APPENDIX 3

MID SUSSEX DISTRICT COUNCIL

Mid Sussex District Plan 2014 – 2031

Focused Amendments to the Pre-Submission Draft

November 2015

SCHEDULE OF FOCUSED AMENDMENTS TO PRE-SUBMISSION DRAFT DISTRICT PLAN – NOVEMBER 2015

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and <u>underlined</u>)	Reason for change
Chapter 2: Vision and Objectives	Figure 5: Key Diagram	*Insert amended Key Diagram (see Appendix A)*	To reflect Council's revised strategy on housing provision.
Chapter 3: Overall Strategy	3.10 – 3.17	*Amend text as follows:* **Meeting Housing Needs** 3.10. Another central aim of the Plan is to ensure that housing needs can be met over the Plan period. This is in accordance with the National Planning Policy Framework (NPPF, paragraph 47) which requires authorities to demonstrate that they are meeting the "full, objectively assessed" housing needs of their housing market area so far as that is consistent with the other policies in the NPPF. The Mid Sussex Housing and Economic Development Needs Assessment (HEDNA) and its Update, and the Housing Provision Paper provide the evidence for the objectively assessed housing need for Mid Sussex, drawing on evidence in the Strategic Housing Market Assessment and the Economic Growth Assessment. Both the latter documents were prepared jointly with Crawley and Horsham Councils and cover the whole Northern West Sussex Housing Market Area. 3.11. The most recent Department for Communities and Local Government (DCLG) district-level household projections for the period to 2037 were published in February 2015. These project that an average of 656 new households will be formed each year over the plan period 2014-2031. The Planning Practice Guidance (PPG) indicates that these household projections should provide the starting point for the estimate of overall housing need. The DCLG projections have been subjected to sensitivity testing using development-industry recognised POPGROUP modelling software. Using this methodology maintains the robustness of the DCLG projections such that an objective assessment of the district's housing need of 656 homes per year is produced. It should be noted that approximately	To reflect Council's revised strategy on housing provision.

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		1% of this figure (or 6 dwellings per annum) relates to the South Downs National Park which is outside the Plan area. 3.12. The PPG advises that housing need numbers suggested by household projections should be adjusted if market signals or other market indicators point to an imbalance between the supply and demand for housing. The evidence and other factors detailed in the HEDNA Update (November 2015) conclude that ~~no~~ it would be appropriate to make an adjustment in the form of an uplift of 2.3% (or 15 dwellings per year) in response to vacancies. This results in a baseline Objectively Assessed Need (OAN) figure of 671 dwellings per year. In addition, the HEDNA Update concludes that it would be justified to uplift the OAN by 24 dwellings per annum in response to market signals analysis and the need to improve affordability for the younger age groups ~~is required in this case~~. This produces an OAN figure for Mid Sussex of **695 dwellings per year**. 3.13. The Localism Act 2011 introduced a 'duty to cooperate' on planning issues that cross administrative boundaries, and this duty is clarified further in National Planning Policy Framework paragraphs 178-181. Paragraph 182 says that Local Plans should be positively prepared based on "a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development." 3.14. Accordingly, Mid Sussex District Council asked all its neighbouring authorities to submit details of any unmet requirements. Six of the eight neighbouring authorities identified unmet housing requirements and two authorities identified unmet employment floorspace requirements. This information was then used to carry out a 'Sustainability Assessment of Cross-Boundary Options for the Mid Sussex District Plan' which looked at the sustainability impacts on Mid Sussex of taking some or all of its neighbours' unmet needs, and the sustainability impacts on those neighbouring authorities if it did not assist in meeting their needs. 3.15. In addition, further work was undertaken on the available supply of sites within Mid Sussex	

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		known as the Housing Supply Document or Strategic Housing Land Availability Assessment (SHLAA). A new 'call for sites' was carried out in the summer of 2014 and site assessments were rigorously tested to assess whether constraints could be overcome. This included commissioning independent consultants to review judgements on the suitability of sites on landscape grounds when this was the only factor that was preventing sites from being considered part of the supply. A workshop was also held with representatives of the housebuilding industry to test whether the methodology and assumptions in the SHLAA were correct, in particular with respect to delivery rates and the five year supply. 3.16. As a result of this work, there is an overall palette of sites that could deliver ~~no more than 11,700~~ <u>approximately 12,400</u> homes within Mid Sussex. ~~However, some of these sites are options around small settlements where it would not be sustainable to develop all of them (for instance at Ansty, Bolney and Horsted Keynes).~~ <u>However,</u> it is ~~also~~ considered that the Plan needs to retain some flexibility should some sites not come forward or are delivered at a slower rate than anticipated<u>, particularly in the first five years of the plan period. The Plan therefore allocates a strategic site to the east of Pease Pottage which is capable of early delivery and proposes that work will commence on a Site Allocations document in 2019, with anticipated adoption in 2021, to identify remaining sites for the plan period.</u> 3.17. <u>The District Plan Sustainability Appraisal appraised a number of plan provision options, and determined that 800 dwellings per year represents the 'tipping point' where the negative environmental effects of new development are not outweighed by positive social effects. Housing provision above this would lead to environmental effects that would not be outweighed by positive benefits.</u> Therefore<u>,</u> the maximum <u>plan provision</u> figure that could be delivered sustainably in Mid Sussex is ~~650~~ **<u>800 homes</u> per annum** (or ~~11,050~~ <u>13,600</u> for the period 2014-2031). 3.18. The consequence of this proposed provision figure and the latest DCLG 2012-based household projections<u>, adjusted to take account of vacancies and market signals,</u> is that	

<table>
<tr><th>Section of Local Plan</th><th>Local Plan Policy / Para / Appendix</th><th>Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)</th><th>Reason for change</th></tr>
<tr><td></td><td></td><td>Mid Sussex is ~~not~~ able to contribute 105 dwellings per year towards meeting neighbouring authorities' housing needs. These would principally be directed to Crawley, which is within the same housing market area and has been found to have an unmet need of approximately 5,000 dwellings over its plan period 2015 - 2030. The employment space needs of neighbouring councils are addressed in the preamble to Policy DP2 Economic Development.</td><td></td></tr>
<tr><td>Chapter 3: Overall Strategy – Supporting Neighbourhood Plans</td><td>3.22</td><td>Amend table of neighbourhood plan progress as follows:
<table>
<tr><th>Stage</th><th>Neighbourhood Plan</th></tr>
<tr><td>Made</td><td>Cuckfield
Ardingly
Hurstpierpoint & Sayers Common
West Hoathly</td></tr>
<tr><td>Referendum</td><td>Burgess Hill
Crawley Down</td></tr>
<tr><td>Examination</td><td>~~Burgess Hill~~
~~Crawley Down~~
Lindfield & Lindfield Rural
Turners Hill
Twineham</td></tr>
<tr><td>Submitted</td><td>Albourne
Ashurst Wood
Bolney</td></tr>
<tr><td>Consultation on draft plan</td><td>East Grinstead
Haywards Heath
~~Turners Hill~~
~~Albourne~~
~~Ashurst Wood~~
~~Twineham~~
~~Bolney~~</td></tr>
<tr><td>Plan area agreed</td><td>Ansty & Staplefield</td></tr>
</table></td><td>Factual update</td></tr>
</table>

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		Horsted Keynes **Copthorne** **Hassocks** **Balcombe** **Slaugham (reached examination once but undertaking further work)**	
Chapter 3: Overall Strategy – Ensuring Housing Delivery	3.24 - 3.30	*Amend text as follows:* **Ensuring housing Delivery** 3.24. 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 new homes that Mid Sussex requires for its communities to become more sustainable 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. 3.25. Despite recent national economic difficulties, Mid Sussex has continued to receive development proposals and has permitted a significant number of planning applications. As at 1st ~~April~~ <u>November</u> 2015, there were approximately ~~5,500~~ <u>6,194</u> new homes already 'committed' on sites that are allocated in the Mid Sussex Local Plan, the Small Scale Housing Allocations Document, made neighbourhood plans; or have been granted planning permission, but not yet implemented. 3.26. The national economic situation 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	Factual update and to ensure consistency with other sections of the Plan.

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		reflected in the Council's updates of its five-year housing land supply position. 3.27. The delivery of the Burgess Hill Town Wide Strategy is being progressed by a Development Board comprising representatives from the ~~Town,~~ 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~~ Outline planning applications for the remainder of the strategic development~~, and an is~~ are expected to be submitted in late 2015. The Plan assumes the strategic developments proposed for around Burgess Hill will yield 3,980 homes over the lifetime of the Plan. 3.28. The allocation of an additional strategic site is proposed to the east of Pease Pottage for 600 dwellings, a primary school and hospice. Pre-application discussions have commenced and a planning application is anticipated to be submitted in late 2015. 3.29. The remaining new homes are proposed to be delivered through a combination of the neighbourhood planning process and a Site Allocations document for the District. ~~This Plan recognises any housing provision figure will be a floor (minimum) rather than a ceiling (maximum) figure.~~ There will be no necessity for the current generation of neighbourhood plans to increase their housing numbers. However, if Town and Parish Councils wish to review their made plans to increase numbers, this will reduce the amount of sites that need to be found in the Site Allocations document. For plans still in preparation, if communities wish to promote more development ,above their own needs, 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. 3.30. ~~The Plan recognises that if insufficient development is being delivered through Neighbourhood Plans, then~~ In addition to the housing provision in neighbourhood plans,	

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		the District Council will ~~be required to~~ produce its own ~~housing~~ Site 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. 3.31. 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.	
Chapter 3: Overall Strategy – Gatwick Airport	3.34 – 3.37	*Amend text as follows:* **Gatwick Airport** 3.34. Gatwick Airport is a single runway, two-terminal airport just to the north-west of the District. The airport has ambitious plans for growth and development, utilising the existing runway and terminals, to support up to 45 million passengers by 2021. The Council will work with partners across the Gatwick Diamond area, through the Gatwick Diamond Initiative, to encourage sustainable economic growth to support this expansion. This will include supporting Gatwick as an economic and transport hub, and seeking to improve access to and from the airport by a range of modes of transport. 3.35. The Council will also work with adjoining local authorities to minimise the environmental impact of existing development at the airport and actively seek to ensure that the environmental effects of expansion proposals (within agreed limits) are minimised, and where necessary mitigated, and that wherever possible additional environmental benefits are secured. 3.36. The airport's ~~has submitted~~ proposals for an additional parallel runway ~~to the~~ were not supported by the Airports Commission~~, which is due to submit a final report to the Government by summer 2015 assessing the environmental, economic and social costs and~~	Factual update.

