



# Mid Sussex District Plan

Town and Parish Council Briefing – December 2023

# What is the District Plan?

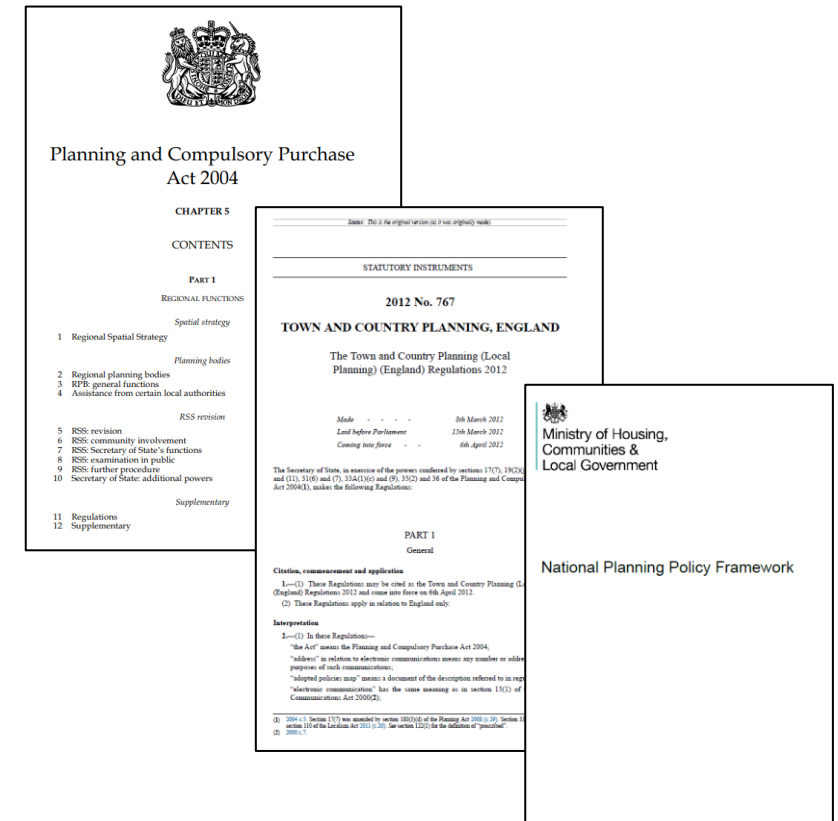


- The main planning document used by the Council when determining planning applications
- Sets a **Vision** and **Objectives** for the future of Mid Sussex and a **Strategy** to achieve them
- Looks ahead to a minimum of 15 years
- Determines future **needs** for housing, employment, retail, leisure and infrastructure and includes **sites** and **policies** to meet these needs
- Includes **policies** to conserve and enhance the natural and built environment and to address climate change
- **Current District Plan was adopted in 2018 covering the period 2014 – 2031**
- **We are required to review and update the District Plan every 5 years**



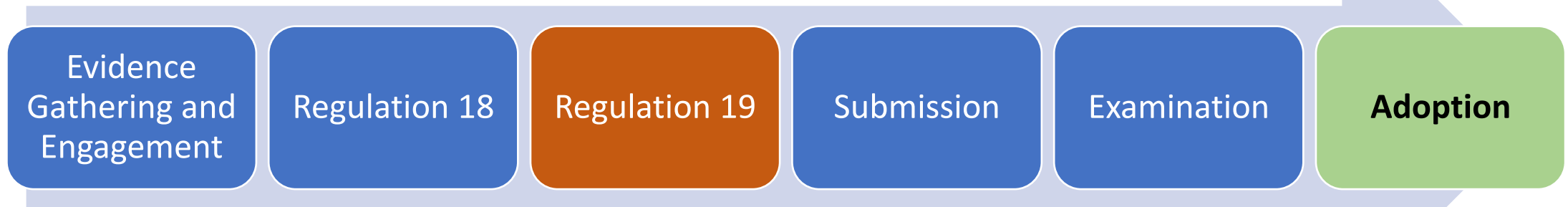
# Why adopt a District Plan?

