirations to support sustainable growth where this is accompanied by infrastructure benefits. The principles and development proposals set out in the Burgess Hill Town Wide Strategy are included as strategic development locations in this Plan.

Supporting Neighbourhood Plans

- 3.14 The District Council's preference is that the location and nature of additional development be identified through Neighbourhood Plans. This reflects the Government's localism agenda, and its view that giving power and responsibility to local communities will give them the confidence to accept appropriate development and the corresponding benefits that can come with it. This view is confirmed in the National Planning Policy Framework (paragraph 16), which sets out that neighbourhoods should "develop plans that support the strategic development set out in Local Plans... and plan positively to support local development".
- 3.15 Most of the District's Town and Parish Councils have commenced preparation of their Neighbourhood Plans and are working through the statutory processes to get their plans in place. Eight Town and Parish Councils are 'Frontrunner's' and have received funding from Central Government to assist them. The District has a significant number of Towns and Parishes with designated Neighbourhood Plan Areas – so far 19 out of 20 (outside of the National Park area). This includes the three towns of Burgess Hill, East Grinstead and Haywards Heath and a number of parishes containing the larger villages. These Plan Areas were designated between July and October 2012. Town and Parish Councils are working with their communities on the improvements that they wish to see in their areas over the next 20 years, and the level of development they consider to be appropriate to help fund these improvements and meet local needs.

Ensuring Housing Delivery

- 3.16 The identification in the District Plan of where new homes will be delivered (and the subsequent detailed allocations and policies in Neighbourhood Plans) is essential to demonstrate delivery of the 530 new homes per annum that Mid Sussex requires for its communities to become more self-sufficient and meet their needs. This will then protect the District from other development proposals outside of the areas identified in the District Plan and Neighbourhood Plans; ensure the Plan has local community support; and that the overall aims of the District Plan are not undermined.
- 3.17 Despite recent national economic difficulties, Mid Sussex has continued to receive development proposals and approved a significant number of planning applications. As at April 2012, there were approximately 4,200 new homes already 'committed' on sites that are allocated either in the Mid Sussex Local Plan or the Small Scale Housing Allocations Document, or have been granted

planning permission, but not yet implemented. In addition, between April 2011 and March 2012, 522 new homes were built in Mid Sussex.

- 3.18 The national economic situation has had an impact on housing delivery, but there are local factors in some cases that have prevented some sites from being delivered. These range from landowner disputes, to viability issues, and delays in providing necessary infrastructure. The District Council will continue to work with the landowners, developers and statutory agencies to try and remove these barriers. Progress on these matters will be reflected in the Council's updates of its five year housing land supply position.
- 3.19 The delivery of the Burgess Hill Town Wide Strategy is being progressed by a Steering Group led by Burgess Hill Town Council, and comprising representatives from the District and County Councils. Mechanisms for delivery include Planning Performance Agreements, one of which was signed for the strategic allocation to the east of Burgess Hill and the Council has granted planning permission for 480 homes on this site. A Planning Performance Agreement has been drafted for the remainder of the strategic development, and an outline planning application is expected to be submitted during 2013. The Plan assumes the strategic developments proposed for around Burgess Hill will yield 3,865 homes over the lifetime of the Plan.
- 3.20 This leaves a figure of 2,000 new homes to be delivered through the Neighbourhood Planning process for the District to meet its local housing requirement of 10,600 homes. This Plan recognises this is a floor (minimum) rather than a ceiling (maximum) figure. If communities wish to promote more development through their Neighbourhood Plans to achieve additional local infrastructure improvements then the District Plan will not prevent this, provided the proposed developments meet with the vision, strategic objectives and policies of this Plan and the requirements of the National Planning Policy Framework.
- 3.21 The Plan recognises that if insufficient development is being delivered through Neighbourhood Plans, then the District Council will be required to produce its own housing allocations document for the District. Such a document has been programmed into the Local Development Scheme to ensure its swift implementation if it proves necessary to maintain a five year supply of housing land.
- 3.22 The Plan also acknowledges that the level of housing and other development will need to be spread over the Plan period rather than it all coming at the beginning or end. However, it is accepted the timing of developments coming forward is partly in the hands of the specific developers themselves and will depend on the timely delivery of infrastructure.

Meeting Local Infrastructure Needs

- 3.23 The Mid Sussex Community Infrastructure Levy Charging Schedule will be the main mechanism for delivering the necessary infrastructure to accompany new development. This will be supplemented with negotiated section 106 agreements to secure affordable housing and additional on-site infrastructure, and section 278 agreements to secure site-specific highway works.
- 3.24 An Infrastructure Development Plan has been prepared which identifies all types of infrastructure needed to support the planned amount of new homes and businesses economic growth in the District over the next 20 years. It has been prepared in collaboration with the County Council, Town and Parish Councils and other infrastructure providers to reflect the holistic needs of the District. The Infrastructure Development Plan sets out the estimated costs, who is responsible for infrastructure provision and when it should be provided.
- 3.25 In January 2013, the Government announced that Town and Parish Councils that take a proactive approach, by drawing up Neighbourhood Plans that are endorsed by local people in a referendum, will receive 25% of the revenues from the Community Infrastructure Levy arising from the development that they choose to accept. In areas not covered by an agreed Neighbourhood Plan, the Town or Parish Council will receive up to 15% of the Community Infrastructure Levy, capped at

£100 per dwelling in the parish at the time the Levy is collected. The District Plan goes further than this, and proposes that the Community Infrastructure Levy collected from developers by the District Council will normally be spent on infrastructure needs in the locality of the scheme that generated it. The prospect of seeing real infrastructure improvements and other benefits to their area as a result of new development has been key to encouraging Mid Sussex communities to take a positive approach to planning for growth. It is therefore vital that County, District and Town and Parish Councils work together effectively to secure the right infrastructure at the right time to accompany new development.

4.0 Policies

Sustainable Development

POLICY CODE: DP1 – Sustainable Development

DP1 – Sustainable Development

Strategic Objectives: All

Evidence Base: National Planning Policy Framework

When considering planning applications, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (paragraphs 14 and 15). Planning applications that accord with the policies in the District Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in the National Planning Policy Framework indicate that development should be restricted.**

Quantity and Type of Development

POLICY CODE: DP2– Economic Development

The District Plan strategy is based on the Council's aspiration for sustainable economic growth. This aspiration will contribute towards enhancing the prosperity of the Gatwick Diamond and provide the opportunity for the residents of Mid Sussex to work within the communities where they live to build stronger communities and reduce the need to commute.

The District Plan reflects the requirements of the National Planning Policy Framework paragraph 21, by setting out a clear economic vision and strategy, identifying strategic sites and criteria for supporting inward investment and existing businesses.

The Employment Land Review Part 1 (2009) and Part 2 (2010) identified that the excellent physical setting and quality of life of the area are key attractors for businesses that want to locate and remain within the District. Policy DP2 recognises this by encouraging new businesses to the District in order to meet the aspirations for economic growth and the wider benefits this brings.

The Mid Sussex Economic Development Strategy (2013) supports the delivery of Policy DP2 in a number of ways; by supporting the economy through facilitating new development, delivering starter units and the revitalisation of the town centres. It enables business growth and resilience through delivering key services, procuring locally and paying invoices quickly. There will be support through the Gatwick Diamond Initiative and working with other partners including the County Council on specific initiatives.

It is important that the District Plan allows for economic development opportunities that arise within the District, particularly for high quality, knowledge based or high-tech industries which the Economic Development Strategy recognises as a viable market for the District.

The Burgess Hill Employment Site Study (2012) assessed the deliverability of the business park at Burgess Hill. This study sets out that if approximately a third of the District's jobs target was met at Burgess Hill, then a site of 23 hectares of a mix of business uses may be appropriate. Although market conditions in the short to medium term will affect the viability and deliverability of the business park; by putting in place other measures, through the Council's Economic Development Strategy, such as encouraging inward investment, development is expected to take place over the longer term. Policy DP2 takes account of the conclusions of the study by proposing an allocation of between 20 to 30 hectares between Burgess Hill and the Cuckfield Road.

Paragraph 22 of the National Planning Policy Framework states that planning policies should avoid the long term protection of sites allocated for employment uses, so DP2 also sets out the circumstances in which change of use could take place.

DP2 Sustainable Economic Development

Strategic Objectives: 7) To promote a place which is attractive to a full range of 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.

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 expand;
- Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge, 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 to the east of Cuckfield Road;
- 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).

Some interest has been expressed in developing a science park to the west of Cuckfield Road, to support research and development and provide employment for the wider area. 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 DP19 Transport, particularly in terms of delivering sustainable transport;
- the wider impact on the environment and the surrounding area.

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

- Protecting allocated and existing 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 or adaptation of rural buildings for business or tourism use and to 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.

**POLICY CODE: DP3 – Town Centre
Development**

The Council supports the regeneration and renewal of the three key town centres of Burgess Hill, East Grinstead and Haywards Heath. The three town centres provide a range of shops and other facilities which play a key role in serving each town and the surrounding villages and rural areas.

The Mid Sussex District Council Retail Study (September 2008, updated August 2009) indicated that while the three towns are performing reasonably well as shopping destinations, they are not meeting their full potential, with a need to improve their attractiveness and to minimise competition from other towns outside the District.

The study made recommendations for specific amounts of floorspace. Since the Study was published, the situation regarding high street retail has changed due to the growing popularity of online shopping and a change in shopping habits, as well as the impact of the national recession. Policy DP3 supports the regeneration of the town centres without specific floorspace standards in order to demonstrate flexibility and reflect the change in shopping habits, as well as population assumptions since the study was undertaken. However, the policy seeks to maintain the overall objective of improving the services and attractiveness of the District's town centres by encouraging developments of mixed uses to meet the needs of the community.

Proposals for retail, leisure and office and other main town centre uses are required to be in a town centre location. Where planning applications are for main town centre uses proposed on the edge of town, outside the town centre or out of town and are not in accordance with the District Plan, the Council will apply a sequential test and require an impact assessment as set out in the National Planning Policy Framework (paragraphs 24-27).

DP3 Town 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 2008 and Update 2009; Town Centre Masterplans and accompanying work.

Town Centres

These are defined as the town centres of Burgess Hill, East Grinstead and Haywards Heath which meet the needs of their communities and those of the surrounding large and small villages and countryside areas.