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		~~benefits of various solutions to increase airport capacity, considering operational, commercial and technical viability~~. The Government is to announce its preferred solution to meeting runway capacity in the South East by the end of 2015. 3.37. The District Plan is based upon the airport functioning within the legal limits defined by the Gatwick Airport legal agreement (that is, without additional runway development before 2019). Any growth of the airport beyond that allowed in the legal agreement would require an early review of the strategy and policies in the Plan.	
Chapter 3: Overall Strategy – Duty to Cooperate	3.38	*Amend text as follows:* **Duty to Cooperate** 3.38. The ongoing cooperation between local authorities in the area has been positive and effective during the preparation of this Plan, as evidenced in the Council's 'Duty to Cooperate Statement'. These relationships and joint working practices will need to continue to be effective and constructive on an ongoing basis to address the very significant challenges for the wider area in meeting housing and other development needs., ~~especially~~ ~~i~~If a second runway at Gatwick is ~~recommended by the Airports Commission and~~ supported by Government this would present a further significant challenge for the wider area. The main mechanisms for this cooperation will be the Gatwick Diamond Initiative, ~~and~~ the Coastal West Sussex and Greater Brighton Strategic Planning Board and the Greater Brighton Economic Board. The outcomes from these discussions and any underpinning technical work will be taken into account ~~in~~ and progressed through Local Plan reviews. Mid Sussex District Council is fully committed to continuing to work positively and proactively with partners to plan strategically for the wider area in the longer term. This will include exploring long term opportunities to work together with others to narrow the gap between the planned housing provision and the assessed needs of the	Factual update and in response to representations by Brighton & Hove City Council and Lewes District Council.

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		wider area. 3.39. As noted above, the Plan's housing provision includes a contribution of 105 dwellings per year towards the unmet needs of neighbouring authorities, and the strategic allocation at Pease Pottage is proposed as a direct response to those of Crawley Borough Council.	
Chapter 4: Policies	DP1: Sustainable Development in Mid Sussex	*Amend supporting text and policy as follows:* Policy DP1 promotes economic, social and environmental gains through development based on the aims of the Mid Sussex Partnership's Sustainable Communities Strategy (2008-2018). These cannot be achieved in isolation because they are mutually dependent. People who live and work within the community are more likely to spend money in local shops and businesses and build local supply chains. Improving sustainable transport choices can have a positive impact on quality of life, public health, minimising the impacts of climate change, reducing congestion and enhancing people's spending power. Opportunities to build safe and socially inclusive places can improve community cohesion and quality of life. The District Plan seeks to achieve sustainable development in accordance with paragraph 10 of the National Planning Policy Framework, which requires Plans to take local circumstances into account so that they respond to the opportunities for achieving sustainable development. **DP1: Sustainable Development in Mid Sussex** *Strategic Objectives: All.* *Evidence Base: Mid Sussex Sustainable Communities Strategy 2008-2018.* **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). In doing so, it will respond to opportunities to meet economic, environmental and social needs, each strand treated equally. In Mid Sussex, sustainable development means that which:**	Correction and clarifications.

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		Social • **improves quality of life, wellbeing and the conditions in which people live, work, travel and take leisure;** • **provides housing that meets the needs of present and future generations in locations that are consistent with ~~Policy DP6 Settlement Hierarchy~~ other policies in the Plan;** • **contributes to the creation of balanced communities that meet the needs of all residents with appropriate infrastructure and public facilities that are accessible to all;** • **increases the opportunity for people to spend more time within their communities so they can build stronger relationships with neighbours, leading to safe and socially inclusive places with a greater sense of social responsibility;** • **increases opportunities to walk, cycle or use public transport, including as part of the green infrastructure network;** **Economic** • **supports the local economy in both towns and villages and in rural areas;** • **creates jobs in towns and villages, minimises the need to travel to other areas for employment and gives people the opportunity to access jobs, shops and leisure facilities close to home;** **Environmental** • **protects, enhances, restores and utilises natural and environmental assets, including special protections for irreplaceable habitats;** • **respects the intrinsic character and beauty of the countryside;** • **maximises the use of previously developed land and buildings within the built-up areas and reduces the environmental impacts of development; and reflects the need to adapt to the impacts of climate change.**	

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Chapter 4: Policies	DP2: Sustainable Economic Development	*Amend support text and policy as follows:* 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 Greater Brighton City Region, providing the opportunity for the residents of Mid Sussex to work locally and reduce the need to commute. The joint Economic Growth Assessment (2014) highlights a high degree of economic inter-relationship between Crawley, Horsham and Mid Sussex. Overall economic strength is dependent on ongoing and continued joint-working and effective management of strategic issues across the economic sub-region, particularly with those authorities whose economies are critically interrelated to Mid Sussex. The Council will continue to support the Mid Sussex economy and wider economic sub-region in collaboration with other local authorities and alongside the work of the Coast to Capital Local Enterprise Partnership over the Plan period. 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. Policy DP2 encourages new businesses to the District in order to meet aspirations for economic growth and the wider benefits this would bring. 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 the Council 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. The Economic Growth Assessment (2014) indicates a need for additional employment land in the sub-region to maintain a high quality and competitive business offer. 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	Consequential changes due to Council's revised strategy on housing provision.

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		Development Strategy recognises as a viable market for the District. The level of housing growth proposed in Policy DP5: Housing would result in an average of ~~278~~ 330 new jobs per year being generated. Coast to Capital Local Enterprise Partnership has identified Burgess Hill as a spatial priority in its Strategic Economic Plan (SEP) (2014). The spatial priorities in the SEP are defined as "locations with the most current growth or where there are opportunities to create the most capacity for future growth". Coast to Capital has committed to making significant investment in the Burgess Hill area between 2015/16 and 2020/21 to deliver new jobs, homes and employment space. The Burgess Hill Employment Sites Study (2015) assessed the deliverability of the business park at Burgess Hill. This study sets out scenarios for job targets and commensurate floorspace provision for business park developments and updates the employment forecasts for Mid Sussex within the Economic Growth Assessment. The baseline assessment suggests an employment land demand figure of approximately 24 hectares between 2014 and 2031. The study states that this is best viewed as a realistic minimum and that a demand figure of 25-30 hectares should be used. However, the extent of unmet employment land needs from neighbouring local authorities in the Gatwick Diamond and wider Coast to Capital LEP area is projected to be significant and there are evident economic and sustainability consequences if an insufficient supply of employment land and floorspace is not secured. Policy DP2 therefore takes account of the recommendations in the evidence base by proposing an allocation of 30 hectares of new employment land between Burgess Hill and Cuckfield Road. The Coast to Capital Strategic Economic Plan (2014) supports the business park proposal and proposals by the University of Brighton for a high quality Science and Technology Park, creating 100,000m^2 of employment floorspace and 2,500 new jobs (around 50% of which would be for new graduates. The Strategic Economic Plan (page 50) states that provision of these developments "will create more sustainable communities within Mid Sussex by improving job prospects within the District and reducing the need for commuting".	

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		Paragraph 22 of the National Planning Policy Framework states that planning policies should "avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose", so Policy DP2 also sets out the circumstances in which changes of use could take place. **DP2: Sustainable Economic Development** *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: Burgess Hill Employment Sites Study; Coast to Capital Strategic Economic Plan; Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy, Northern West Sussex Economic Growth Assessment, Housing and Economic Development Needs Assessment.* **The total number of additional jobs required within the district over the plan period is estimated to be an average of ~~278~~ 330 jobs per year. 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 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**	

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		• **Allowing new small-scale economic development, in the countryside, including tourism (in accordance with Development in the Countryside policies).**	
Chapter 4: Policies	DP3: Town Centre Development	*Amend supporting text as follows:* The Retail Study Update 2014 found that for convenience goods, there is no district-wide capacity for new retail floorspace until 2024 as the supermarket permitted as part of the Haywards Heath railway station redevelopment will effectively 'soak up' any quantitative need for new retail floorspace over the short/medium term. Over the Plan period until 2031, the study found that there is a forecast capacity for ~~3,232~~ 2,475m² net of new convenience goods floorspace, the majority of which should be directed towards Burgess Hill and East Grinstead. For comparison goods, the study forecasts a quantitative need for new retail floorspace of ~~10,487~~ 13,689m² net by 2031. This capacity is fairly evenly distributed between Haywards Heath (~~2,659~~ 3,558m^2), Burgess Hill (~~3,985~~ 5,156m^2) and East Grinstead (~~3,447~~ 4,463m^2). There is more limited capacity forecast for Hassocks, Hurstpierpoint and the district's other main village centres (~~395~~ 512m^2).	To ensure that the policy's supporting text is consistent with the final version of the Mid Sussex Retail Study.
Chapter 4: Policies	DP5: Housing	*Amend supporting text and policy as follows:* **DP5: Housing** The District Plan sets a housing provision figure of ~~11,050~~ 13,600 homes in the period 2014 – 2031 (~~650~~ 800 per annum). The evidence that underpins this figure is explained in Chapter 3 under 'Meeting Housing Needs'. The start date of the Plan in terms of housing delivery is 1st April 2014. 630 new homes were built between 1st April 2014 and 31st March 2015, with a further 451 built between 1st April 2015 and 31st October 2015. ~~and~~ These count towards meeting the overall target. As at 1st ~~April~~ November 2015, there were ~~5,405~~ 6,194 commitments within the planning process. This leaves a remaining	Factual update and to reflect the Council's revised strategy on housing provision.

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		target of ~~5,301~~ 6,325 to be identified. 3,500 new homes will be delivered as part of the strategic development to the north and north-west of Burgess Hill. A further site for 600 homes at Pease Pottage is also allocated for strategic development. The National Planning Policy Framework allows local planning authorities to make an allowance for windfall sites in the housing supply if there is compelling evidence to do so. A Windfall Study has been prepared to provide the evidence for such an allowance based on past delivery. This demonstrates that 45 units per year could be delivered on small windfall sites from year 6 of the Plan period onwards, providing a further 495 units. This 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 within the SHLAA. Taking into account the sources of supply that are set out above, there is a residual amount of 1,730 dwellings. ~~, leaving a residual figure of 1,515.~~ The preparation of neighbourhood plans is a key part of the strategy for the delivery of housing. ~~The preferred strategy is for these 1,515 new homes to be delivered through Neighbourhood Plans~~. Twenty Neighbourhood Plan Areas have been designated in Mid Sussex, covering all of the towns and parishes within the District Plan area. As at ~~June~~ October 2015, four of these plans have been 'made', two will be subject to referendum in December 2015 and ~~three~~ two more are at examination stage. It is anticipated that all of the neighbourhood plans will have progressed to at least submission stage by ~~autumn 2015~~ spring 2016. ~~This will provide good evidence on the deliverability of this part of the housing supply.~~ ~~In the event that Neighbourhood Plans do not deliver the required amount of development, the District Council will prepare a Site Allocations Development Plan Document. The timing of such a document would depend on the scale of the under-delivery and the robustness of the five year supply (monitored through the Monitoring Report).~~ The District Council will prepare a Site Allocations document to enable the Plan's housing requirement to be delivered in full, without requiring neighbourhood plans to supply the whole	