- **Legal Duty**
- **National Planning Policy – planning system should be “Plan Led”**
- To maintain control over policies and sites
- To address local needs
- To reduce the threat of speculative development
- To plan for and secure infrastructure to support growth
- To provide certainty for communities



# What is the Plan Making Process?

- Process is governed by legislation, National Planning Policy and guidance



- Evidence Base
- Call for Sites
- T&PCs
- Working Groups

- **Scrutiny Committee**
- **Council**
- Public Consultation

- Submitted to Planning Inspectorate
- Examination in Public
- Modifications?
- Further Consultation?
- Inspector's Report

# Since Regulation 18 Consultation

- All consultation comments (2,881) have been reviewed
- Updated Evidence Base:
  - Sustainability
  - Transport Modelling
  - Site Selection and site-specific evidence studies (e.g. ecology, transport, heritage)
  - Sustainability Appraisal and Habitats Regulations Assessment
- Members Working Group
- Town and Parish Council Engagement
- **This work has informed the submission draft District Plan (Regulation 19)**

# Levelling Up and Regeneration Act

- The Levelling Up and Regeneration Act ('LURA') received Royal Assent on 26<sup>th</sup> October 2023
- The LURA proposes changes to the planning system including 'new style' Local Plans
  - This will require secondary legislation, changes to national policy and guidance
  - These are not anticipated until the end of 2024
- Transitional arrangements are in place to protect plans currently progressing – such as the District Plan
- Any Plan submitted before 30<sup>th</sup> June 2025 will be examined under the 'current' system
- The District Plan is due for submission in Spring 2024
- No benefit to delay. Delay will risk the five-year housing land supply.

# Plan Content



# Housing Need – Standard Method

- Housing Requirement is set by the Standard Method formula
- Two key components in the formula:
  - Household Projections (**must** use the 2014-based projections)
  - Affordability Adjustment (**must** use the latest workplace-based data)
- Household Projections x Affordability Adjustment = Housing Need
- **The most up-to-date figure for Mid Sussex is 1,090 dwellings per annum**
- MSDC is required to consider **unmet need** – currently around **30k** in the neighbouring Northern West Sussex and Coastal Housing Market Areas.



# Plan Strategy

Current Plan Strategy:

*“Focus development towards the three towns (Burgess Hill, East Grinstead, Haywards Heath) with proportionate growth at other settlements to meet local needs and support provision of services”*

Policies DP4 and DP6 set out how the housing requirement would be distributed – the ‘Settlement Hierarchy’

**In preparing the District Plan Review, we assessed whether this Strategy can be maintained given the extended plan period, increased housing need and availability and suitability of sites**

# Plan Strategy

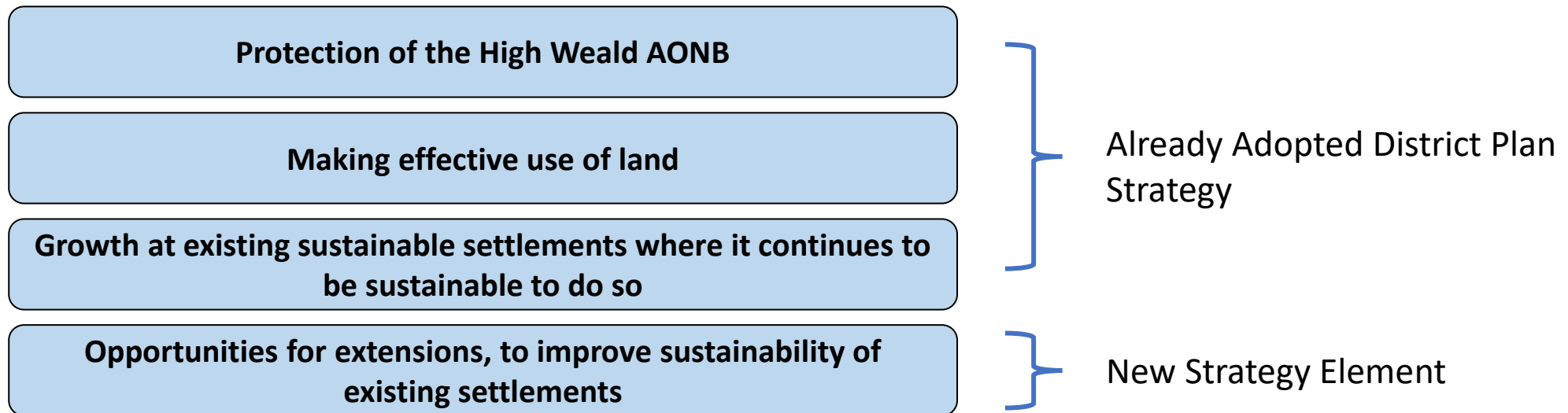
**We do not have sufficient sites to apply the current methodology**