To support the regeneration and renewal and environmental enhancement of the town centres as defined on the Policies Map – development, including for mixed uses, will be permitted providing it:

- **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 Town Centre Masterplans or updated documents and/ or any relevant Neighbourhood Plan.**

Primary Shopping Frontages

Primary shopping frontages are areas considered to be the principal shopping areas, predominantly for retailing. Proposals should enhance the shopping facilities available and not undermine the retail function of the area. Within primary shopping frontages as defined on the

Policies Map change of use will be permitted where:

- A clear predominance of Class A1 shop uses would be maintained;
- The nature of the proposed use would sustain and enhance the vitality and viability of the centre;
- The location and prominence of the proposed use would not lead to a significant break in the continuity of the shopping facilities; and
- The development would not result in an over concentration of non-retail uses.

Changes of use to B1a offices or residential use at ground floor level will be resisted.

Secondary Shopping Frontages

Secondary shopping frontages are the smaller areas on the edge of, or beyond, the primary shopping frontages. A high proportion of Class A1 – A5 uses appropriate to a shopping area, which contribute to the pedestrian flow and attractiveness of the area, should be retained. Within secondary shopping frontages as defined on the Policies Map change of use will be permitted where:

- The proposal would sustain and enhance the vitality and viability of the shopping area;
- The cumulative effect of non-Class A1 – A5 shop uses is not so great as to undermine the attractiveness of the shopping area.

In exceptional circumstances change of use to B1a office, health or medical use or residential use, at ground floor level, will be permitted where:

- It can be shown that an A1 – A5 use is no longer viable;
- An unacceptable break in the frontage of A1 – A5 uses would not occur; and
- The cumulative effect of the proposal would not be so great as to undermine the vitality and viability of the shopping area.

POLICY CODE: DP4 – Village and Neighbourhood Centre Development

The Mid Sussex Retail Study (2008) focused on the three town centres and the village centres of Hassocks and Hurstpierpoint (Chapter 8), indicating that the two village centres were performing well in their role. However, all the main village centres including Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield have an important range of services and facilities that supply the day-to-day requirements of local residents, neighbouring small villages and the countryside areas surrounding the villages. People may have to travel further to gain access to some services that are not provided by these villages and it is important that these and other smaller centres remain vibrant and successful. The policy is in accordance with the National Planning Policy Framework which recognises the support for a prosperous rural economy (paragraph 28).

DP4 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

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.

To support the village centres, development, including for mixed uses, will be permitted providing it:

- **Helps maintain and develop the range of shops and services to enable the village centre to meet local needs;**
- **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 any relevant Neighbourhood Plan.**

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 circumstances, 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**

Location and Delivery of Housing Development

POLICY CODE: DP5 – Housing

The District Plan sets a housing requirement of 10,600 homes between 2011 – 2031. The housing requirement for Mid Sussex has been informed by the Mid Sussex Local Housing Assessment (2011). The start date of the Plan in terms of housing delivery is April 2011. 522 new homes were built between 1st April 2011 and 31st March 2012, and counts towards meeting the overall target of 10,600 homes. As at 1st April 2012, there were 4,213 commitments within the planning process. This leaves a remaining target of 5,865 to be identified. 3,865 new homes will be delivered as part of the strategic development at Burgess Hill. In March 2013 the Council granted planning permission for 480 new homes at land east of Kings Way, Burgess Hill which contributes towards the total figure at Burgess Hill. This site was not a commitment at April 2012 and therefore does not make up part of the commitment figure set out in Policy DP5.

A total of 2,000 new homes will be provided elsewhere in the District. The National Planning Policy Framework sets out that Neighbourhood Plans should support strategic development set out in Local Plans (paragraph 16) and that it should be the right type of development for their area. It also states that Neighbourhood Plans should not promote less development nor undermine the strategic policies in plans (paragraph 184). Therefore, it is expected that the homes to be provided elsewhere in the District will come forward through Neighbourhood Plans and this would support the Council's preferred way of delivering these homes. A site allocations document would be prepared by the District Council if monitoring showed that delivery through Neighbourhood Plans is not at the expected amount early on in the Plan period.

The Housing Supply Document (2013) sets out the current position with regards to the 19 Neighbourhood Plans currently being prepared by the Town and Parish councils across Mid Sussex. The Housing Supply Document gives an indication of the level of additional homes that are being planned for in each of the Neighbourhood Plan Areas.

The National Planning Policy Framework, allows local planning authorities to make an allowance for windfall sites in the five year supply if there is compelling evidence to do so. 251 units could be delivered during the first five years of the Plan on small windfall sites¹ and a further 66 units a year from year 6 onwards. The small site allowance has not been identified as a source of supply to meet the overall target, but any additional unplanned sites that do deliver housing during the Plan period will act as a contingency should other identified sources not come forward. No allowance is made for large windfall sites to avoid double counting.

The National Planning Policy Framework requires local planning authorities to identify sites sufficient to provide five years worth of housing against their housing requirements, with a 20% buffer where there has been a persistent under delivery of housing. The South East Plan previously set the housing requirement of 17,100 for the District, and it is this requirement that any "persistent under delivery" will be measured against until the Council can demonstrate delivery against the target set in the District Plan. The Council's monitoring shows that the supply of housing has been consistently below the South East Plan housing requirement. The housing trajectory that accompanies the Plan therefore shows the 5 year supply position and a 20% buffer against the District Plan requirement of 530 per annum.

¹ Small sites of 1 – 5 units

DP5 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.

Policy DP5 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	522
Total Housing requirement	10,078
Total Housing Commitments ²	4,213
Total to be identified	5,865
Burgess Hill strategic development	3,865
Elsewhere in the District, as allocated through Neighbourhood Plans or other appropriate planning documents	2,000

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 policies, vision and objectives of this District Plan or the policies in National Planning Policy Framework.

² Sites within the planning process (Local Plan allocations, Small Scale Housing Allocations, sites with planning permission)

POLICY CODE: DP6 – General Principles for Strategic Development at Burgess Hill

The Burgess Hill Town Wide Strategy (2011) identifies a wide range of improvements that are required for Burgess Hill to become a fully sustainable, 21st century town focused around a high quality, vibrant and accessible town centre, supported by necessary community facilities, employment opportunities and access to green open space underpinned by a state of the art transport network and modern supporting infrastructure.

The general principles set out in this policy are based on the vision and objectives of the Burgess Hill Town Wide Strategy. The objectives for the town are:

- A better town centre with a greater range of shops and a more attractive pedestrian environment;
- Improved public transport, walking, cycling links as well as better roads;
- New and improved community and cultural facilities;
- Additional high quality and suitably located business park development; and
- New, improved and well connected sports, recreation and open space in and around Burgess Hill (Town Wide Strategy page 16).

A number of potential projects and infrastructure were set out in the Burgess Hill Town Wide Strategy and included town centre public realm enhancements, transport and public transport improvements, new sports, arts and community facilities. All proposals for strategic development will be required to support the criteria set out below.

DP6 – General Principles for Strategic Development at Burgess Hill

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Site Study; Burgess Hill Town Centre Masterplan; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Mid Sussex Landscape Capacity Study, Mid Sussex Transport Study.

All strategic development at Burgess Hill, as shown on the inset map, is required to support the general principles set out in this policy.

Strategic development will:

- **Be designed in a way that integrates it into the existing town providing connectivity with all services and facilities;**
- **Contribute towards a better, more accessible town centre with a greater range of shops, an expansion of retail floorspace, leisure uses and public realm improvements including a new public square;**
- **Provide additional, high quality employment opportunities including suitably located business and science park development;**
- **Improve public transport, walking and cycling infrastructure and access to Burgess Hill and Wivelsfield railway stations, including the provision of transport interchanges;**
- **Provide necessary transport improvements that take account of the wider impact of the development on the surrounding area;**
- **Provide highway improvements in and around Burgess Hill including addressing the limitations of east-west traffic movements across Burgess Hill;**
- **Provide new and improved community, cultural and educational facilities;**

- **Provide new and/or improved and well connected sports, recreation and open space in and around Burgess Hill, including the creation of a multi-functional ‘Green Circle’ around the town;** *(Note: ‘multi-functional will generally mean able to be used by walkers, cyclists and horse-riders).*
- **Provide a Centre for Community Sport in the vicinity of the Triangle Leisure Centre;**
- **Provide a minimum of 30% affordable housing, in accordance with policy DP29 Affordable Housing;**
- **Identify and take account of environmental, landscape and ecological constraints and deliver opportunities to enhance local biodiversity and contribute to the delivery of green infrastructure in and around the town;**
- **Deliver a multi-functional route between Burgess Hill and Haywards Heath;**
- **Not be occupied until improvements at Goddards Green Waste Water Treatment Works and connecting pipework and pumping stations to increase the capacity and environmental quality are implemented;**
- **Incorporate on-site ‘community energy systems’, such as Combined Heat and Power, to meet the energy needs of the development.**

POLICY CODE: DP7 – Strategic Allocation to the east of Burgess Hill at Kings Way

This site lies to the east of Kings Way and is a greenfield site between the railway running through Burgess Hill and Ditchling Common Site of Special Scientific Interest in East Sussex.

The Sustainability Appraisal for the District Plan assessed this site with a small number of proposed alternatives for strategic development at Burgess Hill. Although concerns over landscape capacity were identified, it scores favourably overall. The Sustainability Appraisal concludes that the development principles ensure that infrastructure (community facilities, transport, water, etc) are programmed and delivered alongside the development. The policy includes a specific requirement to protect, manage and enhance the Ditchling Common Site of Special Scientific Interest, which will have a positive impact on the sustainability objective concerned with conserving and enhancing biodiversity.

The Burgess Hill Town Wide Strategy (page 50), identified this site as a preferred location for housing development as a mixed use site for homes, with open space and community facilities amongst other requirements.

In March 2013 the Council granted planning permission for 480 new homes on this site. The application includes a neighbourhood centre, informal open space and mitigation measures for the impact on Ditchling Common Site of Special Scientific Interest.

DP7- Strategic allocation to the east of Burgess Hill at Kings Way

Strategic Objectives: All.