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		residual amount of housing. However, Town and Parish Councils may choose to undertake a review of their plans during the Plan period, which may also deliver further housing sites. The exact housing figure that the Site Allocations document will provide for will be determined through the Monitoring Report and will take into account neighbourhood plan delivery, delivery rates generally and the amount of windfall development that is completed. Work will commence on this document in 2019 with anticipated adoption in 2021. If monitoring shows that the Council cannot demonstrate a five-year housing supply before this date then preparation of the document will commence sooner. 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. Given that the South East Plan higher target of 855 per annum remained in place until it was revoked in March 2013, it has been assumed that the 20% buffer is applicable to Mid Sussex. The housing trajectory that accompanies the Plan therefore shows the 5 year supply position and a 20% buffer against the District Plan requirement of ~~650~~ **800** per annum. **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; Strategic Housing Land Availability Assessment; Mid Sussex District Council Windfall Study; Housing and Economic Development Needs Assessment; Capacity of Mid Sussex District to Accommodate Development; Sustainability Assessment of Cross-Boundary Options.* **Policy DP5 sets a District housing requirement of ~~11,050~~ 13,600 homes between 2014 – 2031, at an average of ~~650~~ 800 homes per annum. This will comprise:** **District Plan Requirement** | ~~**11,050**~~ **13,600** Completions 2014/15 | 630	

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<tr><th>Section of Local Plan</th><th>Local Plan Policy / Para / Appendix</th><th>Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)</th><th>Reason for change</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td></td><td></td></tr>
<tr><td>Completions 2015/16 (as at 31st October 2015)</td><td>451</td></tr>
<tr><td>Total Housing Commitments (including sites with planning permission, strategic development at Kings Way, Burgess Hill, and allocations in made neighbourhood plans)</td><td>~~5,405~~ 6,194</td></tr>
<tr><td>Strategic development north and north-west of Burgess Hill</td><td>3,500</td></tr>
<tr><td>Strategic development east of Pease Pottage</td><td>600</td></tr>
<tr><td>Windfall allowance</td><td>495</td></tr>
<tr><td>Elsewhere in the District, as allocated through future neighbourhood plans, the Site Allocations document ~~or other appropriate planning documents~~ and identified SHLAA sites ~~in~~ (years 1 – 5).</td><td>~~1,515~~ 1,730</td></tr>
</table>
~~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 have regard to the Sustainability Hierarchy in DP6 and do not conflict with the other policies, vision and objectives of this District Plan or the policies in National Planning Policy Framework.~~
</td><td></td></tr>
<tr><td>Chapter 4: Policies</td><td>DP6: Settlement Hierarchy</td><td>Amend supporting text as follows:

The approach of the District Plan is to focus the majority of housing and employment</td><td>To reflect the proposed amendments to</td></tr>
</table>

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		development at Burgess Hill as it has greater potential to deliver sustainable communities and to benefit from the opportunities that new development can deliver than at East Grinstead and Haywards Heath. A smaller-scale development is proposed at Pease Pottage as a contribution towards meeting the needs of the Northern West Sussex Housing Market Area. The remainder of development will be delivered at the other towns and villages to support economic, infrastructure and social needs whilst maintaining the settlement pattern and where possible enhancing the quality of the rural and landscape character of the District. The District Council's preference is that the location and nature of additional development be identified through Neighbourhood Plans. Mid Sussex has a distinctive settlement pattern, containing three main towns and a large number and wide variety of villages. A settlement hierarchy has been developed which identifies five categories of settlement within Mid Sussex. The amount of development planned for in each settlement will need to have regard to this hierarchy, but also take account of local development needs including housing and any significant local constraints to development. ~~Whilst local assessments of affordable housing need will be relevant, the Housing and Economic Development Needs Assessment also provides a breakdown of the objectively assessed housing need for Mid Sussex by parish to assist in establishing housing needs for Neighbourhood Plans.~~ The availability of suitable housing sites and localised infrastructure constraints and opportunities will also be factors which will legitimately influence the amount of development planned for individual settlements. *Delete the descriptors in the policy for Categories 1-5 (i.e. Towns, Large Villages etc.).*	Policy DP5: Housing and to recognise that some settlements are significantly constrained, which may restrict the level of development. To ensure that the policy is consistent with the final version of the Settlement Sustainability Review.
Chapter 4: Policies	DP7: General Principles for Strategic Development at Burgess Hill	*Footnote 6 in the policy should refer to footnote 2*. *Amend policy as follows:* **DP7: General Principles for Strategic Development at Burgess Hill**	Correction Clarifications to make the policy more effective.

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		Strategic Objectives: All. *Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Sites Study; Burgess Hill Town Centre Masterplan; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Coast to Capital Strategic Economic Plan; Greater Brighton City Deal; Mid Sussex Landscape Capacity Study; Mid Sussex Playing Pitch Strategy; Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.* **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 relevant 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 Park developments accessible by public transport;** • **Improve public transport, walking and cycling infrastructure and access to Burgess Hill and Wivelsfield railway stations, including the provision of, or contributions to enhancing, 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 the A2300 link road and its junction with the A23 and east-west traffic movements across Burgess Hill and, where necessary, improvements across the highway authority boundary in East Sussex;** • **Provide new and improved community, retail, cultural, educational, health, recreation, play and other facilities to create services and places that help to form strong local communities and encourage healthy lifestyles;** • **Provide new and/or improved and well connected sports, recreation and open**	

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		space in and around Burgess Hill, including the continuation of the existing 'Green Circle' of linked areas of informal open space around the town along with its associated network of multi-functional[1] paths, the Green Circle network, and links into the town centre; • **Support the delivery of a multi-functional[6] route between Burgess Hill and Haywards Heath;** • **Provide a Centre for Community Sport in the vicinity of the Triangle Leisure Centre;** • **Provide a range of housing including a minimum of 30% affordable housing, in accordance with policy DP29 Affordable Housing and housing for older people;** • **Identify and respond to 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 in accordance with policies elsewhere in the Plan including DP37 Biodiversity and DP38 Green Infrastructure;** • **Provide an effective telecommunications infrastructure, including provision for broadband;** • **Not be occupied until necessary improvements at Goddards Green Waste Water Treatment Works and connecting pipework and pumping stations to increase the capacity and environmental quality are implemented; and** • **Wherever possible, incorporate on-site 'community energy systems', such as Combined Heat and Power or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability.**	
Chapter 4: Policies	DP9: Strategic allocation to the north and north-west of Burgess Hill	*Amend policy as follows:* **DP9: Strategic allocation to the north and north-west of Burgess Hill** *Strategic Objectives: All.* *Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Sites Study;*	To clarify and strengthen the policy.

[1] In this context multi-functional means able to be used by walkers, cyclists and horse-riders

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		Coast to Capital Strategic Economic Plan; Greater Brighton City Deal; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Mid Sussex Landscape Capacity Study; Mid Sussex Playing Pitch Strategy; Strategic Flood Risk Assessment; West Sussex Transport Plan 2011-2026; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment. **Strategic mixed-use development, as shown on the inset map, is allocated to the north and north-west of Burgess Hill for:** • **Approximately 3,500 additional homes and new neighbourhood centres ~~areas~~, including retail, education, health, employment, leisure, recreation and community uses sufficient to meet the day to day needs of the whole of the development and located as far as possible so at least one new neighbourhood centre is within 10 minutes' walk of all new homes;** • **30 hectares of land for use as a high quality business park south of the A2300 and served by public transport;** • **Two new primary schools (including co-location of nursery provision and community use facilities as appropriate) and a new secondary school campus, in each case in locations well connected with residential development and neighbourhood centres;** • **A Centre for Community Sport in the vicinity of the Triangle Leisure Centre and St Paul's Catholic College;** • **A total of 24 pitches for Gypsies and Travellers to contribute towards the additional need within the District for pitches unless alternative requirements are confirmed within any Traveller Sites Allocations Development Plan Document or such other evidence base as is available at the time the Allocation-wide Spatial Masterplan is approved (as appropriate); and** • **A new Northern Link Road connecting through the Strategic Allocation Area from the A2300 to the A273 Isaacs Lane. New junctions will be provided on the A2300, B2036 Cuckfield Road and A273 Isaacs Lane. A road link across the river corridor will be required to facilitate a public transport route to Maple Drive.** **In addition to conforming to the general principles in DP7 General Principles for Strategic Development at Burgess Hill, strategic mixed-use development in this location will:**	

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		• **Progress in accordance with the approved Allocation-wide Spatial Masterplan, Infrastructure Delivery Strategy, ~~and~~ Phasing Strategy ~~as agreed by the Council~~ and Financial Appraisal. An Allocation-wide Spatial Masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal shall be submitted for approval by the local planning authority for each planning application for development in the Strategic Allocation Area until such time as the Allocation-wide Spatial Masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal have been approved by the local planning authority. Each planning application to be determined thereafter shall accord with such approved documents unless otherwise agreed by the local planning authority.~~;** **The Allocation-wide Infrastructure Delivery Strategy will demonstrate that the development of the Strategic Allocation Area will deliver, in a timely manner, sufficient infrastructure to cater for the needs of the Strategic Allocation Area as a whole and also mitigate to an acceptable level the effects of the whole development upon the surrounding area and community; this will include provision of:** • **(a) ~~Provide~~ the infrastructure, as set out in the Council's Infrastructure Delivery Plan, the Burgess Hill Town Wide Strategy and identified in technical assessments, to be implemented before or alongside development ~~to an agreed programme of delivery~~ in accordance with a Phasing Strategy approved by the local planning authority;** • **(b) ~~Deliver~~ sustainable transport measures and other infrastructure requirements ~~identified in technical assessments of transport impact~~, including measures to mitigate impacts upon the local and Strategic Road Network in Burgess Hill and the surrounding area. This will include (i) the new Northern Link Road through the Strategic Allocation Area helping alleviate additional traffic to the town and offering an alternative route around Burgess Hill; the road will be designed as a central boulevard offering a highly attractive and functional route through the Strategic Allocation Area; (ii) improved links across the A2300 and A273 Sussex Way/Jane Murray Way to improve integration with the remainder of Burgess Hill; (iii) improved east-west connections across the strategic site; (iv) provision of new bus**	

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		routes or diversion of existing routes to connect with key hubs including railway and bus stations and Burgess Hill and Haywards Heath town centres; (v) a legible and permeable network and hierarchy of safe streets and public rights of way including pedestrian and cycleways and appropriate high quality street furniture; (vi) streets and spaces that are attractive and pedestrian friendly; and (vii) appropriate off-street car parking and secure cycle parking in accordance with relevant standards. ~~;~~ **The Allocation-wide Phasing Strategy will set out the proposed phasing of the Strategic Allocation Area, including the relevant land uses and infrastructure delivery for each phase:** • **Identify and take account of environmental, landscape and ecological constraints ~~and~~ including where possible avoiding or minimising harm to sensitive receptors and appropriately responding to the landscape setting including retention of woodland, hedgerows and other important natural features wherever possible and appropriate landscaping and safe design of balancing ponds and water/drainage features; and deliver opportunities and requirements as set out in Policy DP7 General Principles for Strategic Development at Burgess Hill, DP37 Biodiversity and DP38 Green Infrastructure including new publicly accessible open space and routes including the continuation of the existing 'Green Circle' comprising multi-functional paths and areas, mostly within a 20 metre to 30 metre corridor along the stream running through the Strategic Allocation Area, with spokes to the north and south which incorporate and respond to ecological constraints, topography, flooding issues and landscaping features; links into the town centre; provision of natural and semi-natural green space, children's play space and community allotments; and provision of pedestrian and cycle links to such spaces;** • **Take account of on-site flood plains and avoid areas of current and future flood risk through a sequential approach to site layout to comply with Policy DP~~41~~ 42 Flood Risk and recommendations in the Strategic Flood Risk Assessment;** • **Identify, avoid, mitigate and manage the risks posed to water quality associated with the historic land uses and support the delivery of 'Good' ecological status of the River Adur and Copyhold Stream in accordance with DP41 Water Infrastructure and the Water Environment;**	

