



Position Statement 1:

Delivering Sustainable Development

in Mid Sussex

DRAFT - November 2025

1. Background	2
Purpose of the Position Statement.....	2
Sustainability Appraisal and Habitats Regulations Assessment	3
Engagement.....	3
2. National Planning Policy Framework - Context	4
National Planning Policy Framework	4
Standard Method – Housing Need	6
Housing Land Supply and Housing Delivery Test	6
3. Development Plan Context	7
Legal position	7
Adopted Plans.....	7
Neighbourhood Plans	8
District Plan Review.....	8
Weight to be applied to this Position Statement	9
4. Approach to Delivering Sustainable Development	9
Location of Development.....	10
Plan Making Evidence	11
Planning mechanisms	12
5. Preferred Sites	13
6. Decision Making Principles.....	16
Principle 1: Sustainability	18
Principle 2: Natural Environment and Green Infrastructure	21
Principle 3: Countryside	23
Principle 4: Built Environment	25
Principle 5: Transport.....	27
Principle 6: Economy.....	30
Principle 7: Housing	33
Principle 8: Infrastructure	35

Appendix A: Adopted Policy Weight	37
Appendix B: Neighbourhood Plan Status	45
Appendix C: Preferred Sites.....	46
Annex A: Potential active travel route – Sayers Common to Burgess Hill	77

Position Statement 1: Delivering Sustainable Development in Mid Sussex

1. Background

- 1.1. The purpose of this Position Statement is to outline the Council's approach to delivering sustainable development and provide guidance to developers and stakeholders in the preparation and determination of planning applications.
- 1.2. The Mid Sussex District Plan was adopted in 2018. Local Planning Authorities (LPAs) are required to review, and update if required, local plans within five years from the date of adoption. Whilst the Council has a Housing Delivery Test score of 142% (latest data -2023 measurement) it can no longer demonstrate a five-year housing land supply as required by the National Planning Policy Framework (NPPF).
- 1.3. In accordance with paragraph 11 of the NPPF, where the policies which are most important for determining the application are out of date and where the LPA cannot demonstrate a five year supply of deliverable housing sites, the weight that can be afforded to the adopted District Plan policies needs to be considered in the planning balance, according to their consistency with the NPPF.
- 1.4. A review of the adopted District Plan commenced in 2022. The Submission Draft Plan was submitted for Examination in July 2024. Following examination hearing sessions in October 2024, the Inspector wrote to the Council explaining that she was likely to conclude that the plan had failed the legal duty to cooperate. Therefore, the adoption of an updated District Plan has been delayed.
- 1.5. The Council takes a proactive approach towards delivering sustainable development. It wants to continue to support sustainable growth in the district and to shape where speculative development occurs to achieve the best outcomes for Mid Sussex residents and businesses. This Position Statement therefore sets out how the Council will continue to support growth in sustainable locations during the period until a new Local Plan for Mid Sussex is adopted.

Purpose of the Position Statement

- 1.6. In a situation where the Council is unable to demonstrate a five-year housing land supply and in accordance with the National Planning Policy Framework (NPPF) paragraph 11, the presumption in favour of sustainable development is engaged. The Council has prepared

this Position Statement to provide developers and other stakeholders guidance on how the Council will consider speculative planning applications. The Council is a pro-growth authority with a good track record of housing delivery and wants to do all it can to boost the overall supply of housing and to ensure the district's housing needs are met. However, the Council wants to ensure that future development takes place in the right places, is delivered in a sustainable and high-quality manner and is accompanied by the necessary infrastructure.

- 1.7. This Position Statement does not replace the policies of the adopted Development Plan Documents (which are set out in section 3) nor is the Position Statement a Development Plan Document carrying the same legal weight. It has been approved by the Council and forms a material consideration in the determination of planning applications which are not subject to allocations within the adopted development plan.

Sustainability Appraisal and Habitats Regulations Assessment

- 1.8. This Position Statement does not form part of the development plan; it is not a Supplementary Planning Document and it is not planning policy. Therefore, Strategic Environmental Assessment or Sustainability Appraisal (SEA/SA) and Habitats Regulations Assessment are not required to be undertaken for this Position Statement.

Engagement

- 1.9. The Submission Draft District Plan was subject to consultation with stakeholders at Regulation 18 stage (November/December 2022) and Regulation 19 stage (January/February 2024) ahead of its submission to the Secretary of State. The sites and principles set out within the rest of this Position Statement are based upon the proposed allocations and policies set out within the Regulation 18 and Regulation 19 versions of the District Plan. Therefore, they have been subject to public consultation. The Council is cognisant of the fact that there remain unresolved objections to a number of proposed allocations and policies, however some weight should be afforded to the fact that the content has been shaped and refined as a result of engagement.
- 1.10. The Council holds a regular forum, the Developer Liaison Group, which includes representatives from the development community that are active in Mid Sussex. The purposes and content of this Position Statement have been shared with this group for comment, and the content refined accordingly.