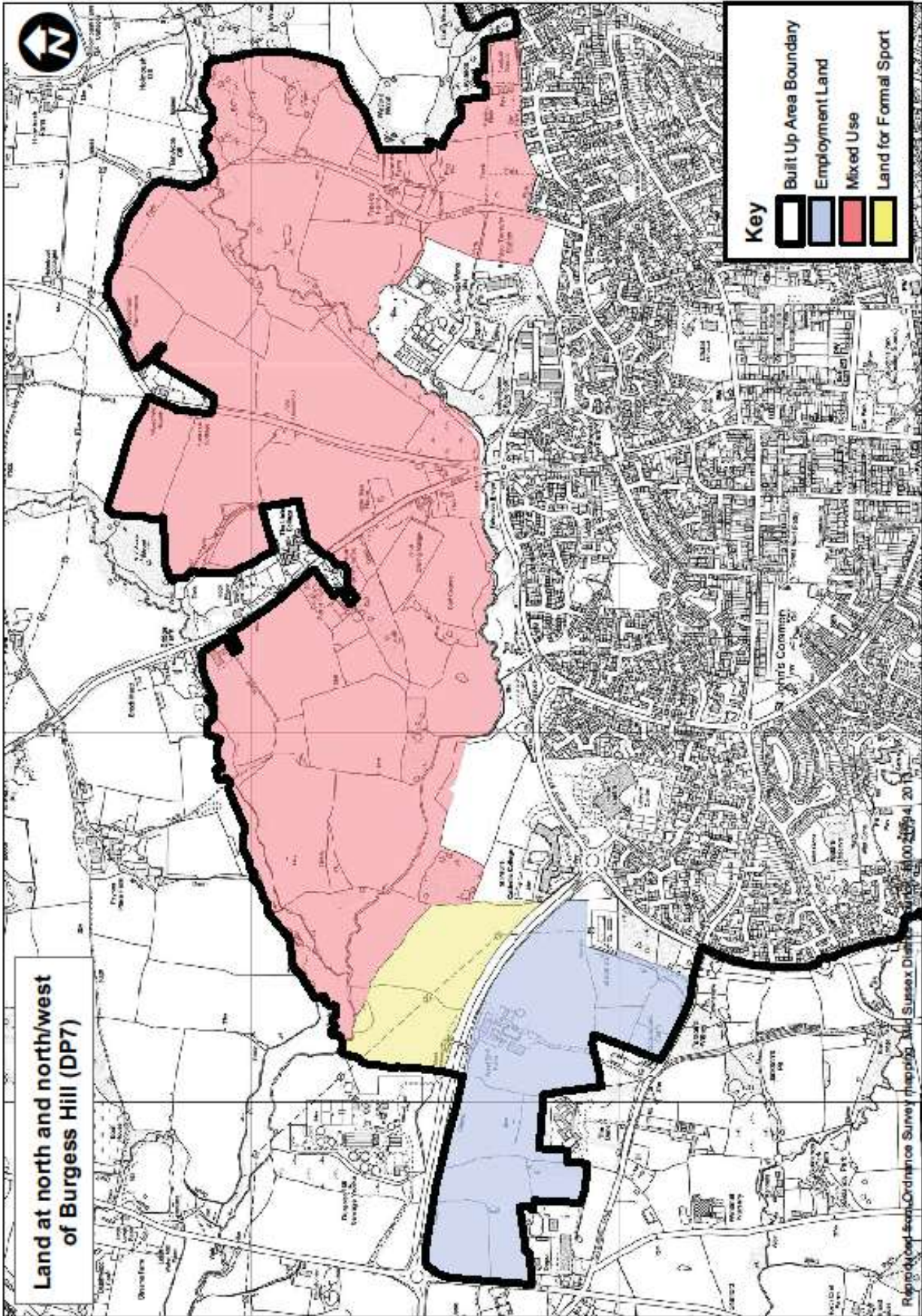
Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Mid Sussex Landscape Capacity Study.

Strategic development, as shown on the inset map, is allocated to the east of Burgess Hill at Kings Way for:

- **Up to 480 new homes;**
- **High quality and accessible informal public open space;**
- **A local hub serving the site and the wider community;**

In addition to conforming to the general principles in DP6, strategic development in this location will:

- **Provide infrastructure, as set out in the Burgess Hill Town Wide Strategy and identified in technical assessments, implemented before or alongside development to an agreed programme of delivery. This will include financial contributions to the provision of education facilities for all ages;**
- **Address the limitations of east-west traffic movements across Burgess Hill;**
- **Implement long-term management of the Ditchling Common Site of Special Scientific Interest (SSSI) and protect and enhance this adjoining area from the impacts of strategic development (on site provision together with appropriate mitigation measures);**
- **Consider the close proximity of the South Downs National Park and the Keymer Tile Works Site of Nature Conservation Importance (SNCI), and the opportunities with the latter site for the joint development of community infrastructure for the east side of Burgess Hill;**
- **Consider other developments in the vicinity to ensure complementary provision of infrastructure and facilities;**
- **Provide additional informal open space on site; and**
- **Avoid unnecessary damage to the characteristic field pattern and historic hedgerow and tree lines.**



POLICY CODE: DP8 – Strategic Allocation to the north and northwest of Burgess Hill

The land to the north and north west of Burgess Hill comprises land which lies between Bedelands Nature Reserve on the east side of Burgess Hill to the Goddards Green Waste Water Treatment works in the west.

The Sustainability Appraisal for the District Plan assessed this site with a small number of proposed alternatives for strategic development at Burgess Hill and this site scores favourably overall. The site contains a number of ancient woodlands, and flood risk will need to be mitigated.

The Burgess Hill Town Wide Strategy (page 51), identified this site as a preferred location for housing development as a mixed use site for homes, with neighbourhood facilities, major education facilities (primary and secondary schools plus sixth form college), a centre for Community Sport, extension of the Green Circle network, and sustainable transport amongst other requirements.

The development to the north and northwest of Burgess Hill is an essential part of the delivery of the overall housing numbers for the District Plan and meets the requirements of the Burgess Hill Town Wide Strategy. The scale of development proposed is significant and the allocation will be required to meet a number of criteria. These include a phasing strategy and programme of delivery for housing (including for Gypsy and Traveller needs), employment and infrastructure delivery as well as specific principles relating to the site. The development should also meet the general principles of development outlined in policy DP6.

The area between Maple Drive and the Northern Arc is included within the allocation because it is important that the new development is integrated with the existing town and there are good public transport and pedestrian links between the development and Wivelsfield station. The detailed masterplanning of this part of the site will be addressed through the Burgess Hill Neighbourhood Plan.

DP8 – Strategic allocation to the north and northwest of Burgess Hill

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Site Study; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Mid Sussex Landscape Capacity Study.

Strategic mixed-use development, as shown on the inset map, is allocated to the north and northwest of Burgess Hill for:

- **3,385 new homes and a new neighbourhood centre area, including retail, education, health, employment, leisure and community uses;**
- **20 – 30 hectares of land for as a high quality business park;**
- **New primary schools and a new secondary school campus; and**
- **Provide a Centre for Community Sport in the vicinity of the Triangle Leisure Centre.**

In addition to conforming to the general principles in DP6 General Principles for Strategic Development at Burgess Hill, strategic mixed-use development in this location will:

- **Progress in accordance with a phasing strategy for the housing and employment provision;**
- **Provide infrastructure, as set out in the Burgess Hill Town Wide Strategy and identified in technical assessments, implemented before or alongside**

development to an agreed programme of delivery;

- **Deliver sustainable transport measures and other infrastructure requirements identified in technical assessments of transport impact, including measures to mitigate impacts upon roads in the Burgess Hill area;**
- **Identify and take account of environmental, landscape and ecological constraints and deliver opportunities as set out in Policy DP6 General Principles for Strategic Development at Burgess Hill, DP36 Biodiversity and DP37 Green Infrastructure;**
- **Take account of on-site flood plains and comply with the Flood Risk policy DP41 Flood Risk;**
- **Consider the relationship between the adjacent Goddards Green Waste Water Treatment Works and the strategic development including odour and the location of appropriate land uses; and**
- **Provide appropriate pitch provision for gypsies and travellers to contribute towards the additional need for pitches.**

Development in the Countryside

POLICY CODE: DP9 – Protection and Enhancement of Countryside

Mid Sussex is a rural District, and the countryside is an asset that is highly valued by the Council and local residents. The countryside is a working environment that needs to be managed in a way that enhances the attractiveness of the rural environment whilst enabling traditional rural activities to continue.

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

The Landscape Character Assessment for Mid Sussex (2005) provides a comprehensive account of the landscape character of Mid Sussex. The Assessment states that change needs to be managed so that important landscape characteristics are not lost and that opportunities to create new landscapes are maximised (paragraph 2.81). Historic Landscape Character Information (data held by West Sussex County Council) has been prepared for the District, which identifies important historic landscape features such as farmsteads and ancient field patterns.

Built-up area boundaries, which set the boundaries between the built-up areas and the wider countryside, have been established for many years within the District and continue to be defined on the Policies Map.

DP9 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;**
- **it 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 DP11 Sustainable Rural Development and the Rural Economy, DP12 New Homes in the Countryside, DP17 Sustainable Tourism and DP30 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.

POLICY CODE: DP10 - Preventing Coalescence

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

Policy DP10 provides the policy framework for achieving the objective based on the Mid Sussex Landscape Character Assessment (2005) which provides a profile of each of the distinctive Landscape Character Areas within the District. The Assessment provides further information on the development of settlements in the District, how the landscape has influenced the settlement pattern and the contribution that the settlement pattern makes to the overall character of the Mid Sussex Landscape (part three of the Assessment). Part four of the Assessment sets out land management guidelines for each of the character areas. This includes guidance on how new development could be managed within the landscape.

DP10 Preventing Coalescence

*Strategic Objective: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
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 DP9 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 can 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.**

POLICY CODE: DP11- Sustainable Rural Development and the Rural Economy

Although Mid Sussex is a rural district, agriculture only accounts for 5% of all businesses in Mid Sussex ('This is Mid Sussex' 2012). However, the rural area does support numerous businesses that are not related to agriculture, that make an important contribution to the rural economy. The policy supports the Mid Sussex Economic Development Strategy (2013) objective to increase opportunities for further business growth in rural areas.

This policy conforms to the National Planning Policy Framework, where it relates to the development of a sustainable rural economy (paragraph 28).

This policy will not apply within the South Downs National Park and the High Weald Areas of Outstanding Natural Beauty, where a more restrictive policy approach will be adopted. (National Planning Policy Framework paragraph 14). Policy DP15 will apply in the National Park area and Policy DP13 will apply in the High Weald Area of Outstanding Natural Beauty.