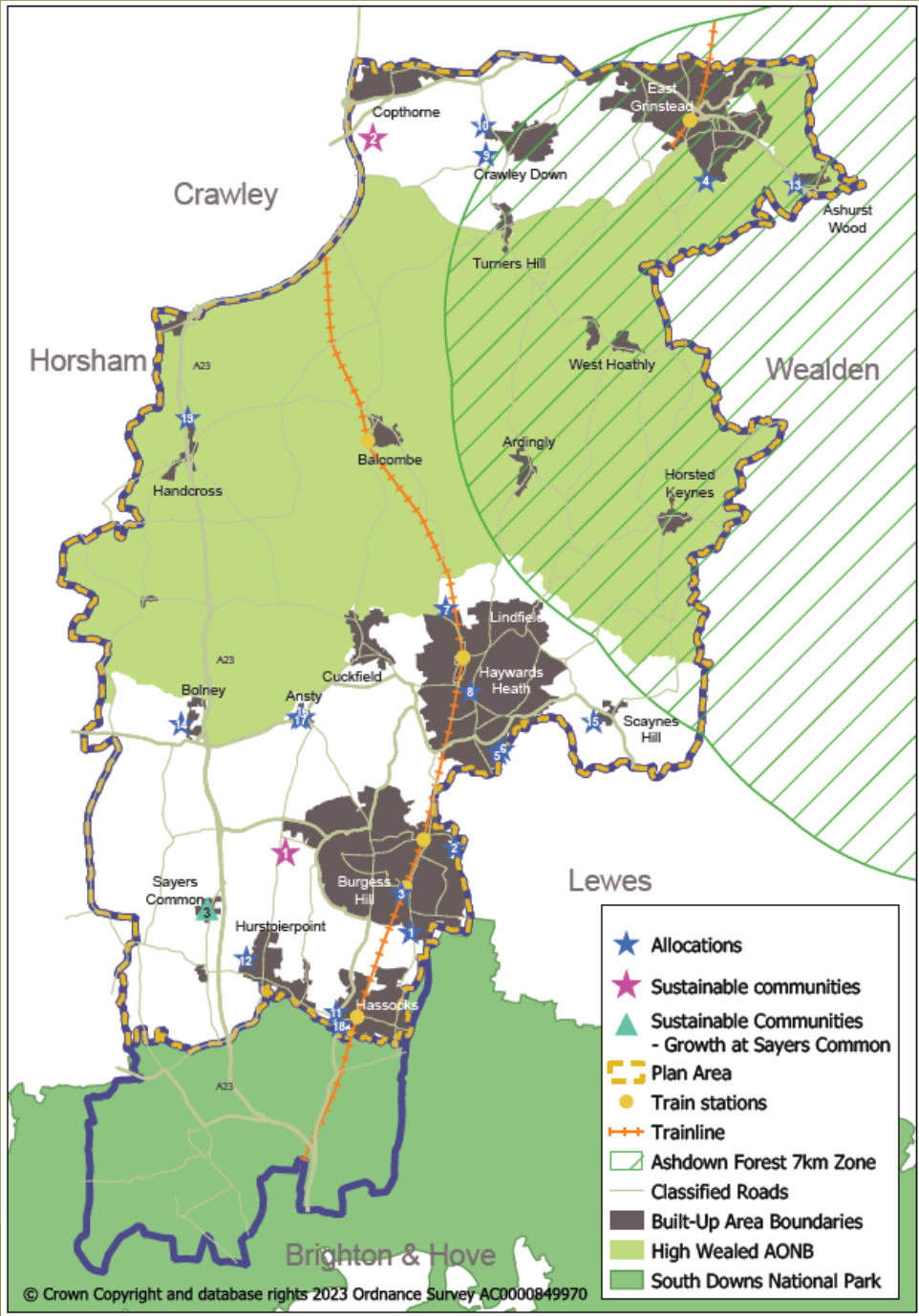
**For example:**

- The further growth potential at East Grinstead and Haywards Heath **does not** meet the proportionate requirement
- There is **no growth** potential at large villages Cuckfield and Lindfield (0 sites)
- There is **no growth** potential at smaller villages Ardingly, Balcombe, Horsted Keynes, West Hoathly (0 sites)
- There is **limited further growth** potential at other AONB settlements
- However, there is potential for growth at settlements such as Bolney, Copthorne and Sayers Common

# Updated District Plan Strategy

- Need to revise the Plan Strategy
- Reflects the findings from the SHELAA and Site Selection Process
- Still allows for proportionate, sustainable growth - however takes advantage of opportunities to improve sustainability at settlements that are currently less sustainable





# Sustainable Communities

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

# Housing Allocations

| Housing Site Allocations |  |               |
|--------------------------|--|---------------|
| Policy Ref               | Site   | Yield to 2039 |
| DPA1                     | Batchellor's Farm, Keymer Road, Burgess Hill                           | 33            |
| DPA2                     | Land south of Apple Tree Close, Janes Lane <sup>1</sup> , Burgess Hill | 25            |
| DPA3                     | Burgess Hill Station   | 300           |
| DPA4                     | Land of West Hoathly Road, East Grinstead                              | 45            |
| DPA5                     | Land at Hurstwood Lane, Haywards Heath                                 | 36            |
| DPA6                     | Land at junction of Hurstwood Lane and Colwell Lane, Haywards Heath    | 30            |
| DPA7                     | Land east of Borde Hill Lane, Haywards Heath                           | 60            |