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		• **Consider the relationship between the ~~adjacent~~ Goddards Green Waste Water Treatment Works and the Strategic Allocation Area ~~development~~ including appropriate measures to avoid or mitigate odour impacts from the Treatment Works including the ~~and the~~ ~~location of~~ appropriate location of sensitive land uses; and** • **Ensure access to existing sewerage infrastructure for maintenance and improvements.** **An Allocation-wide Financial Appraisal in a format to be agreed in advance with the Council and in accordance with relevant guidance, reporting on the financial viability ~~issues~~ of the development of the whole (and relevant phases) of the Strategic Allocation Area and justifying the form and content of the proposals set out in the Allocation-wide Masterplan, Infrastructure Delivery Strategy and Phasing Strategy (including the amount and type of affordable housing and, if applicable, any starter homes and land reserved for custom or self-build homes) should be submitted to and approved by the local planning authority.** **Phase-specific further requirements** **To be acceptable, planning applications that cover ~~only~~ a phase or part of the Strategic Allocation Area must be accompanied by:** • **An application-specific Masterplan and Delivery Statement for approval by the local planning authority that relates to the application site and sets out:** **1. Site-specific infrastructure requirements and how these relate and adequately contribute to the Allocation-wide Infrastructure Delivery Strategy;** **2. Details of proposed development and its phasing, proposed triggers/ thresholds for the delivery of associated infrastructure and how in each case these relate and adequately contribute to the Allocation-wide Spatial Masterplan, Infrastructure Delivery Strategy and Phasing Strategy and conform with the general principles in Policy DP7: General Principles for Strategic Development at Burgess Hill; and**	

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		3. Details of how proposed publicly accessible space, routes and facilities would be managed and maintained. • **An application-specific Financial Appraisal in a format to be agreed in advance with the local planning authority and in accordance with relevant guidance, reporting on financial viability issues associated with the development and its relationship and contribution to the Allocation-wide Financial Appraisal and justifying the form and content of the proposals applied for in respect of the relevant phase or part (including the amount and type of affordable housing and, if applicable, any starter homes and land reserved for custom or self-build homes) should be submitted to and approved by the local planning authority.**	
Chapter 4: Policies	New policy - DP9A: Strategic allocation to the east of Pease Pottage	*Insert new policy as follows:* **DP9A: Strategic allocation to the east of Pease Pottage** This greenfield site lies to the south of Crawley adjacent to the M23 motorway and the Pease Pottage Service Station. Although the site is within the High Weald Area of Outstanding Natural Beauty (AONB), its landscape quality is distinctly variable. This quality is particularly poor on the western side of the site adjacent to the motorway and the service station, and there would be potential for development to enhance the visual quality of this area. It has been established through the Crawley Local Plan examination that the borough has a need to provide for about 5,000 additional homes during the period until 2030 which are not capable of being built within the town. Crawley Borough Council is required to work closely with its neighbouring authorities, particularly those which form the Northern West Sussex Housing Market Area (Horsham and Mid Sussex), in exploring opportunities and resolving infrastructure and environmental constraints in order to meet this need in sustainable locations. This includes continued assessment of potential urban extensions to Crawley. Pre-application discussions have taken place for a development on the site. This proposes 600	To reflect the Council's revised housing strategy.

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		dwellings at a density of approximately 30 dwellings per hectare (recognising the sensitivity of the site), a hospice with community café and a primary school. The development will require very sensitive design and considerable mitigation in order to reduce its effects on the landscape, and great care will be needed to ensure that the development respects and where possible enhances the natural beauty and characteristics of the High Weald AONB. In locational terms, the site's proximity and accessibility to Crawley (there are good bus links) provides a sustainable opportunity to meet some of the town's unmet needs. Whilst the service station opposite the site caters primarily for the needs of motorists, it does offer limited local convenience shopping, and the health and education provision proposed on the site would also improve the sustainability of this location. Work is being undertaken with West Sussex County Council and Highways England to ensure that access can be satisfactorily gained to the site without exacerbating current traffic conditions at junction 11 of the M23. It is thought likely at this stage that there are viable mitigation measures that could be put in place such as the improved signalisation of the roundabout. **DP9A: Strategic allocation to the east of Pease Pottage** *Strategic Objectives: All.* *Evidence Base: High Weald Area of Outstanding Natural Beauty Management Plan 2014-2019; A Landscape Character Assessment for Mid Sussex; Mid Sussex Landscape Capacity Study, Sustainability Assessment of Cross-Boundary Options for the Mid Sussex District Plan; Strategic Flood Risk Assessment.* **Strategic development, as shown on the inset map [see map at Appendix B], is allocated to the east of Pease Pottage for:** • **Approximately 600 new homes;** • **A new primary school (including co-location of nursery provision and community use facilities as appropriate); and**	

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		• **A hospice including a community café.** **In addition to conforming to the general principles for development in the District Plan, strategic mixed-use development in this location will:** • **Provide a suitable access to the site and appropriate mitigation to support the development with regards to the local and Strategic Road Networks, including junction 11 of the M23 motorway;** • **Provide appropriate mitigation to reduce the impact of the development on the landscape and to ensure, in particular, that development respects and where possible enhances the natural beauty and characteristics of the High Weald Area of Outstanding Natural Beauty;** • **Identify and respond to environmental and ecological constraints and deliver opportunities to enhance green infrastructure and local biodiversity, including the provision of an appropriate buffer to the Ancient Woodland to the east of the site;** • **Identify and respond to issues relating to noise pollution and air quality in relation to the site's proximity to the M23 motorway to ensure that proposed land uses are appropriately located to protect health and amenities and to maximise the efficient use of the site;** • **Provide improved public transport and pedestrian/cycling connectivity with surrounding settlements, in particular Pease Pottage and Crawley;** • **Provide new formal play facilities and informal open space on the site, alongside the provision of new allotments to encourage healthy lifestyles;** • **Provide a range of housing including a minimum of 30% affordable housing, in accordance with Policy DP29: Affordable Housing and housing for older people; and** • **Wherever possible, incorporate on-site 'community energy systems', such as**	

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		Combined Heat and Power or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability	
Chapter 4: Policies	DP10: Protection and enhancement of the countryside	*Amend policy as follows:* **DP10: Protection and enhancement of countryside** *Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; 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: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.* **The countryside will be ~~valued for its own sake,~~ protected in recognition of ~~recognising~~ its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:** • **it is necessary for the purposes of agriculture; or** • **it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.** **~~The Capacity of Mid Sussex District to Accommodate Development Study identifies best and most versatile agricultural land in the District as a primary constraint to development.~~ Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals**	To ensure consistency with national policy.

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		should seek to use areas of poorer quality land in preference to that of higher quality. **The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that 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 through a Site Allocations Development Plan Document, produced by the District Council.** **Economically viable mineral reserves within the district will be safeguarded.**	
Chapter 4: Policies	DP13: New Homes in the Countryside	*Amend policy as follows:* **DP13: New Homes in the Countryside** *Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.* *Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.* **Provided that they would not be in conflict with Policy DP10 Protection and Enhancement of the Countryside, new homes in the countryside will be permitted where special justification exists. 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** • **In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is**	To include a section in the policy on replacement dwellings in the countryside.

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		sensitive to the character of the area; or • **Affordable housing in accordance with Policy DP30 Rural Exception Sites'.** **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; and** • **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; and** • **It can be proven that the farming enterprise is economically viable; and** • **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.** **New 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same requirements as above.** **<u>Re-use of rural buildings for residential use</u>**	

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		The re-use and adaptation of rural buildings for residential use in the countryside will be permitted where it is not a recently constructed [2]agricultural building which has not been or has been little used for its original purpose and: • **the re-use would secure the future of a heritage asset; or** • **the re-use would lead to an enhancement of the immediate setting and the quality of the rural and landscape character of the area is maintained.** **Replacement dwellings in the countryside** **Replacement dwellings in the countryside will be permitted where:** • **The residential use has not been abandoned;** • **Highway, access and parking requirements can be met; and** • **The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.**	
Chapter 4: Policies	DP16: Setting of the South Downs National Park	*Amend policy as follows:* **DP16: Setting of the South Downs National Park** *Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.* *Evidence Base: The South Downs Partnership Management Plan, South Downs Integrated Landscape Character Assessment, Defra Duty of Regard.*	To strengthen the policy in line with representations from the South Downs National Park Authority.

[2] The term 'recently constructed' will generally be held to apply to buildings constructed within about two/three years of a planning application for their re-use or adaptation.

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		Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark night skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design. **Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and emerging National Park Local Plan* and other adopted planning documents and strategies.** * The South Downs National Park Authority Local Plan is due to be adopted in 2017.	
Chapter 4: Policies	DP18: Securing Infrastructure	*Amend policy as follows:* **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. This includes the provision of efficient and sustainable transport networks.* *Evidence Base: Community Infrastructure Levy and Affordable Housing Viability Assessment; Mid Sussex Infrastructure Delivery Plan; Mid Sussex Playing Pitch Strategy; Town and Parish Council submissions and 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~~ including developer-funded contributions.** **Once a Charging Schedule has been adopted, Community Infrastructure Levy will be the main mechanism for collecting funds for general infrastructure improvements. However, where appropriate, this will be supplemented by negotiated agreements to make a**	To reflect that required levels of infrastructure can be provided by a variety of means such as direct on-site provision; alternative funding streams. To reflect the fact that the Government's Planning Practice guidance on developer

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		development acceptable in planning terms. ~~**In the case of residential development, tariff-style financial contributions (other than those required under Policy DP15: Ashdown Forest Special Protection Area and Special Area of Conservation) will be secured from developments providing a net increase of 11 dwellings and above or which have a maximum combined gross floorspace of more than 1,000m^2.**~~ ~~**In the High Weald Area of Outstanding Natural Beauty, tariff-style contributions will be sought from residential developments providing a net increase of 6 dwellings and above.**~~ **The Community Infrastructure Levy Charging Schedule sets how development proposals will be required to fund infrastructure necessary to support the development. The Levy will normally be spent on infrastructure needs in the locality of the scheme that generated it.** **Proposals by service providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.**	contribution thresholds was quashed in the High Court.
Chapter 4: Policies	DP19: Transport	*Amend supporting text and policy as follows:* A strategic objective of the District Plan is to ensure that development is accompanied by the necessary infrastructure to support development. The District Plan aims to create sustainable communities and this includes a sustainable local transport network and ease of access to local services and facilities. 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 has been prepared to inform whether the development proposed by the District Plan is practical to deliver in principle; and whether mitigation of any adverse effects on the transport network is feasible. Any transport mitigation that is required to support development, will be included within the Infrastructure Delivery Plan. The West Sussex Transport Plan 2011-2026 sets out the strategy for guiding future investment in	To address representations from Surrey County Council and Highways England and the requirements of a DCLG Ministerial Statement (March 2015). To address representations from the South

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		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. Depending on the size and likely transport impact of development, a Transport Statement or Transport Assessment will be submitted alongside planning applications. In such cases, and in accordance with the National Planning Policy Framework and the West Sussex County Council Development Travel Plans Policy, developers will be required to produce a Travel Plan Statement or full Travel Plan in order to reduce the level of vehicle trips associated with the site. 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. The District Council will also work with West Sussex County Council to review residential and non-residential car parking standards to ensure that development provides an appropriate level of parking linked to the likely demand from the development and compliance with national planning policy. **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. This includes the provision of efficient and sustainable transport networks; 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: Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.* **Development will be required to support the objectives of the West Sussex Transport Plan 2011-2026, which are:** • **A high quality transport network that promotes a competitive and prosperous**	Downs National Park Authority. To address representations by Rapleys on behalf of Hargreaves Management Ltd. To reflect the Council's intention to review its parking standards in association with the approach in new Policy 24A: Housing Density to encourage higher density residential development particularly in locations in and close to the town centres which are well served by public transport.