DP11 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 DP9 Protection and Enhancement of the Countryside and DP10 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
 - It 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
 - They 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.

POLICY CODE: DP12– New Homes in the Countryside

This policy conforms to the National Planning Policy Framework, where it relates to the development of a sustainable rural economy (paragraph 55). Past experience of dealing with proposals for agricultural dwellings has highlighted the need for clear guidance on how we will assess such proposals. This guidance is set out in the policy below.

DP12 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.**

Permanent agricultural (includes forestry and certain other full time rural worker) dwellings will only be permitted to support existing agricultural activities on well established agricultural units where:

- **The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit;**
- **It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times;**
- **It can be proven that the farming enterprise is economically viable. This will also justify the size of the dwelling that the agricultural unit can sustain;**
- **It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit.**

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

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

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 where:

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

POLICY CODE: DP13 - High Weald Area of Outstanding Natural Beauty

The National Planning Policy Framework gives great weight to the need to conserve the landscape and scenic beauty of the Areas of Outstanding Natural Beauty. The conservation of wildlife and cultural heritage are also identified as important considerations. National policy also states that planning permission should be refused for major developments in these areas except in exceptional circumstances.

The High Weald Area of Outstanding Natural Beauty covers most of the northern part of the District. The High Weald Management Plan identifies the distinctive features of the landscape and how these can be protected and enhanced. Significant consideration should be given to the protection and enhancement of the locally distinctive features of the High Weald Area of Outstanding Natural Beauty, as defined by the High Weald AONB Management Plan.

DP13 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).

**POLICY CODE: DP14– Ashdown Forest
Special Area of Conservation and Special
Protection Area**

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

The main potential 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 heathland 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 influence' 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 DP14 below sets out an avoidance and mitigation strategy to reduce the impact of recreational disturbance.

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 Wealden and Lewes District Councils and Tunbridge Wells Borough Council. 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.

In terms of air pollution, the Mid Sussex Stage 1 Transport Study indicates that projected traffic increases are well below the threshold deemed as significant and therefore the Habitats Regulations Assessment report concludes that adverse effects are unlikely and no further measures are necessary. However, in order to promote good practice, the District Plan in Policy DP19 contains measures to encourage sustainable transport and in Policy DP27 it sets out the requirements for avoidance and mitigation in relation to air pollution.

DP14 - Ashdown Forest 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 SPA, the Council will work with partners to develop a strategic approach to protecting it from recreational pressures. New residential development will be required to demonstrate that adequate measures are put in place to avoid or mitigate any

potential adverse effects. The following provisions will apply:

- 1) Within a 400 metres buffer zone around the Ashdown Forest mitigation measures are unlikely to be capable of protecting the integrity of the SPA and therefore residential development will not be permitted**
- 2) Within a 7 km buffer zone around the Ashdown Forest, residential 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 or in the form of financial contributions to SANGS elsewhere; and**
 - The Ashdown Forest Access Management and Monitoring Strategy.**

**POLICY CODE: DP15 – South Downs
National Park**

The South Downs was designated as a National Park in April 2011. It covers over 10% of the District of Mid Sussex and includes the parishes of Clayton, Fulking, Newtimber, Poynings and Pyecombe; land to the east of Keymer, land to the south of the built up areas of Hassocks and Hurstpierpoint and part of the parish of Albourne.

The landscape is characterised by rolling downland, historic field patterns reflecting the geology, small blocks of ancient woodland, hedgerows, water features, areas of tranquillity and a well developed network of rights of way. The settlements within the area are spring line villages below the scarp slope with the ridge top settlements of Hurstpierpoint and Hassocks and Keymer contributing to the setting of the National Park. The traditional building styles reflect a consistent range of local building materials.

Designation of an area as a National Park imposes a statutory duty on local authorities to meet National Park purposes which are:

- (i) To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park area; and
- (ii) Promote opportunities for the understanding and enjoyment of the Park's special qualities by the public. In meeting these purposes there is also a duty to seek to foster the economic and social well-being of the communities within the National Park.

DP15 – South Downs National Park

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

Evidence Base: The South Downs Management Plan, South Downs Integrated Landscape Character Assessment

Within the South Downs National Park, as shown on the Policies Map, development must conserve and enhance the special character of the National Park, having regard to the South Downs Management Plan. This will be achieved by :

- **Supporting small scale proposals that are in a sustainable location and well-designed;**
- **Encouraging proposals which support the economic and social well being of the National Park and its communities, provided they do not conflict with the National Park's purposes;**

Development should also have regard to emerging National Park planning documents and strategies.

Special consideration will be given to proposals that are of over-riding national importance.

POLICY CODE: DP16 – Setting of the South Downs National Park

The areas of land adjacent to the South Downs National Park make a contribution to the setting of the South Downs National Park. The South Downs Integrated Landscape Character Assessment (2011) provides information on the landscape character of the National Park. The Assessment examines the factors that may bring change on the Park and the adjacent areas. The Assessment identified issues outside the Park boundaries that can impact on the character of the Park such as light pollution and increased development and the associated landscape change.

DP16 Setting of the South Downs National Park

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

Evidence Base: The South Downs Management Plan, South Downs Integrated Landscape Character Assessment.

Development (including rural exception sites) within land adjoining the South Downs National Park that contributes to the setting of the Park will only be permitted where it enhances and does not detract from the visual qualities and essential characteristics of the National Park, and in particular should not adversely affect the views into and out of the Park by virtue of its location or design.

Assessment of such development proposals will also have regard to the South Downs Management Plan and emerging National Park planning documents and strategies.

POLICY CODE: DP17 - Sustainable Tourism

Tourism makes an important contribution to the economy of Mid Sussex. Promoting the attractiveness of the District and its facilities is recognised in the Mid Sussex Economic Development Strategy (2013). This policy should be read alongside other policies in the Plan including DP9 protection and Enhancement of the Countryside and DP11 Sustainable Rural Development.

The Bluebell Railway, a privately-owned heritage railway, is an important visitor attraction to Mid Sussex. The Bluebell Railway has restored and operated scheduled steam train services on sections of the former Lewes to East Grinstead line since 1960. In view of the Bluebell Railway's value to the local and regional tourist economy and as a public transport link, the Council has supported the completion of the line to East Grinstead. In the long-term, the Bluebell Railway plans to reinstate the disused branch line westwards from Horsted Keynes (via Ardingly) to a terminus at Haywards Heath. The completion of this section will connect Bluebell Railway with main line rail services at both East Grinstead and Haywards Heath.

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

DP17 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 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 DP9 Protection and Enhancement of the Countryside and DP11 Sustainable Rural Development and the Rural Economy.**

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

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

Delivery of Infrastructure

POLICY CODE: DP18 – Securing Infrastructure

A strategic objective of the District Plan is to ensure that development is accompanied by the necessary infrastructure. It is important that any new development is supported by appropriate infrastructure to ensure that sustainable, self-sufficient communities are created and to give confidence to the community that new development is adequately served without overstressing existing infrastructure. The District Plan makes a requirement for 530 new homes per annum, and it will be important that new homes are accompanied by the infrastructure needed, in order to ensure that it does not put unacceptable strain on the environment and existing resources.

The Infrastructure Development Plan identifies the level of infrastructure required to support development and the funding available to deliver the infrastructure. It includes District-wide infrastructure requirements and a comprehensive section on Town and Parish requirements.

The Mid Sussex Community Infrastructure Levy Charging Schedule will be the main mechanism for delivering the necessary infrastructure to accompany new development. This will be supplemented with negotiated section 106 agreements to secure affordable housing and additional on-site infrastructure, and section 278 agreements to secure site-specific highway works.

DP18 Securing Infrastructure

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

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.

The National Planning Policy Framework requires that development should not result in “severe residual cumulative (transport) impacts” after feasible mitigation has been effected. The Mid Sussex Transport Study Stage 1 (2013) has been prepared to inform the District Plan on whether the proposed development is practical to deliver in principle; and on whether mitigation of adverse effects on the transport network is feasible. Any transport mitigation that that is required to support development will be included within the Infrastructure Development Plan.

The West Sussex Local Transport Plan 2011-2026 sets out the strategy for guiding future investment in highways and transport infrastructure across West Sussex. It sets a framework for considering transport infrastructure requirements associated with future development across the county. This policy supports the objectives of the Transport Plan.

DP19 Transport

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

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.

POLICY CODE: DP20 – Rights of Way and other Recreational Routes

The District has a good network of footpaths, cycleways and recreational routes and these routes provide good opportunities for sustainable transport and can facilitate healthy lifestyles. In accordance with the National Planning Policy Framework (paragraph 75), the District Plan will protect and enhance public rights of way, including other recreational routes.

DP20 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, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users.** (*Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders*).

POLICY CODE: DP21 – Communication Infrastructure

Mid Sussex supports the provision of high-speed broadband and 4G across the District due to the benefits that it will bring to both business and residents in the District. The District Council supports the West Sussex – Better Connected Initiative, which aims to make it possible for 90% of the County to connect to Next Generation Access broadband (at least 24Mbps) and the remaining 10% hardest to reach areas with access to speed of at least 2Mbps by April 2015.

In accordance with the National Planning Policy Framework (paragraph 43), the District Plan supports the expansion of electronic communications networks, including high speed broadband and 4G.

DP21 Communication Infrastructure

Strategic Objectives: 7) To promote a place which is attractive to a full range of 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 and 4G 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;**
- **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.

POLICY CODE: DP22 - Leisure and Cultural Facilities and Activities

The National Planning Policy Framework (section 8), recognises the important role that the planning system has in promoting healthy communities. A strategic objective of the Plan is to create places that encourage healthy lifestyles by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. The District Council has adopted a Leisure and Cultural Strategy to increase participation in arts and culture, sport and physical activity of those living and working in the District.

This policy supports the provision of additional facilities as well as protecting existing facilities.

DP22 Leisure and Cultural Facilities and Activities

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

Development that provides new and/or enhanced 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.**

**POLICY CODE: DP23 – Community
Facilities and Local Services**

Community facilities and local services are important and should be retained where possible and provided alongside new development.

The Mid Sussex Infrastructure Development Plan sets out by parish, what community infrastructure is required to support future growth in their area, and why this is needed. New and existing community facilities form an important part of these requirements and Town and Parish Councils have provided this information, supplemented by other infrastructure providers and other consultees.

DP23 Community Facilities and Local Services

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. 12) To support 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.