| DPA8                     | Orchards Shopping Centre, Haywards Heath                               | 100           |
| DPA9                     | Land to west of Turners Hill Road, Crawley Down                        | 350           |
| DPA10                    | Hurst Farm, Turners Hill Road, Crawley Down                            | 37            |
| DPA11                    | Land rear of 2 Hurst Road, Hassocks                                    | 25            |
| DPA12                    | Land west of Kemps, Hurstpierpoint                                     | 90            |
| DPA13                    | The Paddocks, Lewes Road, Ashurst Wood                                 | 8             |
| DPA14                    | Land at Foxhole Farm, Bolney   | 200           |
| DPA15                    | Ham Lane Farm House, Ham Lane, Scaynes Hill                            | 30            |
| DPA16                    | Land at Ansty Fields and rear of Challoners, Ansty                     | 30            |
| DPA17                    | Land to the west of Marwick Close, Bolney Road. Ansty                  | 45            |
| Total                    |  | 1,444         |

# DPH1: Housing

|  |               |
|--|---------------|
| <b>Total Mid Sussex Need 2021 - 2039</b>   | <b>19,620</b> |
| Completions 2021/22                        | 1,187         |
| Completions 2022/23                        | 1,053         |
| Commitments                                | 9,921         |
| Sustainable Communities<br>(DPSC1 – DPSC7) | 5,243         |
| Housing Allocations (DPA1 – DPA17)         | 1,444         |
| Windfall / Brownfield Allowance            | 1,768         |
| <b>Total Housing Supply</b>                | <b>20,616</b> |
| Over-Supply                                | +996          |