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		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, 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 means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, and includes suitable facilities for secure and safe cycle parking;** • **It does not cause a severe cumulative impact in terms of road safety and increased traffic congestion particularly where such impacts harm the special qualities of the South Downs National Park;** • **Is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;** • **It provides adequate car parking for the proposed development in accordance with parking standards as agreed by the local planning authority or in accordance with the relevant neighbourhood plan. Residential development in and close to the town centres which are well served by public transport will normally be expected to make lower parking provision;** • **It is supported by a Transport Assessment/Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded; and** • **It provides appropriate mitigation to support new development on the local and Strategic Road Network, including the transport network outside of the district, secured where necessary through appropriate legal agreements.** **Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.** **Neighbourhood Plans can set local standards for car parking provision provided that it is**	

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		~~justified by evidence~~ based upon evidence that provides clear and compelling justification for doing so.	
Chapter 4: Policies	DP20: Rights of Way and other Recreational Routes	*Amend supporting text as follows:* The District has a good, albeit fragmented, network of footpaths, cycleways and recreational routes and these routes have the potential to provide good opportunities for sustainable transport and can facilitate healthy lifestyles. Public Rights of Way are identified as a primary environmental constraint to development in the Capacity of Mid Sussex District to Accommodate Development Study (2014, paragraph 6.9) due to both high environmental importance and the strong policy safeguards that apply to them. In accordance with the National Planning Policy Framework (paragraph 75), the District Plan will protect and enhance public rights of way, as well as Sustrans national cycle routes (identified as a secondary constraint in the Capacity of Mid Sussex District to Accommodate Development Study, paragraph 4.2) and other recreational routes. The South Downs National Park Access Network and Accessible Natural Green Space Study assessed green infrastructure and access across the wider area including the entirety of West Sussex and the National Park. In Mid Sussex the study considers the potential for recreational pressure on the District's Accessible Natural Green Spaces (ANGs) from nearby settlements of Brighton, Crawley and Shoreham (which lack desired ANG provision) to be the main cross-boundary influence (Supporting Information, page 141). The protection and enhancement of Rights of Way and other recreational routes, including signage, is important therefore not only to maintain and improve access and provision for Mid Sussex residents but also for the benefit of the wider region. Two Sustrans national cycle routes cross the District: NCN21 (Worth Way and Forest Way) Crawley to East Sussex via East Grinstead NCN20 (along the A23) London to Brighton via Crawley.	Factual correction in response to representations.

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Chapter 4: Policies	Policy DP21: Communication Infrastructure	*Amend policy as follows:* **DP21: Communication 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. This includes the provision of efficient and sustainable transport networks; 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.* *Evidence Base: Coast to Capital Strategic Economic Plan, <u>Greater Brighton City Deal,</u> Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy, A Strategy for the West Sussex Landscape.* **<u>The Council will encourage the incorporation of digital infrastructure, including fibre to premises, in major new housing, employment and retail development*.</u>** **The expansion of the electronic communication network to the towns and rural areas of the District will be supported where existing infrastructure is demonstrated to be insufficient.** **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,**	Clarification to reflect District Council and West Sussex County Council policy towards digital infrastructure.

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		archaeological sites, conservation areas or buildings of architectural or historic interest and should be sensitively designed and sited to avoid damage to the local landscape character; • **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.** *Guidance to developers on how this can be achieved and the grants available can be accessed at http://www.hampshiresuperfastbroadband.com/residents/new-sites/ The Mid Sussex District Council Business Liaison Officer can also advise on this.	
Chapter 4: Policies	Policy DP22: Leisure and Cultural Facilities and Activities	*Amend policy as follows:* **DP22: Leisure and Cultural Facilities and Activities** *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. This includes the provision of efficient and sustainable transport networks; 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: Leisure and Cultural Strategy for Mid Sussex; Assessment of Open Space, Sport and Recreation; Mid Sussex Playing Pitch Strategy.* **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.** **The on-site provision of new leisure and cultural facilities, including the provision of play**	Clarifications to make the policy more effective.

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		areas and equipment will be required for all new residential developments, where appropriate in scale and impact, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure ~~on site~~ such facilities. Details about the provision, including standards, of new leisure and cultural facilities will be set out in a Supplementary Planning Document. **Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.** **Proposals that involve the loss of cultural facilities, 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 cultural facility, 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.**	
Chapter 4: Policies	Policy DP23: Community Facilities and Local Services	*Amend policy as follows:* **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. This includes the provision of efficient and sustainable transport networks; and 12) To support sustainable communities which are safe, healthy and inclusive* *Evidence Base: Mid Sussex Infrastructure Delivery Plan.* **The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.**	Clarification consistent with national policy.

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		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 and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document.** **Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.**	
Chapter 4: Policies	DP24: Character and Design	*Amend supporting text and policy as follows:* Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. The policy requires high quality in design with new development that contributes positively to the private and public realm (including streets and open spaces), protects valued townscapes, and creates accessible environments. In relation to Gatwick Airport, any proposed development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of the airport are not compromised. For example there may be restrictions on height, on the detailed design of buildings or on development which might create an aircraft 'bird strike' hazard.	Clarification of meaning of term 'bird hazard'. Cross reference to District Plan policy to highlight that such considerations form part of the consideration of good design.

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		DP24: Character and Design *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; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.* *Evidence Base: CABE Good Practice Guidance.* **All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. 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, and clearly defines, public and private realms and should normally be designed with building frontages facing streets and public open spaces;** • **creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;** • **protects open spaces, trees 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; <u>and noise, air and light pollution (see Policy DP27);</u>** • **creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;** • **incorporates well integrated parking that does not dominate the street environment<u>, particularly where high density housing is proposed</u>;**	Clarification to make the policy more effective.

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		• **positively addresses sustainability considerations in the layout and the building design.**	
Chapter 4: Policies	New policy – DP24A: Housing Density	*Insert new policy as follows:* **<u>DP24A: Housing Density</u>** <u>In order to boost significantly the supply of housing, national planning policy requires local planning authorities to set out their approach to housing density to reflect local circumstances.</u> <u>An inevitable outcome of the inefficient use of land and low densities for new housing development is the potentially avoidable loss of open countryside beyond settlement boundaries. To address this concern, the Council's approach will be to ensure that housing densities are as high as practicable without resulting in cramped forms of development or harm to the established character of surrounding areas.</u> <u>Successful higher density development will depend upon a 'design-led' approach that respects its local context and minimises impacts on its surroundings.</u> <u>Higher densities may not be achievable in those parts of suburban and village neighbourhoods where existing low density development contributes to a positive sense of place and community. Density may also be constrained by the need to retain key heritage assets in their settings and protect important landscape features.</u> <u>On higher density development (40+ dwellings per hectare) special attention will need to be given to the layout and design of the scheme (see Policy DP24: Character and Design).</u> <u>High density development in and close to the town centres and/or which are well served by public transport will normally be expected to make lower parking provision. Policy DP19: Transport requires adequate car parking to be provided for proposed developments in accordance with parking standards as agreed by the local planning authority or in accordance</u>	To ensure consistency with national policy and to encourage the more efficient use of scarce land.

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		with the relevant neighbourhood plan. Within the overall minimum density figures, developments on large sites will be expected to incorporate a wide range of densities, normally with the highest densities in the most accessible parts of the site and lower densities elsewhere, particularly where they lie adjacent to the rural edge. **DP24A: Housing Density** *Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability 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, and retains their separate identity and character; and 4) To protect valued landscapes for their visual, historical and biodiversity qualities.* *Evidence Base: 'Urban Design Compendium', English Partnerships/The Housing Corporation, August 2000; Mid Sussex District Council analysis of densities achieved, November 2015* **In order to make efficient use of land, residential development must provide for net residential densities of at least:** • **70 dwellings per hectare in and close to the centres of Burgess Hill, East Grinstead and Haywards Heath;** • **50 dwellings per hectare within the remaining built up area boundaries of Burgess Hill, East Grinstead and Haywards Heath;** • **45 dwellings per hectare on District Plan strategic allocations (This may be achieved by (a) locating higher densities in neighbourhood centres and around public transport stops where increased density and scale of buildings will also contribute to design quality by providing opportunities for landmark buildings and different character areas; and (b) some small areas that are less accessible or which are in areas at the edge of the strategic development where lower densities may be more appropriate.);** • **40 dwellings per hectare on large sites with in excess of 5 hectares of developable**	

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		land; and • **30 dwellings per hectare in all other locations.** **Developments that do not make efficient use of land will not be permitted.** **Lower densities will only be accepted where it can be adequately demonstrated that these are necessary in order to avoid harm to the established characteristics of the area and/or to residential amenity.** **Net dwelling density is calculated by including only those site areas developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping, and children's play areas, where these are provided.** **In the case of mixed use schemes, the residential site area should be calculated using the total net site area apportioned between the various uses, on a pro rata basis (i.e. reducing the site area by the same ratio as that of the residential to non-residential floorspace). However, in assessing density on mixed use sites, the council will be mindful of the overall benefits of the proposals.**	
Chapter 4: Policies	DP25: Dwelling Space Standards	*Amend supporting text and policy as follows:* **Policy DP25: Dwelling Space Standards** The purpose of this policy is to set minimum space standards for all dwellings to ensure that the floor area of new homes and associated storage space ~~are~~ is sufficient in size to secure a satisfactory standard of accommodation for their residents. In ~~September 2014~~ March 2015 the Government published ~~a~~ new national~~ly~~ technical standards for new dwellings ~~described space standard~~ and ~~will~~ have precluded ~~limit~~ local planning authorities' ~~ability to impose~~ from imposing technical standards beyond the nationally described space standard. This standard can ~~will~~ only be applied ~~applicable~~ where a local planning authority has a policy in place to trigger ~~triggering~~ its application. Dwelling space standards ensure that all residential development in Mid Sussex is of an acceptable size for the wellbeing of future occupants, that there is appropriate circulation space	Factual update to reflect revisions to the Building Regulations