Nature and Quality of Development – Design

POLICY CODE: DP24 Character and Design

Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages and as well as the character of the buildings. The policy requires high quality in design and layout with new development contributing positively to the private and public realm (including streets and open spaces), protects valued townscapes, creates accessible environments and requires development to meet Lifetime Homes standards where practicable. The District Council works actively with developers to improve the standard of design within the District and runs a Design Award competition for innovative designs for new homes, community buildings, businesses and schools.

This policy conforms to the guidance set out in the National Planning Policy Framework (section 7) where it relates to design.

DP24 Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, and retains their separate identity and character; 4) To protect valued characteristics of the built environment for their historical and visual qualities, 14) To create environments that are accessible to all members of the community; and Evidence Base: CABE Good Practice; Town and Parish Council submissions.

All development, including alterations and extensions to existing buildings, and 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 DP38 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.**

POLICY CODE: DP25 – Dwelling Space Standards

The District Council adopted a Supplementary Planning Document relating to Dwelling Space Standards in March 2009. The adoption of dwelling space standards ensures that all residential development in Mid Sussex is of an acceptable size for the wellbeing of future occupants. It also helps to ensure sustainable development, in providing a useable and flexible environment in which residents can undertake a range of activities – bring up families, work from home, social activities etc – as well as providing for residents' changing needs.

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.

The adopted standards have been applied since 2009 and been used successfully since this time. The standards set out in Annex 1 of this policy are those that have been adopted since 2009, with the exception of the addition of standards for three bedroom flats, one bedroom houses and one bedroom accessible flats as the need for standards to cover these dwelling types became apparent during the implementation of the standards. Further explanation relating to the measurement of the space has also been added.

DP25 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 1) 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 1 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>	32.5
	<i>One</i>	51
	<i>Two</i>	66
	<i>Three</i>	82
<i>Other Dwelling</i>	<i>One</i>	62
	<i>Two</i>	77
	<i>Three</i>	93
	<i>Four</i>	111
<i>Accessible Flat</i>	<i>One</i>	56
	<i>Two</i>	71

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>	1.5
	<i>One</i>	2.5
	<i>Two</i>	3.5
<i>Other Dwelling</i>	<i>One</i>	3.0
	<i>Two</i>	4.0
	<i>Three</i>	4.5
	<i>Four</i>	5.5
<i>Accessible Flat</i>	<i>One</i>	3.0
	<i>Two</i>	3.5

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.

POLICY CODE: DP26 – Accessibility

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

The District has an ageing population and other residents and employees that need safe and easy access to buildings and spaces. The Council has worked with local voluntary organisations that seek to improve access for the whole community including those with disabilities or mobility problems, for example, wheelchair users and people with physical and/or sensory disabilities. During the preparation of the District Plan the groups have engaged in the process and this has led to the inclusion the policy in the Plan.

Ensuring that all development is accessible is also a matter that is regulated by building control standards but these only apply to buildings whereas the policy below seeks to ensure that accessibility is considered holistically when designing places.

DP26 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.

Accessibility standards will be set out in an appropriate planning document.

POLICY CODE: DP27– Noise, Air and Light Pollution

Mid Sussex is a high quality environment, residents value tranquillity and freedom from unpleasant noises, smells or light glare. New development in the District needs to be managed so that the local economy can prosper within clear guidelines and businesses can operate efficiently alongside homes without adversely affecting the environment.

DP27 Noise, Air and Light Pollution

Strategic Objectives: 2) To promote well located and designed development that reflects the District's 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;
- Development proposals (where appropriate) are consistent with Air Quality Management Plans.

Nature and Quality of Development – Housing

POLICY CODE: DP28 – Housing Mix

As the 2009 Northern West Sussex SHMA and Update (2012) established, there is not a direct relationship between household size and housing size, particularly in the market sector. The Update concludes that broad requirements for different types and sizes of new market housing should be set whilst taking into account a number of factors including broader economic and demographic changes.

The North West Sussex Strategic Housing Market Assessment Update (paragraphs 5.21 to 5.25) sets out that the majority of household growth is expected to result from increasing single person households within the area. However a high proportion of these are existing older households who already have housing. The Council supports the provision of flexible and specialist housing appropriate for older persons, through both public and private sector provision.

DP28 Housing Mix

Strategic Objectives: 12) To support 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; North West Sussex Strategic Housing Market Assessment and Update.

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).

POLICY CODE: DP29 – Affordable Housing

The Northern West Sussex Strategic Housing Market Assessment Update (2012) concludes at paragraph 5.8 that there is a high estimated level of need evident in each local authority area, ranging between 27% and 88% (the low and high estimate scenarios). It goes further to state that 'it is unlikely that the existing market and funding context will support the higher end requirement of affordable housing delivery in the short term and will be pushed in the medium and longer term even as the market regains its underlying value'. The overall affordable housing requirement for Mid Sussex was based upon the 530dpa figure in the District Plan.

The Northern West Sussex Strategic Housing Market Assessment model indicates that 51% of newly forming households in Mid Sussex cannot afford to rent or buy on the open market. Therefore, more households fall into affordable need if more homes are built. The Viability Assessment for Community Infrastructure Levy and Affordable Housing (2011) that forms part of the evidence for the District Plan indicates that raising the percentage of affordable housing sought on new sites above 30% would be unviable.

The policy sets out a reduced threshold so that all residential development will be required to provide affordable housing units either on-site or through commuted payments towards off-site provision.

DP29 Affordable Housing

Strategic Objectives: 12) To support 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; North West Sussex Strategic Housing Market Assessment and Update.

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.

Free serviced land should be made available for the affordable housing, which 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.

POLICY CODE: DP30 – Rural Exception Sites

The Northern West Sussex Strategic Housing Market Assessment Update (2012) assesses rural housing within the area. Paragraphs 5.11 and 5.26 conclude that the Council should work with parishes to identify sites specifically for affordable housing that will meet local needs. It also identifies that the prices and mix of housing contribute to the identified need and affordability pressures in many rural areas. There is limited current provision for new housing development in the rural areas and 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 the local community by accommodating households who are either current residents or have an existing family or employment connection.

DP30 Rural Exception Sites

Strategic Objectives: 10) To support a healthy rural economy in the villages and the countryside; 12) To support 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; North West Sussex Strategic Housing Market Assessment and Update.

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, Neighbourhood Development Orders or through Neighbourhood Plans.

POLICY CODE: DP31– Gypsies, Travellers and Travelling Showpeople

The Central Government's Planning Policy for Traveller Sites (2012), requires Local Planning Authorities to set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely accommodation needs of travellers in their area.

A Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment will provide information on the number of pitches required in the District. The Local Development Scheme sets out the timetable for the preparation of a Traveller Sites Document which will set the total number of pitches to be provided and allocate sufficient sites to satisfy permanent local need for Gypsy and Traveller and Travelling Showpeople accommodation.

DP31 Gypsies, Travellers and Travelling Showpeople

Strategic Objectives: 12) To support 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: West Sussex Gypsy and Traveller Accommodation Needs Assessment (2009); Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (2013)

New gypsy and traveller sites, and extensions to existing sites, including transit sites, will be permitted provided:

- **The site or extension satisfies a clear local need, as evidenced by the Gypsy and Traveller Accommodation Assessment or the best available evidence;**
- **The site is reasonably located for schools, shops, health and other local services and community facilities;**
- **The development is located and designed to the recognised best practice standards to ensure good quality living accommodation for residents and that the local environment (noise and air quality) of the site would not have a detrimental impact on the health and well being of the travellers;**
- **The sites are compatible with neighbouring land uses, and minimise impact on adjacent uses and landscape character;**
- **In rural and semi-rural areas sites should not dominate the nearest settled community.**

Nature and Quality of Development – Historic Environment

The historic environment is central to the character and identity of Mid Sussex. It is a source of local pride and plays an important part in the attractiveness of the District as a place to live, work and visit.

The District Plan's strategy for the historic environment seeks to ensure that the historic environment is protected and enhanced both for its own sake but also for the wider benefits it brings. These benefits include improvement to the quality of the historic environment, inspiring high quality design in new development, creating a stronger local identity and sense of place, encouraging local building craft skills and increased levels of investment and tourism. The policies set out below are intended to conform to the National Planning Policy Framework which states that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment (paragraph 126).

POLICY CODE: DP32 Listed Buildings and Other Buildings of Merit

The heritage assets of the District include over 1,000 Listed Buildings. The District also includes many other buildings which, whilst not statutorily listed are of architectural merit or of local historic interest, make a valuable contribution to the character of the area.

DP32 Listed Buildings and Other Buildings of Merit

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 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, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;**
- **Traditional building materials and construction techniques are normally used. The 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.

POLICY CODE: DP33– Conservation Areas

The Council's 36 conservation areas are protected through national planning legislation but are designated locally. They range from the historic town centre of East Grinstead through to smaller villages and settlements. The key characteristics of each of the conservation areas are described in conservation area character summaries on the Council's website. The Council has also produced more detailed conservation area appraisals and management plans for some conservation areas which assess local character and promote environmental enhancements. The conservation area character appraisals will be reviewed where necessary and the Council will support local groups such as local history societies to undertake this work.

DP33 Conservation Areas

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

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; 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 to 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.

POLICY CODE: DP34– Historic Parks and Gardens

There are 9 Registered Parks and Gardens of Special Historic Interest in Mid Sussex. In addition there are a large number of historic parkscapes which are unregistered but which appear on the West Sussex County Council's Sites and Monuments Record. The need to protect such landscapes is also recognised.

DP34 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 enhances its special features and protects the setting and views into and out of the park or garden.**

POLICY CODE: DP35– Archaeological Sites

There are 25 Scheduled Ancient Monuments in Mid Sussex which are statutorily protected and which are identified on the Policies Map and over 500 sites of archaeological interest which appear on the West Sussex County Council's Sites and Monuments Record.

DP35 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.

Nature and Quality of Development – Natural Resources

POLICY CODE: DP36 – Biodiversity

Coupled with the pressure for new development is the importance of conserving and enhancing areas of importance for biodiversity and nature conservation. The District has a number of valued landscapes, habitats and species which need to be protected and enhanced. The District Plan recognises the importance of the protection and conservation of areas of importance for nature conservation and the valuable contribution made by these sites and features in conserving biodiversity of our natural heritage, together with opportunities for education and employment.