# Infrastructure

- The District Plan sets out the on-site and off-site infrastructure requirements for each allocation
- This includes **Strategic** (e.g. education, transport, health) and **Local** infrastructure
- The accompanying **Infrastructure Delivery Plan (IDP)** sets out the requirements, responsibility and approximate costs
- The IDP will remain 'live' and will continue to be updated to reflect infrastructure needs
- Infrastructure was a key focus for the Town and Parish engagement sessions, to:
  - Discuss Strategic infrastructure needs identified by statutory providers
  - Identify Local Community Infrastructure (LCI) needed to support planned growth
- The Town and Parish engagement informed the latest IDP



# Policies

- Planning applications will be determined against the policies within the District Plan
- Set the requirements for developers on a range of issues:

Sustainability

Countryside

Transport

Sustainable  
Communities

Infrastructure

Natural  
Environment

Built  
Environment

Economy

Housing

development is sited in a West Sussex Minerals Consultation Area, further work will be required in conjunction with West Sussex County Council as the Minerals Planning Authority to identify whether minerals are accessible in sufficient amounts to be economically viable to extract.

## DPC1: Protection and Enhancement of the Countryside

The countryside will be protected in recognition of 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 best and most versatile agricultural land (Grades 1, 2 and 3a) will be protected from non-agricultural development proposals and will be protected from being covered by artificial surfaces that will prevent future use of the soils. Where significant development of any grade of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

Development proposals should demonstrate they are informed by landscape character. The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans)

will be used to assess the impact of development proposals on the rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Development Plan Document produced by the District Council.

Economically viable mineral reserves within the district will be safeguarded.



## DPI5: Open Space, Sport and Recreational Facilities

Development that provides new and/or enhanced open space, leisure, sport and recreational facilities, including allotments, to support healthy lifestyles and in accordance with the strategic aims of the Playing Pitch Study, Play & Amenity Green Space Study and Community Buildings Study (or as the studies are updated) will be supported.

The provision of new open space, leisure, sport and recreational facilities, including the provision of public open space, play areas and equipment, will be required for all new residential developments in accordance with Policies DPI1: Securing Infrastructure and DPI2: Planning Obligations. On-site provision will be required where appropriate, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities. The design of open space and public realm should accord with the Mid Sussex Design Guide SPD.

Sites for appropriate open space, leisure, sport and recreational facilities to meet local needs will be identified through Neighbourhood Plans or a Development Plan Document produced by the District Council.

- Proposals that involve the loss of open space, leisure, sports and recreational buildings and land, including playing fields, will not be supported unless:
- an assessment has been undertaken which has clearly shown the open space, leisure, sports or recreational land or 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 benefits of which clearly outweigh the loss of the current or former use.

Whilst a site may be surplus to requirements for open space, leisure, sport and recreation use, it may still be of environmental, social or cultural value. The site's development may have unacceptable visual or amenity impact, or adversely affect its wider healthy lifestyles, green infrastructure or biodiversity functions, including for climate change mitigation and resilience. Applicants will therefore need to carefully consider such as proposal alongside other policies in this Plan.



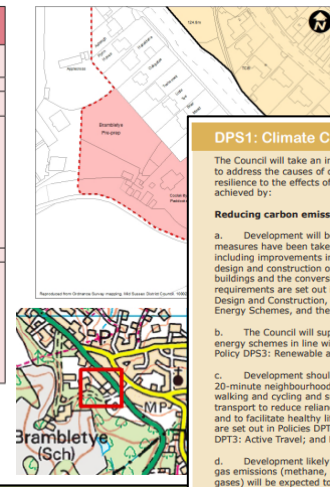
## DPH17: The Paddocks, Lewes Road, Ashurst Wood