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		and that homes are highly functional in terms of typical day to day needs. The space standard helps to achieve sustainable development, encouraging useable and flexible living environments in which residents can undertake a range of activities such as bringing up families, working from home and communal and social activities, as well as providing for residents' changing needs by taking into account the spatial implications of providing improved accessibility and adaptability, particularly for older or less mobile people, including meeting the requirements of residential building accessibility standards in Building Regulations Approved Document M (Volume 1) ~~– Part M~~. The District Council identified a need for such a standard and adopted a Supplementary Planning Document relating to Dwelling Space Standards in March 2009 and those standards have been used successfully since this time. The typical costs of building to these standards have been reflected in the Mid Sussex Whole Plan and CIL Viability Assessment (2015) ~~viability assessment~~. **DP25: Dwelling Space Standards** *Strategic Objectives: 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; and 14) To create environments that are accessible to all members of the community.* *Evidence Base: Mid Sussex Sustainable Communities Strategy 2008-2018, DCLG Technical housing standards – nationally described space standard, March 2015 ~~Housing Standards Review: Technical Consultation, September 2014~~; Mid Sussex Whole Plan and CIL Viability Assessment (2015).* **Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential 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.** **All dwellings will be required to meet these standards, other than in exceptional**	

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		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.	
Chapter 4: Policies	DP26: Accessibility	*Amend supporting text and policy as follows:* Accessibility is about the ease and convenience with which a place can be used by people. This policy applies to both homes and places, including areas of open space and transport infrastructure. The District has an ageing population and residents and employees who need safe and easy access to buildings and spaces. The District 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 of the policy in the Plan. The policy below seeks to ensure that accessibility is considered holistically when designing places. ~~In September 2014 the Government published draft housing standards~~ Revisions to Part M of the Building Regulations came into effect in October 2015. These ~~which that will~~ introduced optional additional technical requirements for accessibility, exceeding the minimum standards required ~~into~~ by Building Regulations where a local planning authority has a policy in place ~~and~~ based on evidence that a higher level of accessibility and adaptability in new residential development is viable and necessary to meet current and future housing needs. The Council has considered housing needs through a number of studies that ~~will~~ inform~~ed an~~ the assessment of housing and economic development needs. This has demonstrated that a high and rising proportion of residents are in need of the level of accessibility provided by Approved Document ~~Part~~ M - Category 2 dwellings, broadly equivalent to the former Lifetime Homes Standards. This requires new residential development to provide step-free access to and within	Factual update to take account of the revisions to the Building Regulations in October 2015.

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		the entrance storey of the dwelling. ~~The Council has produced a Viability Assessment (December 2011) that incorporated the costs of meeting 'Lifetime Homes' requirements into base construction costs for all dwelling types. These standards are being phased out, but draft housing standards provide an optional requirement referred to as 'Category 2 Accessible and Adaptable dwellings' that are described as being similar to Lifetime Homes requirements. An update to the Viability Assessment in May 2013 found that base construction costs from the original assessment had increased only marginally and previous assumptions were robust. The draft Category 2 access standard – Accessible and adaptable dwellings requires new residential development to provide step-free access to and within the entrance storey of the dwelling.~~ The Mid Sussex Whole Plan and CIL Viability Assessment (2015) accounts for the cost of meeting Category 2 - Accessible and Adaptable dwellings in the study construction ~~Whilst this~~ costs. This ~~is~~ demonstrates that the optional requirement is ~~generally~~ achievable although there is a risk that the need for lift provision may create a development viability issue for small flatted residential buildings. ~~and therefore a~~ A threshold has therefore been applied for this type of development below which the Category 1 (visitable dwellings) access standard will apply. The provision of a lift in a block of flats was not a Lifetime Homes requirement. **DP26: Accessibility** *Strategic Objectives: 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; and 14) To create environments that are accessible to all members of the community.* *Evidence Base: CABE Good Practice Guidance; Mid Sussex Whole Plan and CIL Viability Assessment (2015) ~~Community Infrastructure Levy and Affordable Housing Viability Assessment~~; DCLG Technical housing standards – nationally described space standard, March 2015 ~~Housing Standards Review: Technical Consultation, September 2014~~; Housing and Economic*	

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		Development Needs Assessment. **All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.** **This will apply to all development, including changes of use, refurbishments and extensions, open spaces, the public realm and transport infrastructure, and will be demonstrated by the applicant.** **With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.** **<u>Accessible and Adaptable Dwellings</u>** **~~The Category 2 – accessible and adaptable dwelling optional requirement under Building Regulations – Part M will apply to all residential development in the district with the following exceptions:~~** **~~1) Category 3 – wheelchair user dwellings standards will be required for a reasonable proportion of affordable homes, generally 5%, dependent on the suitability of the site and the need at the time.~~** **~~2) Category 3 – wheelchair adaptable standards will be required in private extra care, assisted living or other such schemes designed for frailer older people and those in need of care or support services.~~** **~~3) Proposals for flatted residential buildings of fewer than 10 dwellings will be exempted from Category 2 requirements.~~** **<u>Category 2 – Accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2) will apply to all new residential dwellings (excluding new dwellings created by a change of use) in the district with the following exceptions:</u>** **1) <u>Where specific factors such as site topography make the provision of Category 2 – Accessible and adaptable dwellings Requirement M4(2) unachievable by practicable and/ or viable means;</u>**	

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		2) Proposals for flatted residential buildings of fewer than 10 dwellings will be exempted from Category 2 – Accessible and adaptable dwellings Requirement M4(2). **Wheelchair-user dwellings** **Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3) will be required for a reasonable proportion of affordable homes, generally 5%, dependent on the suitability of the site and the need at the time.** **The Requirement will also apply to ~~be required in~~ private extra care, assisted living or other such schemes designed for frailer older people and those in need of care or support services.**	
Chapter 4: Policies	DP27: Noise, Air and Light Pollution	*Amend supporting text and policy as follows:* Mid Sussex has a high quality environment and its 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. Soil quality must be protected in accordance with Policy DP37 Biodiversity. Where development is being proposed within 800m of a sewage treatment works, the developer should liaise with the statutory sewerage/water undertaker to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works. Where any such assessment identifies that there is an odour impact for proposed development and no improvements are programmed by the water company, the developer should contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the	To correct a drafting error and in response to the representations from Savills (UK) Ltd on behalf of Thames Water Utilities Ltd and Rapleys

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		development. Where development is being proposed within 15m of a pumping station, the developer should liaise with the statutory sewerage/water undertaker to consider whether an odour and/or noise and/or vibration impact assessment is required as part of the promotion of the site and potential planning application submission. Any impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a pumping station. Where any such assessment identifies that there is an odour impact for proposed development and no improvements are programmed by the water company, the developer should contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development. **DP27: Noise, Air and Light Pollution** *Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 12) To support sustainable communities which are safe, healthy and inclusive.* *Evidence Base: Data held by Environmental Health, Air Quality Action Plan – Stonepound Crossroads, Hassocks.* **The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, 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, such as residential, ~~is~~ will not be permitted in close**	

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		proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment, 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; or** - **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 would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;** • **Development proposals (where appropriate) are consistent with Air Quality Management Plans.** **The degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.**	
Chapter 4: Policies	Policy DP28: Housing Mix	*Amend supporting text and policy as follows:* **DP28: Housing Mix**	Update to reflect the requirements of

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		Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community. *Evidence Base: Parish Housing Needs Assessments; Housing and Economic Development Needs Assessment; Mid Sussex District Council Common Housing Register; Mid Sussex Self Build Register; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment; Northern West Sussex Affordable Housing Needs Update Report (2014); Northern West Sussex – Mid Sussex: Strategic Housing Market Assessment Update Report (2012); Strategic Housing Market Assessment for Mid Sussex (2009).* **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;** • **meet the current and future needs of different groups in the community including older people, ~~and~~ vulnerable groups and those wishing to build their own homes. This could include the provision of bungalows and other forms of suitable accommodation, and the provision of serviced self-build plots; and** • **on strategic sites ~~(i.e. those exceeding 10 hectares)~~, provide permanent pitches for Gypsies and Travellers and Travelling Showpeople, as evidenced by the Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment or the best available evidence; and serviced plots for self-build homes where a need for such accommodation is identified.** **Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).**	the Self-build and Custom Housebuilding Act 2015 and in response to the representations from the National Custom and Self-Build Association
Chapter 4: Policies	Policy DP29: Affordable Housing	*Amend supporting text and policy as follows:* The Northern West Sussex Affordable Housing Needs Update Report (2014) provides the	Factual update and to reflect the fact that the

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		underlying justification for requiring the provision of affordable housing on residential development, through affordable housing policies. The Update Report concludes that there is an estimated level of need evident in each local authority area in the Northern West Sussex Housing Market Area as each authority has an affordable housing need that is greater than the supply of such housing on an annual basis. Despite successes in reducing waiting lists by supplying more new affordable homes in recent years, for Mid Sussex this need ranges from 116 to 223 homes per year (low and high estimate scenarios). The Update Report underlines that in setting affordable housing policies, the evidence of affordable housing need must be combined with other information, including considering the viability and deliverability of housing development. This is important in order to set a level of affordable housing that is realistic and deliverable. The Update Report indicates that 44.2% of newly forming households in Mid Sussex cannot afford to rent or buy on the open market. The Viability Assessment for Community Infrastructure Levy and Affordable Housing (2011) that also forms part of the evidence for the District Plan, indicate that raising the percentage of affordable housing sought on new sites above 30% would be unviable. The Mid Sussex Whole Plan & Community Infrastructure Levy Viability Assessment (2015) provides evidence that the threshold of 30% remains viable. However, 30% affordable housing is considered viable on all scales of development and will support the affordable housing thresholds set out in National Planning Practice Guidance. **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: Mid Sussex District Council Common Housing Register; Parish Housing Needs Assessments; Northern West Sussex Affordable Housing Needs Update Report (2014); Housing and Economic Development Needs Assessment; Mid Sussex Whole Plan & Community Infrastructure Levy Viability Assessment (2015).* **The Council will seek:**	Government's Planning Practice guidance on affordable housing thresholds was quashed in the High Court. Factual update to account for changes made via the Deregulation Act 2015

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		• **the provision of a minimum of 30% affordable housing for all residential developments providing a net increase of ~~11~~ 4 dwellings and above ~~or a maximum combined gross floorspace of more than 1000m^2; or~~** • **~~for residential developments in the High Weald Area of Outstanding Natural Beauty providing a net increase of 6 – 10 dwellings~~** • **on residential developments providing a net increase of 1-3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing. The payment would be commuted until after the completion of the dwellings within the development.** **A mix of tenure will be required (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix).** **Proposals that do not meet these requirements will be refused unless significant clear evidence is provided to show that the site cannot support the required affordable housing from a viability and deliverability perspective.** **Free serviced land should be made available for the affordable housing, which should be integrated with market housing and meet national technical standards for housing including "optional requirements" set out in this District Plan (Policies DP25: Dwelling Space Standards; DP26: Accessibility and DP42: Water Infrastructure and the Water Environment) ~~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 a Supplementary 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.**	

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and <u>underlined</u>)	Reason for change
Chapter 4: Policies	DP31: Gypsies, Travellers and Travelling Showpeople	*Amend supporting text and policy as follows:* The Central Government's Planning Policy for Traveller Sites (201<u>5</u> ~~2~~), requires Local Planning Authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the identified accommodation needs of Travellers in their area. The Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment provides information on the amount of permanent Traveller accommodation required in the district. The Local Development Scheme sets out the timetable for the preparation of a Traveller Sites Allocations Document which will provide sufficient sites to satisfy local need for permanent Gypsy and Traveller accommodation. In the case of proposals within the High Weald AONB, DP14 High Weald Area of Outstanding Natural Beauty will apply. **DP31: Gypsies, Travellers and Travelling Showpeople** *Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community.* *Evidence Base: Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.* **The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment (2013 and 2014 update) identifies the need for permanent pitches and plots for the period up to 2031 as 34 additional permanent Gypsy and Traveller pitches with no identified need for Travelling Showpeople sites.** **<u>To ensure sufficient provision of permanent Gypsy and Traveller sites to meet identified needs within an appropriate timescale,</u> the Council <u>makes provision for the allocation of 24 Gypsy and Traveller pitches within the strategic allocation to the north and north-west of Burgess Hill (Policy DP9 refers), is seeking the provision of such pitches on strategic sites (Policy DP28 refers) and</u> is progressing a Traveller Sites Allocations Development Plan Document ~~to allocate a sufficient provision of~~	Factual updates. Policy amended to account for withdrawal of DCLG's 'Designing Gypsy and Traveller sites: good practice guide' on 1st September 2015.