Mid Sussex lies adjacent to the Ashdown Forest (within Wealden District), a European designated Special Protection Area and Special Area of Conservation. Policy DP14 looks at protecting this area. Mid Sussex also contains 13 Sites of Special Scientific Interest, 50 Sites of Nature Conservation Importance, 6 Local Nature Reserves. Nearly 16% of the District is covered by Ancient Woodland.

This policy reflects the requirements of the National Planning Policy Framework (section 11) where it relates to biodiversity.

DP36- 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 SNCI 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.

POLICY CODE: DP37 – Green Infrastructure

Mid Sussex has a high quality natural and built environment and it is important that new development contributes to the protection, enhancement and creation of new green space within the District.

'Green infrastructure' is a connected network of greenspace, both in urban and rural areas, that delivers a wide range of environmental, social and economic benefits, including improving quality of life. Some of the functions of green infrastructure include providing habitats for plants and animals and wildlife corridors from one habitat to another, and improving the health and well-being of local communities with access to the countryside and green areas. Green infrastructure can also include areas of water and flood management and land for food production.

DP37– Green Infrastructure

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5 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 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 the ecosystem, biodiversity, public rights of way, health and well-being, the water environment, community facilities, climate change, and allotments amongst other things.**

Nature and Quality of Development – Sustainable Resources

The National Planning Policy Framework requires local authorities to mitigate and adapt to climate change. The District Council along with other local authorities, has commissioned two studies, 'The Gatwick Sub Region Water Cycle' and the 'West Sussex Sustainable Energy Study Study' which have informed the Sustainable Resource policies in the District Plan.

The District Council, with four other West Sussex authorities, commissioned the 'West Sussex Sustainable Energy Study' to inform policies on carbon emission standards for new development. The Study was prepared to inform planning policies which positively encourage reduced energy consumption and carbon emissions from buildings and greater sustainable energy generation. The Study makes a number of recommendations (section 9 of the Study) for inclusion in future planning documents.

The Water Cycle Study was commissioned by four local authorities in the Gatwick Diamond area. The Study provides an assessment of the capacity of current water infrastructure to accommodate growth in the area without adversely affecting the environment. Section 8 of the Study sets out a number of recommendations, which would address capacity and quality issues identified in the Study.

POLICY CODE: DP38 - Sustainable Resources

The Water Cycle Study recommends (recommendation 1, page 105) that private new homes meet the minimum use standards in level 3 / 4 of the Code for Sustainable Homes. It goes on to state that for non-household development should meet the 'Good' standard for water consumption targets, when assessed against BREEAM ratings. These recommendations have been made in order to secure an efficient supply of water in the region and to support water company management plans.

The West Sussex Sustainable Energy Study recommends setting Code Level 4/5 of the Code for Sustainable Homes (Recommendation 2, page 105) for residential development. Recommendation 3 (in relation to non-residential buildings) and the achievement of BREEAM ratings has been included in the policy.

The Code for Sustainable Home is a national standard for sustainable design and construction of new homes. It covers nine categories of sustainable design. Energy and Water categories make up the majority of credits required to achieve Code Levels, and are mandatory. For example; a development cannot achieve Code Level 4 overall without achieving a minimum of Code Level 4 in both the energy and water categories.

Legislation does not currently require private housing to comply with the Code. However, Building Regulations do require standards equivalent to the Code to be met. This is required in order to meet the Government's commitment to delivering 'zero-carbon' new homes from 2016. It is an objective of the Plan to promote sustainable development, therefore the policy sets out the expected requirements from new development, in terms of energy efficiency.

DP38– 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).

POLICY CODE: DP39 Renewable Energy in New Developments

The West Sussex Sustainable Energy Study recommends the inclusion of a policy to require the inclusion of on-site renewable energy sources on new developments. Recommendation 7 (page 108) determines the suitability for a 20% emissions reduction, which is included in the policy.

DP39 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 DP40 Renewable Energy Schemes.

POLICY CODE: DP40 – Renewable Energy Schemes

The West Sussex Sustainable Energy Study concluded that there is a significant opportunity to reduce carbon emissions using local sustainable energy sources. The West Sussex Sustainable Energy Study explores (section 3) options for alternative sources of energy and the capacity of the landscape to accommodate renewable energy schemes. These conclusions are included in policy.

DP40 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.

POLICY CODE: DP41 – Flood Risk and Drainage

In accordance with the National Planning Policy Framework, a Strategic Flood Risk Assessment has been prepared to identify areas that are at risk from flooding - this has informed the preparation of the District Plan. The Strategic Flood Risk Assessment provides information on the use of Sustainable Drainage Systems (SuDS) to avoid increased flood risk or adverse impact on water quality. Guidance on the suitability and feasibility for different SuDS types are set out in Appendix B of the Strategic Flood Risk Assessment.

Development proposals in areas at risk of flooding will be considered in accordance with the National Planning Policy Framework (paragraph 103 and 104). Development proposals in areas at risk of flooding should be supported by site-specific flood risk assessments.

The Gatwick Sub Region Water Cycle Study provides an assessment of the capacity of current water infrastructure to accommodate growth without adversely affecting the environment. Section 8 of the Study sets out a number of recommendations that address capacity and quality issues identified in the Study. Section 8.2 makes recommendations for Sustainable Drainage Systems and these recommendations have been included in the policy.

DP41 Flood Risk and Drainage

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.

Development proposals must avoid areas at risk from flooding, and not increase the risk of flooding elsewhere. In identifying flood risk areas, reference will be made to the District Council's Strategic Flood Risk Assessment (SFRA), which identifies fluvial (including rivers and streams), surface water, groundwater, infrastructure and reservoir flood risks.

- **Particular attention will be paid to areas of the District that have experienced flooding in the past. Where possible, proposals for development should seek to rectify these problems and reduce the risk of flooding in these areas.**
- **Land that is considered to be required for current and future flood management will be safeguarded from development.**

Sustainable Drainage Systems (SuDS) must be implemented in new developments where technically feasible, in order to avoid any increase in flood risk or adverse impact on water quality. The Strategic Flood Risk Assessment sets out the suitability and feasibility for different SuDS types, on a locational basis.

- **For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS.**
- **SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.**
- **The preferred hierarchy of managing surface water drainage from any development is:**
 - 1. Infiltration Measures**
 - 2. Attenuation and discharge to watercourses; and if these cannot be met,**
 - 3. Discharge to surface water only sewers.**

**POLICY CODE: DP42 – Water
Infrastructure and the Water Environment**

The European Water Framework Directive came into force in December 2000 and became law in December 2003. The Water Framework Directive sets out a requirement to prevent deterioration of water quality and to achieve good ecological status in rivers, estuaries and coastal waters, together with good status of groundwater by at least 2027. The policy requires new development proposals to be in accordance with this Directive.

The Gatwick Sub Region Water Cycle Study provides an assessment of the capacity of current water infrastructure to accommodate growth without adversely affecting the environment. Section 8 of the Study sets out a number of recommendations which would address capacity and quality issues identified in the Study. The policy requires new development proposals to accord with the findings of the Study.

Recommendation 4 (page 105) of the Study relates to foul and surface water provision; water supply and has been included in this policy.

DP42 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.**

Chapter 5: Monitoring the District Plan

Monitoring is an essential process to ensure the District Plan is meeting its strategic objectives, that the planned housing, employment growth and infrastructure is being delivered and to ensure the effective and timely delivery of development and infrastructure.

The monitoring schedule sets out a range of indicators. These are based on those used for the Sustainability Appraisal to maintain close links between the two documents. The indicators are reported through the Council's monitoring information and will be made available as soon as possible. This will highlight where any action is required.

If it appears that policies are not being effective, or no longer appropriate in the light of more recent national policies or local circumstances, then action will be taken to review the policy or policies concerned. As set out in the Local Development Scheme an Allocations Development Plan Document has been programmed to enable delivery if this is not being achieved through Neighbourhood Plans.

Monitoring Schedule

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
DP2 Economic Development	7,8	Net increase / decrease in commercial (Use Classes B1 (b, c), B2, B8) and office (B1 (a) and A2) floorspace	Net increase per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
DP3: Town Centre Development	9	Increased floor space permitted and delivered for improvements to the Town Centres	Maximise in accordance with DP3: Town Centre Development	Developers, Local Authority	Mid Sussex District Council monitoring
DP4: Village Centre and Neighbourhood Centre Development	9	Net increase / decrease in commercial (Use Classes B1 (b, c), B2, B8) and office (B1 (a) and A2) floorspace	Net increase per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
DP5: Housing	All	Housing Completions per annum (net)	10,600 (net) over the plan period – average 530 per annum.	Developers, Local Authority, Highway authority, public agencies, utility companies and service providers	Mid Sussex District Council/West Sussex County Council annual monitoring
DP6: General Principles for Strategic Development at Burgess Hill	All	The objectives listed under DP6 are monitored under their separate policy areas	-	-	-
DP7: Strategic Allocation to the east of Burgess Hill at Kings Way	All	Housing completions on allocated site DP7	In accordance with DP7	Developers	Mid Sussex District Council monitoring

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
DP8: Strategic Allocation to the north and north west of Burgess Hill	All	Housing completions on allocated site DP8	In accordance with DP8	Developers	Mid Sussex District Council monitoring
DP9: Protection and Enhancement of Countryside	3	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	Developers, Local Authority	West Sussex County Council monitoring
DP10: Preventing Coalescence	2	Number of planning permission granted in Local Gaps, where these have been defined in Neighbourhood Plans	Minimise	Local Authority	Mid Sussex District Council /Neighbourhood Plan monitoring
DP11: Sustainable Rural Development and the Rural Economy	10, 11	Number of new commercial developments approved within the countryside	Increase	Developers Local Authority	Mid Sussex District Council monitoring
DP12: New Homes in the Countryside	3	Number of applications for new dwellings in the countryside overturned on appeal	Zero	Local authority	Mid Sussex District Council monitoring
DP13: High Weald Area of Outstanding Natural Beauty	3	Number of applications approved contrary to advice from the High Weald AONB Unit	Zero	Local authority	Mid Sussex District Council monitoring
DP14: Ashdown Forest Special Area of Conservation and Special Protection Area	3	Provision of SANG to mitigate impact of housing development in the 7km zone	Provided	Natural England Local Authorities	Mid Sussex District Council
		Implementation of SAMM	Monitoring of projects within Strategy	Ashdown Forest Conservators, Mid Sussex District Council, Wealden DC	Mid Sussex District Council/ other
DP15: South Downs National Park	3	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Public agencies, Local Authority	Mid Sussex District Council/ SDNP Authority
DP16: Setting of the South Downs National Park	3	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Public agencies, Local Authority	Mid Sussex District Council/ SDNP Authority
DP17: Sustainable Tourism.	9, 10	Number of jobs in the tourism sector	Maximise		Tourism South East
		Number of visitors staying overnight	Increase	Local authority	Tourism South East