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                 |      |                      |              |
|-----------------|------|----------------------|--------------|
| SHELAA:         | 984  | Settlement:          | Ashurst Wood |
| Gross Site Area | 0.84 | Number of dwellings: | 8 - 12       |

|           |   |
|-----------|---|
| Structure | On-site:<br>30% affordable housing<br><br>Financial contributions towards the provision of:<br>Playspace<br>Sport facilities<br>Community buildings<br>Library<br>Education<br>Ashdown Forest SPA and SAC mitigation measures |
|-----------|---|

**Requirements:**  
to Policy DPH4 which sets out the general development principles District Plan housing allocations.  
be suitable access from Lewes Road.  
a landscape-led approach to development.  
Take a LVIA to inform an appropriate layout, design and going to conserve and enhance the High Weald AONB.  
mature trees/ hedgerows on site boundaries. The layout of the build take into account the location of the trees and allow for their retention and to prevent overshadowing into private gardens.  
the appearance of a car-dominated layout in the design of the consent in accordance with the Mid Sussex Design Guide SPD.



## DPS1: Climate Change

The Council will take an integrated and holistic approach to address the causes of climate change and to increase resilience to the effects of climate change. This will be achieved by:

### Reducing carbon emissions

- Development will be expected to demonstrate that measures have been taken to reduce carbon emissions, including improvements in energy efficiency and in the design and construction of buildings. This includes new buildings and the conversions of existing buildings. Detailed requirements are set out in Policies DPS2: Sustainable Design and Construction, DPS3: Renewable and Low Carbon Energy Schemes, and the Mid Sussex Design Guide SPD.
- The Council will support renewable and low carbon energy schemes in line with the requirements set out in Policy DPS3: Renewable and Low Carbon Energy Schemes.
- Development should adopt the principles of the 20-minute neighbourhood and prioritise active travel such as walking and cycling and sustainable transport such as public transport to reduce reliance on private modes of transport and to facilitate healthy lifestyles. Detailed requirements are set out in Policies DPI1: Placemaking and Connectivity; DPI3: Active Travel; and DPI1: Character and Design.
- Development likely to be sources of other greenhouse gas emissions (methane, nitrous oxide and fluorinated gases) will be expected to demonstrate that opportunities have been taken to reduce these emissions. This includes proposals that may use these other greenhouse gases in their design and operation, for example, refrigerants and air conditioning systems.

### Maximising carbon sequestration

- Development should protect existing trees, woodland and hedgerows and seek opportunities to plant appropriate species of trees in appropriate places. Detailed policy requirements are set out in Policy DPN4: Trees, Woodland and Hedgerows.
- Development will be expected to protect existing carbon sinks and take opportunities to provide nature-based solutions for carbon capture.
- Development will be expected to take opportunities to improve soil health and minimise disturbance to soils in order to protect soil biodiversity and carbon storage. Detailed policy requirements are set out in Policies DPN1: Biodiversity, Geodiversity and Nature Recovery, and DPS2: Sustainable Design and Construction.





# Consultation

- The submission draft District Plan (Regulation 19) will be subject to a 6-week consultation commencing in January
  - In accordance with the regulations, the Regulation 19 consultation is focussed on “**legal**” and “**soundness**” matters only
  - Responses are limited to comments on the legal soundness of the Plan – guidance can be found in the Community Involvement Plan and online at <https://www.gov.uk/government/publications/model-representation-form-for-local-plans>
  - All responses are submitted to the Inspector for their consideration
  - Frequently Asked Questions will be provided online
- **The Community Involvement Plan (CIP) details the approach to consultation**

# Next Steps

- **Regulation 19 Consultation:** January 12<sup>th</sup> to February 23<sup>rd</sup> 2024
  - **Submission to the Secretary of State:** April 2024 (estimated)
  - **Examination Hearings:** Summer 2024 (estimated)
  - **Adoption:** Autumn/Winter 2024 (estimated)
- 
- [District Plan Review Animation](#)