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)	Reason for change
		~~Gypsy and Traveller sites to meet identified needs within an appropriate timescale~~. **New Gypsy, Traveller and Travelling Showpeople sites, and extensions to existing sites, including transit sites, will be permitted provided:** • **The site or extension satisfies a clearly defined local need, as evidenced by the Mid Sussex Gypsy and Traveller Accommodation Assessment or the best available evidence;** • **The site is reasonably accessible to schools, shops, health and other local services and community facilities;** • **The development is appropriately located and designed to/or capable of being 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 built form and landscape character;** • **In rural and semi-rural areas sites should not dominate the nearest settled community.** • **Any site within the 7km zone of influence around Ashdown Forest will require an appropriate assessment under the Habitats Regulations to be undertaken and appropriate mitigation provided as required.** **The provision of permanent Gypsy and Traveller sites will be monitored to ensure a suitable supply of such sites is provided at the appropriate time.** **Existing Traveller sites will be safeguarded for Gypsy and Traveller use:** • **Fairplace Hill Caravan Site, Burgess Hill** • **Bedelands Caravan Site, Burgess Hill** • **Horsgate Caravan Site, Cuckfield** • **Walstead Caravan Site, near Lindfield** • **Highfields, near Warninglid** • **Pitts Head (Woodside Park), near Warninglid** • **Marigold Farm Caravan Site, near Ansty**	

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and <u>underlined</u>)	Reason for change
		Planning permission will not be granted for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment or the best available evidence. **Any new Gypsy and Traveller or Travelling Showpeople sites granted permanent planning permission shall also be safeguarded for Gypsies, Travellers or Travelling Showpeople use.**	
Chapter 4; Policies	DP35: Archaeological Sites	*Amend policy as follows:* 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 Historic Environment Record. Archaeological discoveries can be made on land where there are no previously known archaeological finds and assessments may be required for sites that have archaeological potential but where no prior field investigations have been carried out. **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.**	Clarification consistent with national policy.

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)	Reason for change
		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 including, where necessary, a field evaluation.	
Chapter 4: Policies	DP39: Sustainable Design and Construction	*Revise supporting text and policy as follows:* **DP39: Sustainable Design and Construction** 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 polices 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. ~~However, the policy context has changed significantly since the original Sustainable Energy Study (2009) and the costs of many renewable energy technologies are falling.~~ The Mid Sussex Sustainable Energy Study (2014) updated this earlier work and assessed the local potential for renewable and low carbon energy development. However, since the 2014 Study was published, the Government's position on sustainable development has changed. In July 2015, HM Treasury and the Department for Business, Innovation and Skills published 'Fixing the Foundations: Creating a more prosperous nation'. This states, "The Government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established." The policy reflects the current Government position on sustainable development. ~~The Study recommends a policy that requires applicants to demonstrate through their Sustainability Statement how they have considered government objectives and strategy in relation to sustainable energy use and zero carbon, and promotes the delivery of renewable and low carbon energy in accordance with paragraph 17 of the National Planning Policy Framework.~~ **DP39: Sustainable Design and Construction**	To reflect current Government position on energy efficiency.

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)	Reason for change
		Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability 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, Mid Sussex Sustainable Energy Study.* **All ~~new major~~ development proposals ~~(defined as the creation of 10 dwellings/1000m^2 floorspace or more, or application sites over 1ha) must be accompanied by a Sustainability Statement which~~ must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures: ~~addresses the following aspects of sustainable design and construction:~~** ~~**Energy efficiency**~~ ~~**Demonstrating how the proposals take account of the following energy hierarchy:**~~ • **Minimis~~ing~~e energy use through the design and layout of the scheme including through the use of natural lighting and ventilation ~~and its individual buildings~~** • **Supply~~ing~~ energy efficiently through ~~assessing feasibility and viability of establishing or connecting to~~ communal heating networks (supplied by biomass boilers, biomass/gas CHP or heat pumps)** • **Use ~~ing~~ renewable sources of energy** ~~**For new residential developments, applicants must demonstrate how their proposals also address the national timetable for zero carbon homes, including fabric energy efficiency standards, on-site renewable/low carbon technologies and allowable solutions once adopted by government.**~~ ~~**Waste and resources**~~ ~~**Demonstrating how the development will**~~	

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)	Reason for change
		• **Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation** ~~**Water use**~~ ~~**Demonstrateing how the development will promote water efficiency**~~ • **Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment** ~~**Resilience to climate change**~~ • **Demonstrate ~~ing~~ how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.**	
Chapter 4: Policies	DP42: Water Infrastructure and the Water Environment	*Amend supporting text as follows:* 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 Council has worked with Crawley Borough Council, Horsham District Council and Reigate and Banstead Borough Council to analyse the existing water environment, assess environmental capacity and establish the water infrastructure required to deliver growth, in accordance with paragraph 162 of the NPPF. 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.	Factual update

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)	Reason for change
		Water scarcity is an increasing concern as the population of the district and demand increases as new homes are built. Climate change may further increase demand and put public water supply under greater pressure in the future. South East Water has produced its Water Resources Management Plan (2014) covering the period 2015 to 2040. The Plan states that "calculations show that with less water being available for use, combined with an increasing overall demand for water, we will have insufficient supplies to meet demand". The Plan set out a water efficiency strategy that seeks to reduce water consumption for all households from 165 litres per person per day to 148.3 litres per person per day by 2040 and highlights the importance of partnership working with Local Authorities to incorporate water efficiency into all new buildings. Recommendation 1 of the Water Cycle Study proposes a standard above that required by Building Regulations. For new residential development, an internal/indoor water usage standard of 105 litres of water consumed per person per day (l/p/d) and for non-residential developments to meet a BREEAM 'Good' standard for water consumption targets. ~~In September 2014 the Department for Communities and Local Government published draft housing standards that will~~ Revisions to Part G of the Building Regulations came into effect in October 2015. These introduced an optional requirement for water efficiency into the Building Regulations that would be triggered where a local planning authority has a policy in place ~~that does so on the basis of~~ based on ~~a~~ clear and evidenced need. The policy therefore incorporates this optional requirement for all new dwellings to deliver estimated average water consumption of no more than 110 litres per person per day. The need for such a requirement in Mid Sussex is demonstrated in the Water Cycle Study which recommends a water consumption standard of 105 litres per person per day for internal/indoor water usage. In addition to this, the optional requirement includes an allowance for external water use of 5 litres per person per day. Recommendation 4 (page 105) of the Study has shaped the approach to foul and surface water provision and water supply in this policy. The recommendation suggests that developments for more than 10 dwellings should submit a Water Sustainability and Drainage Assessment as part of their application to demonstrate that they have met the requirements of this policy. It is necessary for the District Plan to address the provision of water and sewerage infrastructure	

Section of Local Plan	Local Plan Policy / Para / Appendix	Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)	Reason for change
		because it is not possible to identify all infrastructure required over the plan period as water companies only plan in five year periods through Asset Management Plans due to the way they are regulated. Developers will be required to demonstrate that there is adequate capacity or additional infrastructure can be provided in time both on and off the site to serve the development and that it would not lead to problems for existing users. Developers will need to show that they have engaged with service providers at the earliest opportunity to establish the proposed development's demand for water supply and wastewater infrastructure and how this can be met. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Statutory undertakers have only limited powers under the Water Industry Act 1991 to prevent connection ahead of required infrastructure upgrades and are reliant on robust policies to ensure improvements are provided prior to occupation and therefore can achieve sustainable development in accordance with National Planning Practice Guidance ~~(NPPG, Reference ID: 34-001-20140306)~~. It is essential to ensure that infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. Where there is a capacity constraint and no improvements are programmed by the statutory undertaker the developer will need to contact the statutory undertaker/s to agree the improvements required and how these will be funded prior to any occupation of the development.	

<table>
<tr><th>Section of Local Plan</th><th>Local Plan Policy / Para / Appendix</th><th>Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and <u>underlined</u>)</th><th>Reason for change</th></tr>
<tr><td>Monitoring Schedule</td><td></td><td>Insert new policy indicators and targets as follows:
<table>
<tr><th>Policy</th><th>Strategic Objectives</th><th>Indicator</th><th>Target</th><th>Implementation</th><th>Source</th></tr>
<tr><td><u>DP9A:</u> <u>Strategic allocation to the east of Pease Pottage</u></td><td><u>All</u></td><td><u>Housing completions on allocated site DP9A</u></td><td><u>In accordance with DP9A</u></td><td><u>Developers</u></td><td><u>Mid Sussex District Council monitoring</u></td></tr>
<tr><td><u>DP24A:</u> <u>Housing Density</u></td><td><u>1, 2, 4</u></td><td><u>Number of applications permitted at lower than the specified densities</u></td><td><u>Minimise</u></td><td><u>Mid Sussex District Council monitoring</u></td><td><u>Mid Sussex District Council monitoring</u></td></tr>
<tr><td>DP36: Trees, Woodlands and Hedgerows</td><td>3,4,5</td><td>Number of applications refused as contrary to this policy but overturned on appeal</td><td>Zero</td><td>Developers, Local Authority</td><td>Mid Sussex District Council monitoring</td></tr>
</table></td><td>To provide indicators and targets for the new proposed policies.