DP18: Securing Infrastructure	6	Monitor CIL funds received, by Parish and in accordance with Monitoring requirements set out in the CIL Regulations and Guidance.	Amount of CIL funds received by year.	Local authority	Mid Sussex District Council monitoring
DP19: Transport	6	Number of sustainable transport schemes implemented	Annual number	Local authority	Mid Sussex District Council monitoring
DP20: Rights of Way	5, 14	Number of applications resulting a net increase in Rights of Way	Net increase per annum	Local Authority	Mid Sussex District Council/ West Sussex County Council monitoring
DP21: Communication Infrastructure	7,8	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Local Authority	Mid Sussex District Council monitoring
DP22: Leisure and Cultural Facilities and Activities	14	Number of applications resulting in the loss of a community service (shop, public house, place of worship, etc)	Minimise	Local Authority	Mid Sussex District Council monitoring
DP23: Community facilities and local Services	12,13	Amount of additional community facilities delivered	Maximise	Local Authority	Mid Sussex District Council monitoring
DP24: Character and Design	2	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Public agencies, Local Authority	Mid Sussex District Council monitoring
DP25: Space Standards	13, 14	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Developers, Local Authority	Mid Sussex District Council monitoring
DP26: Accessibility	13	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Developers, Local Authority	Mid Sussex District Council monitoring
DP27: Noise, Air and Light Pollution	2, 3	Number of Air Quality Managements Areas (AQMAs) within the District	Minimise	Highway/ Local Authority	Mid Sussex District Council (Environmental Health) monitoring
DP28: Housing Mix	12, 13	Total mix of all housing permitted annually reflects local housing needs	To reflect housing need	Developers, Local Authority	Mid Sussex District Council monitoring

DP29: Affordable Housing	12, 13	Number of affordable homes completed annually (gross)	Maximise in compliance with DP29: Affordable Housing	Developers, Local Authority, Highway authority, public agencies, utility companies and service providers	Mid Sussex District Council monitoring
DP30: Rural Exception Sites	10, 12, 13	Number of affordable housing dwellings completed on rural exception sites	Maximise in compliance with DP30: Rural Exception Sites	Developers, Registered Providers, Local Authority	Mid Sussex District Council monitoring
DP31: Gypsy and Travellers	11, 12	Number of new additional pitches granted permanent planning permission	Maximise	Local Authority	Mid Sussex District Council Monitoring
DP32: Listed Buildings and Other Buildings of Merit	2, 3, 4	Number of listed buildings within the District	No deterioration	Local Authority	Mid Sussex District Council Monitoring
DP33: Conservation Areas	2, 3, 4	Number of Conservation Areas with appraisals and management proposals	Increase	Parish Councils Local Authority	Mid Sussex District Council Monitoring
DP34: Historic Parks and Gardens	3	Number of applications permitted contrary to advice received by West Sussex County Council / Conservation Officer	Zero	Local Authority	Mid Sussex District Council Monitoring
DP35: Archaeological Sites	3	Number of applications permitted contrary to advice received by West Sussex County Council / Conservation Officer	Zero	Local Authority	Mid Sussex District Council Monitoring
DP36: Biodiversity	3, 4	Number of planning applications contrary to advice given by Natural England on biodiversity issues	Zero	Public agencies, Local Authority	Mid Sussex District Council Monitoring
DP37: Green Infrastructure	3, 4	Number of Green Infrastructure Schemes implemented (i.e. enhance natural green space, enhance provision of accessible routes)	Maximise	Public agencies, Local Authority	Mid Sussex District Council Monitoring
DP38: Sustainable Resources	1	Domestic energy consumption	Minimise	Developers, Utility providers, Local Authority	Department for Energy & Climate Change

DP39: Renewable Energy in New Developments	1	Domestic energy consumption	Minimise	Developers, Utility providers, Local Authority	Department for Energy & Climate Change
DP40: Renewable Energy Schemes	1	Number of applications approved for large-scale renewable energy schemes	Maximise	Developers, Utility providers, Local Authority	Mid Sussex District Council monitoring
DP41: Flood Risk and Drainage	1	Number of planning applications approved contrary to advice given by the Environment Agency on flood risk/ flood defence grounds	Zero	Public agencies, Local Authority	Environment Agency
DP42: Water Infrastructure and the Water Environment	1	Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues	Zero	Public agencies, Local Authority	Environment Agency

District Plan Appendix A - List of evidence base documents

The evidence base for the District Plan includes the following documents:

- A Landscape Character Assessment for Mid Sussex (November 2005)
www.midsussex.gov.uk/7838.htm
- A Revision of the Ancient Woodland Inventory for Mid Sussex District Council (February 2007)
www.midsussex.gov.uk/8304.htm
- At Crawley Study (October 2009)
www.midsussex.gov.uk/8301.htm
- Biodiversity Action Plan
www.biodiversitysussex.org
- Biodiversity Opportunity Areas
www.biodiversitysussex.org
- Burgess Hill: A Town Wide Strategy for the Next 20 Years (August 2011)
www.burgesshill.gov.uk
- Burgess Hill Employment Site Study (October 2012)
www.midsussex.gov.uk/8301.htm
- Burgess Hill Town Centre Masterplan (November 2006)
www.midsussex.gov.uk/8043.htm
- Burgess Hill: Visioning the Future (July 2007)
www.midsussex.gov.uk/8305.htm
- CABE Good Practice
www.designcouncil.org.uk/CABE
- Community Infrastructure Levy and Affordable Housing Viability Assessment (December 2011)
www.midsussex.gov.uk/8330.htm
- East Grinstead Town Centre Masterplan (July 2006)
www.midsussex.gov.uk/8046.htm
- Feasibility Study for Development Options at Burgess Hill (September 2005 plus Addendum – December 2005)
www.midsussex.gov.uk/8302.htm
- Feasibility Study for Development Options at Haywards Heath (December 2005 plus Part 2 – May 2006)
www.midsussex.gov.uk/8302.htm

- Gatwick Diamond Futures Plan (October 2008)
www.gatwickdiamond.co.uk
- Gatwick Diamond Strategy
www.gatwickdiamond.co.uk
- Gatwick Sub Region Water Cycle Study (January 2011)
www.midsussex.gov.uk/8417.htm
- Green Infrastructure mapping
- Habitats and Species Records
<http://sxbrc.org.uk>
- Habitats Regulations Assessment for the Mid Sussex District Plan (February 2013) (Draft)
www.midsussex.gov.uk/8270.htm
- Haywards Heath Town Centre Masterplan (June 2007)
www.midsussex.gov.uk/8049.htm
- Housing Supply Document (2013)
www.midsussex.gov.uk/8307.htm
- Leisure & Cultural Strategy for Mid Sussex 2009-2020 (October 2009)
www.midsussex.gov.uk/7725.htm
- Local Housing Assessment (2011)
www.midsussex.gov.uk/8315.htm
- Mid Sussex Assessment of Open Space, Sport and Recreation (September 2006)
www.midsussex.gov.uk/8303.htm
- Mid Sussex Conservation Area Appraisals
www.midsussex.gov.uk/8323.htm
- Mid Sussex District Council Retail Study (September 2008)
www.midsussex.gov.uk/business/7952.htm
- Mid Sussex District Council Retail Study Update (November 2009)
www.midsussex.gov.uk/business/7952.htm
- Mid Sussex District Plan Proposed Submission Sustainability Appraisal (February 2013)
www.midsussex.gov.uk/8264.htm
- Mid Sussex Economic Development Strategy (2010)
www.midsussex.gov.uk/business/7935.htm

- Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (2013)
www.midsussex.gov.uk/8301.htm
- Mid Sussex Housing Strategy 2009-2014
www.midsussex.gov.uk/7671.htm
- Mid Sussex Infrastructure Development Plan (February 2012) (Draft)
www.midsussex.gov.uk/8317.htm
- Mid Sussex Landscape Capacity Study (July 2007)
www.midsussex.gov.uk/8306.htm
- Mid Sussex Sustainable Communities Strategy 2008-2018
www.midsussex.gov.uk/7583.htm
- Mid Sussex Transport Study – Stage 1 (December 2012)
www.midsussex.gov.uk/8309.htm
- New Market Town Study (August 2010)
www.midsussex.gov.uk/8316.htm
- Northern West Sussex Economic Appraisal/ Part I Employment Land Review (September 2009)
www.midsussex.gov.uk/business/7951.htm
- Northern West Sussex Economic Appraisal/ Part II Employment Land Review (October 2010)
www.midsussex.gov.uk/business/7951.htm
- Northern West Sussex – Mid Sussex: Strategic Housing Market Assessment Update (October 2012)
www.midsussex.gov.uk/8301.htm
- Register of Listed Buildings
www.english-heritage.org.uk
- South Downs Integrated Landscape Character Assessment (December 2005 – Updated 2011)
www.southdowns.gov.uk
- Strategic Flood Risk Assessment (March 2008)
www.midsussex.gov.uk/8322.htm
- The High Weald Area of Outstanding Natural Beauty Management Plan 2004: a 20-year strategy (2nd Edition, adopted March 2009)
www.highweald.org
- The Lifetime Homes Design Guide (November 2011)
www.lifetimehomes.org.uk

- The South Downs Management Plan 2008-2013
www.southdowns.gov.uk
- The Sussex Extensive Urban Survey (2005 and 2006)
www.midsussex.gov.uk/8308.htm
- West Sussex Gypsy & Traveller Accommodation Needs Assessment (2007)
www.midsussex.gov.uk/8301.htm
- West Sussex Historic Environment Record and Historic Landscape Characterisation
www.westsussex.gov.uk
- West Sussex Rights of Way Improvement Plan: A Strategic Framework 2007-2017
www.westsussex.gov.uk
- West Sussex Sites of Nature Conservation Importance (SNCI) Register
www.westsussex.gov.uk
- West Sussex Strategic Housing Market Assessment (May 2009)
www.midsussex.gov.uk/7672.htm
- West Sussex Sustainable Energy Study (October 2009)
www.midsussex.gov.uk/8311.htm
- West Sussex Transport Plan 2011-2026 (February 2011)
www.westsussex.gov.uk

District Plan Appendix B: Saved Local Plan Policies

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. These policies are set out in the Mid Sussex Local Plan 2004. They are also shown on the 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
General policies	
T1 Safeguards land for the provision of the Haywards Heath Relief Road	Road
Burgess Hill	
BH1 Open Air Market, Cyprus Road	Housing
BH2 The Oaks Centre, Junction Road	Housing
BH3 Station Yard and Car Park Burgess Hill	Mixed Housing
BH5 86 Junction Road, Burgess Hill	Housing
BH6 Land north of Faulkners Way, Burgess Hill	Housing
BH9 Land south of Maltings Park	Business
BH14 Charles Avenue and Victoria Road	Link road
BH15 Cycle Track between Hassocks and Burgess Hill	Leisure route
BH16 Wivelsfield Station	Station parking
BH17 Triangle Leisure centre	Leisure
BH19 Playing fields	Leisure
BH20 Equipped Play area	Leisure
BH21 Informal Open Space	Leisure
BH24 Community buildings	Leisure
East Grinstead	
EG1 Built Environment	Built Environment
EG2 The Portlands	Conservation
EG5 East Grinstead Lawn Tennis Club	Housing
EG8 Stonequarry Woods	Housing
EG15 Children's Play space	Leisure
EG18 Informal open space	Leisure
EG19 Worth Way and Forest Way	Leisure route
Haywards Heath*	
HH2 South western sector	Housing
HH3 South eastern sector	Housing
HH4 Haywards Heath Relief Road	Road
HH6 Implementation	Implementation
HH7 Open space	Leisure
HH8 Haywards Heath Station	Mixed housing
HH11 Land north of Rookery Farm	Housing
Ardingly	
AR1 Ardingly Rail Depot	Site specific policy
AR3 Ardingly College	Site specific policy
AR4 Ardingly Reservoir	Site specific policy
AR5 South of England Showground	Site specific policy
AR6 Wakehurst Place	Site specific policy
Ashurst Wood	
AW1 Townscape Character Area	Townscape Character Area
AW2 land north of Ivy Dene Lane	Site specific policy
Bolney	
BO2 Bolney Grange	Business
BO4 Aurora Ranch site	Site specific policy

Copthorne	
CO2 Townscape Character Area	Townscape Character Area
CO4 Informal open space	Leisure
Crawley Down	
CD1 Townscape Character Area	Townscape Character Area
Cuckfield	
CU3 Recreation	Leisure
Horsted Keynes	
HK2 Constance Wood – Scout building	Leisure
Hurstpierpoint	
HU2 Fairfield Recreation	Leisure
Keymer and Hassocks	
KH1 Highway Depot	Housing
KH4 Cycle Track between Hassocks and Burgess Hill	Leisure route
KH5 Formal Sport	Leisure
KH6 Butcher Wood and Lag Wood	Leisure
KH7 Footpath link to Whitelands Reservoir	Leisure route
Pease Pottage	
PP1 Hemsley nursery – residential (implemented) and public open space (not implemented)	Housing/ leisure
PP5 Finches Field extension	Leisure
Poynings	
PO1 Public open space	Leisure
Pyecombe	
PY1 Church Lane and A273	Housing
Turners Hill	
TH1 Land at Clock Field	Housing
TH3 Children's play area	Leisure
TH4 Mobile Home Park	Site specific policy
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
Rural Areas	
RA2 Rowfant Business centre	Site specific policy

District Plan Appendix C: Glossary

Abbreviations

AONB Area of Outstanding Natural Beauty
CIL Community Infrastructure Levy
DPD Development Plan Document
HRA Habitats Regulations Assessment
IDP Infrastructure Development Plan
LDD Local Development Document
LDF Local Development Framework
LDS Local Development Scheme
LEP Local Economic Partnership
LNR Local Nature Reserve
LPA Local Planning Authority
LSP Local Strategic Partnership
MR Monitoring Report
NPPF National Planning Policy Framework
SA Sustainability Appraisal
SAC Special Area of Conservation
SANG Suitable Alternative Natural Greenspace
SCI Statement of Community Involvement
SEA Strategic Environmental Assessment
SFRA Strategic Flood Risk Assessment
SNCI Site of Nature Conservation Importance
SPA Special Protection Area
SPD Supplementary Planning Document
SSSI Sites of Special Scientific Interest
SuDS Sustainable Drainage Systems

Ancient Woodland – Areas that have had continuous woodland cover since 1600, non-statutory designations.

Appropriate planning document – This could be a Development Plan Document, a Supplementary Planning Document, or technical note depending upon the role and objective of the document.

Area of Outstanding Natural Beauty (High Weald AONB) – Areas designated to conserve and enhance natural beauty, wildlife and cultural heritage; and to meet the need for quiet enjoyment of the countryside and have regard for the interests of those who live and work within them.

Biodiversity Opportunity Area – Areas that identify where the greatest opportunities for habitat creation and restoration lie at a landscape scale; they enable the efficient focusing of resources to where they will have the greatest positive conservation impact, representing a more efficient way of delivering action on the ground.

Burgess Hill Town-Wide Strategy - This strategy, prepared by Burgess Hill Town Council, sets out the general principles, visions and objectives for Burgess Hill over the plan period and provides a foundation on which policies addressing strategic development at Burgess Hill are based.

Commitments - Sites already in the planning process which have planning permission for residential development or are allocated in a Development Plan Document.

Community Infrastructure Levy - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development Plan – As set out in section 38(6) of the Planning and Compulsory Purchase Act, an area's development plan consists of the Development Plan Documents contained within the Local Development Framework.

Development Plan Documents (DPDs) – These documents include the District Plan and the Small Scale Housing Allocation Development Plan Document.

District Plan – This document is the principal Development Plan Document, setting out the long-term strategic vision for the District, as well as objectives for the area and strategic policies.

Economic Viability – The financial feasibility of development.

Evidence base – The evidence that any development plan document, in particular the District Plan, is based on. It is made up of the views of stakeholders and background facts about the area.

Green infrastructure – 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.

Gypsies and Travellers - Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulations Assessment - An assessment of the potential effects of planning policies on European nature conservation sites.

Infrastructure - Includes roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; and open spaces.

Infrastructure Development Plan – Identifies infrastructure needed to support new homes and businesses over the Plan period.

Local Community – A generic term, which includes all individuals (including the general public) and organisations external to the District Council. It includes the statutory and other consultees.

Local Development Document – The collective term for documents that form part of the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

Local Development Framework - Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term used to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Local Development Scheme – This document sets out the timetable for the preparation of the Local Development Documents. It identifies which Development Plan Documents and Supplementary Planning Documents are to be produced and when.

Local Nature Reserve (LNR) – Designated by the local authority and managed for either nature conservation or to provide recreational opportunities to communities.

Local Distinctiveness - Local distinctiveness is the physical, environmental, economic or social factors that characterise an area (and most likely a combination of all four), as well as how an area interacts with others.

Localism Act 2011 - The Localism Act contains a new power of competence for local government, new neighbourhood plans and development orders, and a new duty to co-operate to replace Regional Strategies. It was given Royal Assent of 15th November 2011.

Monitoring Report - Part of the local development framework, the annual monitoring report assesses the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented.

National Park (South Downs National Park) – Areas designated to conserve and enhance the natural beauty, wildlife and cultural heritage; and to promote opportunities for the understanding and enjoyment if the special qualities of the park.

Multi-functional – Where greenspace or rooms are able to perform a range of functions, affording greater social, environmental and economic benefits.

National Planning Policy Framework 2012 (NPPF) – Sets out the Government's planning policies for England, and provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflects the needs and priorities of their communities.

Nature Improvement Areas - Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

Neighbourhood Plans - Neighbourhood plans are a new way for communities to decide the future of the places where they live and work. The Government has introduced the right to do neighbourhood planning through the Localism Bill, which gained Royal Assent on 15th November 2011.

Policies Map – The adopted Policies Map illustrates all of the policies and proposals in the Development Plan Document and any saved policies that are included in the Local Development Framework.

Priority habitats and species - Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Section 106 Agreement - A binding agreement between the Council and a developer on the occasion of granting a planning permission, regarding matters linked to the proposed development. Used to secure matters necessary to render planning applications acceptable by offsetting the costs of the external effects of development e.g. on local schools, which could not be secured through the imposition of planning conditions.

Section 278 Agreement – A binding agreement between the County Council and a developer used to secure necessary highway improvements to make development acceptable in planning terms.

Sites of Nature Conservation Importance (SNCI) - Locally important sites of nature conservation adopted by local authorities for planning purposes and identified in the local development plan.

Sites of Special Scientific Interest (SSSI) - Areas identified by Natural England as being of special interest for their flora, fauna, or geological or physiographical features.

Strategic Allocations and/or Strategic Development – These are allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document will identify any specific requirements for individual allocations.

Special Area of Conservation (SACs) – Areas given special protection under the European Union’s Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area (SPAs) – Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Suitable Alternative Natural Greenspace (SANG) – Green space that is of a quality and type suitable to be used as mitigation for the potential impact of development near the Ashdown Forest Special Protection Area.

Sustainable Community Strategy – Community strategies promote the economic, social and environmental well-being of their areas and contribute to the achievement of sustainable development. A copy of the Mid Sussex Sustainable Community Strategy can be viewed on the Mid Sussex District Council website at: www.midsussex.gov.uk, from the Community Service link.

Stakeholders - Stakeholders include any person or organisation, local or national, who have a legitimate interest in what happens in our area.

Strategic Flood Risk Assessment (SFRA) – An assessment by the District Council to inform the Local Development Framework of fluvial, surface water, groundwater, infrastructure and reservoir flood risks.

Supplementary Planning Documents – These documents provide supplementary information to the policies in the Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability – The creation or maintenance of conditions that fulfil current and future economic, environmental and social requirements.

Sustainability Appraisal – Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, economic and environmental factors). It is required under the Planning and Compulsory Purchase Act to be carried out on all Development Plan Documents and Supplementary Planning Documents.

Sustainable Development - Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities to meet the development needs of their area and guide development to sustainable solutions.

Sustainable Drainage Systems (SuDS) – These are drainage systems designed to manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments.

Travelling Showpeople - Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.