In response to representations from Sussex Wildlife Trust.</td></tr>
</table>

<table>
<tr><th>Section of Local Plan</th><th>Local Plan Policy / Para / Appendix</th><th>Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and <u>underlined</u>)</th><th>Reason for change</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td></td><td></td><td><u>Area of Ancient Woodland lost to development</u></td><td><u>Zero</u></td><td></td><td><u>Information from Sussex Wildlife Trust</u></td></tr>
<tr><td>DP 37: Biodiversity</td><td>3,4</td><td>Number of planning applications contrary to advice given by Natural England on biodiversity

<u>Number of priority habitats lost to development</u>

<u>Condition of SSSIs</u></td><td>Zero

<u>Zero</u>

<u>Improve</u></td><td>Public agencies, Local authority</td><td>Mid Sussex District Council monitoring

<u>Information from Natural England and Sussex Wildlife Trust</u></td></tr>
</table>
</td><td></td></tr>
<tr><td>Appendix B</td><td>List of evidence base documents</td><td>Amend evidence base as follows:

• Department for Communities and Local Government – Technical housing standards – nationally described space standard (March 2015) <u>www.gov.uk/government/publications/technical-housing-standards-nationally-described-</u></td><td>Factual update</td></tr>
</table>

<table>
<tr><th>Section of Local Plan</th><th>Local Plan Policy / Para / Appendix</th><th>Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and underlined)</th><th>Reason for change</th></tr>
<tr><td></td><td></td><td>space-standard ~~Housing Standards Review: Technical Consultation (September 2014) www.gov.uk/government/consultations/housing-standards-review-technical-consultation~~</td><td></td></tr>
<tr><td>Appendix C</td><td>Saved Local Plan Policies</td><td>Insert the following additional policies to be saved:

<table>
<tr><th>Saved Local Plan Policy</th><th>Policy type</th></tr>
<tr><td>Burgess Hill</td><td></td></tr>
<tr><td>BH1 Open Air Market, Cyprus Road</td><td>Housing</td></tr>
<tr><td>BH2 The Oaks Centre, Junction Road</td><td>Housing</td></tr>
<tr><td>BH3 Station Yard and Car Park Burgess Hill</td><td>Mixed Housing</td></tr>
<tr><td>BH6 Land north of Faulkners Way, Burgess Hill</td><td>Housing</td></tr>
<tr><td>East Grinstead</td><td></td></tr>
<tr><td>EG2 The Portlands</td><td>Conservation</td></tr>
<tr><td>EG5 East Grinstead Lawn Tennis Club</td><td>Housing</td></tr>
<tr><td>EG8 Stonequarry Woods</td><td>Housing</td></tr>
<tr><td>Haywards Heath</td><td></td></tr>
<tr><td>HH11 Land north of Rookery Farm</td><td>Housing</td></tr>
<tr><td>Pease Pottage</td><td></td></tr>
<tr><td>PP1 Hemsley nursery – residential (implemented) and public open space (not implemented)</td><td>Housing/ leisure</td></tr>
</table></td><td>It is considered expedient to save these additional policies and, in relation to Policy EG2, in response to representations from the East Grinstead Society.</td></tr>
</table>

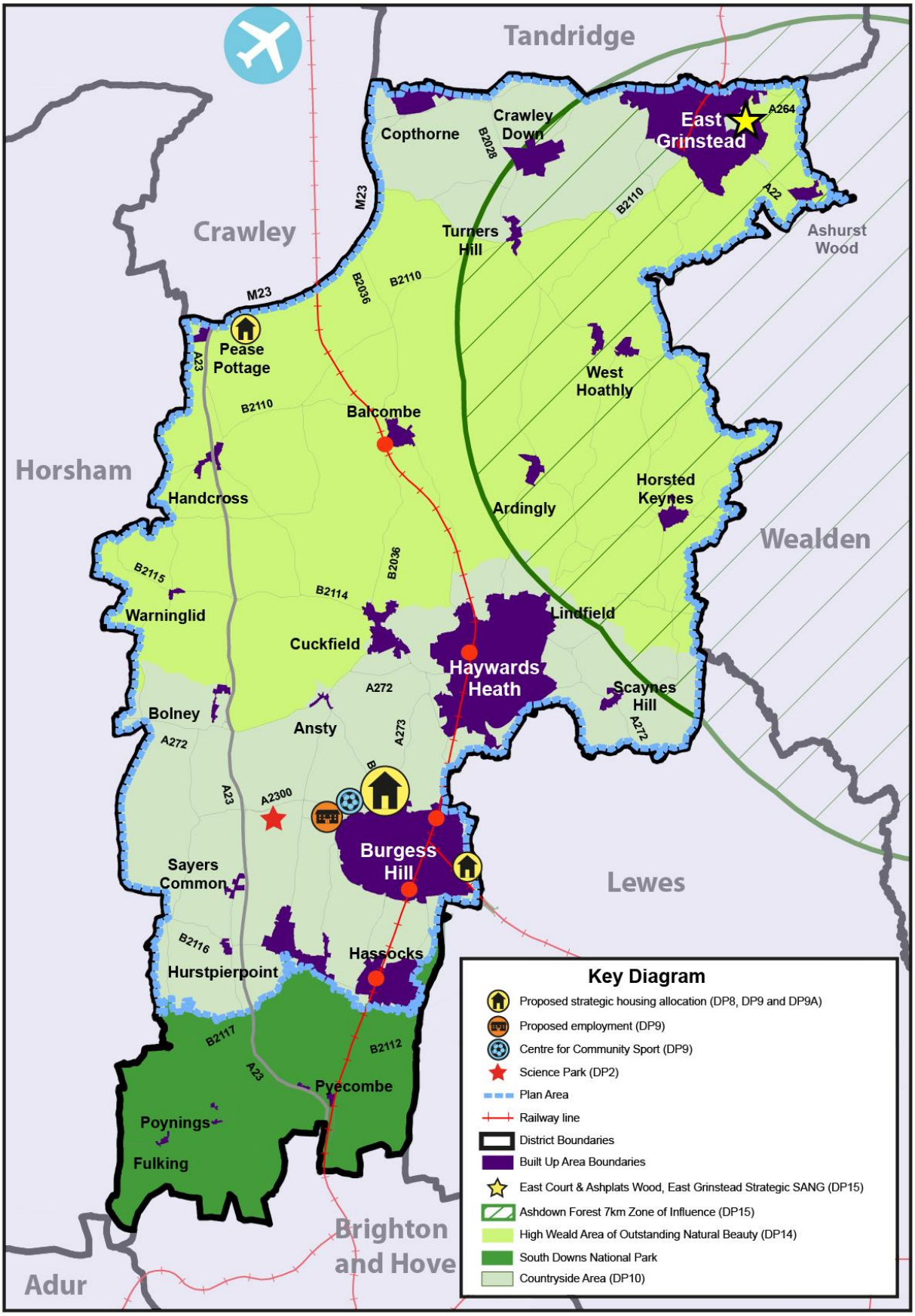
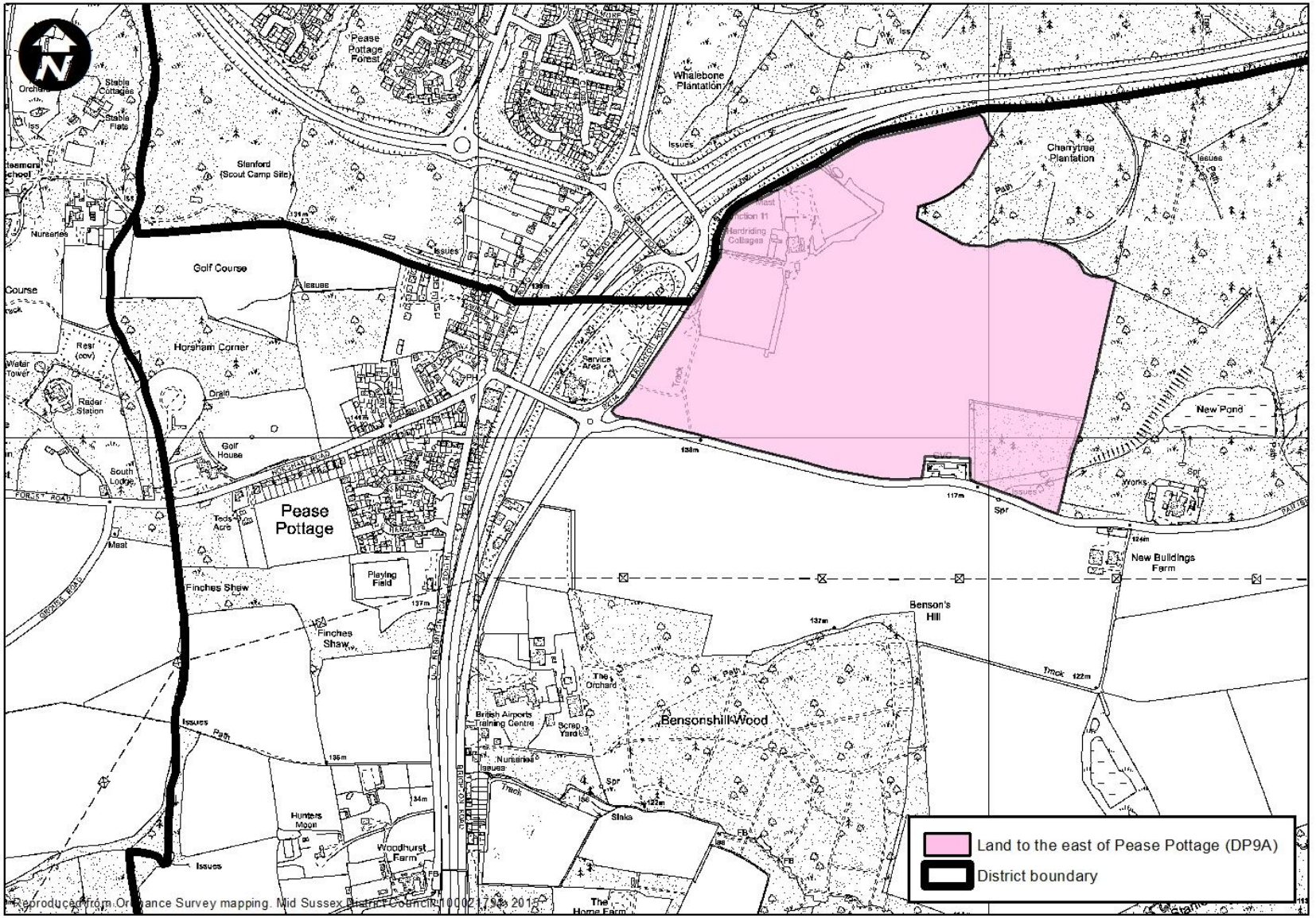
<table>
<tr><th>Section of Local Plan</th><th>Local Plan Policy / Para / Appendix</th><th>Modified text (deleted text shown in red font as ~~struck through~~ and additional text shown in red font and <u>underlined</u>)</th><th>Reason for change</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Turners Hill</th><th></th></tr>
<tr><td>TH1 Land at Clock Field</td><td>Housing</td></tr>
<tr><th>Rural Areas</th><th>Policy type</th></tr>
<tr><td><u>RA2 Rowfant Business Centre</u></td><td><u>Site specific policy</u></td></tr>
</table>
</td><td></td></tr>
<tr><td>Appendix D</td><td>Glossary</td><td>Revise text as follows:

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.

<u>Strategic Site</u> <u>– A site that delivers 500 dwellings or more that is likely to contribute to a wider than local need and trigger the need for additional services. A strategic site would often provide on-site infrastructure such as a school, community facility, shop or employment land.</u></td><td>To reflect the revised Government definition of Gypsies and Travellers.

In response to representations from DMH Stallard.</td></tr>
</table>

APPENDIX A: AMENDED KEY DIAGRAM



APPENDIX B: PROPOSED INSET MAP FOR POLICY DP9A: LAND EAST OF PEASE POTTAGE