Structure of Document

- 1.11. The position statement is structured as follows:
 - o Section 2 provides the planning policy context for the statement including in relation to the tilted balance, housing requirement and housing land supply.

- Section 3 explains the development plan context of the statement and how the statement relates to the adopted development plan and the weight to be afforded to it.
- Section 4 outlines how the Council will seek to deliver sustainable development in the district.
- Section 5 presents the Council's preferred sites for development beyond those allocated within relevant development plan documents.
- Section 6 sets out how the Council will consider planning applications on other speculative sites in a series of Development Principles
- Appendix A - Weight to Adopted Policies
- Appendix B – Neighbourhood Plan Status
- Appendix C – Preferred Sites

2. National Planning Policy Framework - Context

National Planning Policy Framework

2.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (NPPF, paragraph 2). Material considerations include the NPPF and planning practice guidance.

2.2. The NPPF goes on to state at paragraph 11 that:

'Plans and decisions should apply a presumption in favour of sustainable development ...

For decision-taking this means:

- c) approving development proposals that accord with an up to date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date⁸, granting permission unless:*
 - i) the application of policies in the Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or*
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making affective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.*

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or with the Broads Authority) or defined as Heritage Coast, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

⁸ This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 232.

⁹ The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.'

2.3. In the circumstances set out in paragraph 11d, this has the effect of reducing the weight that may be afforded to the policies in the District Plan and engages the 'tilted balance' where there is an expectation that planning applications should be approved. This does not mean all policies in the adopted District Plan are out of date, but a judgement needs to be made on how much weight should be afforded to the relevant policies.

2.4. Paragraph 49 states:

"Local planning authorities may give weight to relevant policies in emerging plans according to:

the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."

2.5. Section 3 explains that the Council is preparing a new District Plan to replace the adopted District Plan. The Submission Draft District Plan has reached an advanced stage, however there are still unresolved objections (as the Plan is still at examination and not found 'sound'). The amount of weight that can be afforded the Submission Draft District Plan is therefore limited.

Standard Method – Housing Need

2.6. The adopted District Plan (2018) was prepared prior to the introduction of the standard method for calculating local housing need. It instead contains the housing requirement based on an assessment of the District's objectively assessed housing need as well as the area's ability to accommodate unmet needs from neighbouring authorities. The housing requirement in the adopted District Plan for the period 2014 to 2031 is 16,390 at an average of 964 dwellings per year (using a stepped trajectory).

2.7. NPPF, paragraph 78 states:

“...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹...”

³⁸ The Delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirement may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

³⁹ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance. ‘

2.8. As the strategic policies in the District Plan are over five years old, the housing need figure for Mid Sussex requires updating (therefore NPPF, footnote 39 does not apply). The local housing need should now be calculated using the standard method. This figure is currently 1,334 dwellings per annum (as of April 2025).

Housing Land Supply and Housing Delivery Test

2.9. Mid Sussex has an excellent record of housing delivery. It was able to demonstrate a five-year housing land supply between 2018 (when the District Plan was adopted) and 2024 when the current plan's housing requirement became out of date and Standard Method housing figures are required to be used. The most recent Housing Delivery Test score for Mid Sussex is 142% (2023 measurement).

2.10. The Council is now required to calculate its five-year housing land supply using the Standard Method. The changes to the NPPF in December 2024 affected the methodology LPAs should use to calculate their five-year supply and increased the need figure from

876dpa (adopted Plan) and 1,090dpa (Submission Draft District Plan) to 1,358dpa based on the most up-to-date figures. This significant increase meant the Council was no longer able to demonstrate a five-year housing land supply.

2.11. As the Council can no longer demonstrate a five-year supply of housing, NPPF paragraph 11d, footnote 8 indicates that policies that affect the supply of housing may be considered out of date. This reduces the weight that may be given to such policies and engages the ‘tilted balance’ in decision making. Appendix A sets out the weight that the Council applies to its adopted policies.

3. Development Plan Context

Legal position

3.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (NPPF, para 2). The development plan is the starting point for the determination of planning applications, and this does not change with the approval of this Position Statement. This Position Statement will be a material consideration in the determination of planning applications.

Adopted Plans

3.2. The development plan for Mid Sussex comprises the following documents:

- Mid Sussex District Plan 2014-2031 (adopted 2018)
- Site Allocations Development Plan Document (adopted 2022)
- Neighbourhood Plans (various)
- Saved policies from the Local Plan (adopted 2004) and Small Scale Housing Allocation DPD (adopted 2008)

3.3. The Site Allocations DPD (2022) allocates additional housing and employment land to ensure that the housing and employment land requirements of the District Plan were met in full. In addition, it includes five strategic development management policies which support the delivery of sustainable development.

3.4. A few policies in the 2004 Local Plan and the Small Scale Housing Allocations DPD continue to form part of the development plan as they allocate land for housing and these sites have yet to be implemented.

Neighbourhood Plans

3.5. There are 20 made neighbourhood plans in Mid Sussex which give 100% coverage of the District Plan area. These neighbourhood plans vary in age and content and not all neighbourhood plans allocate land for housing. NPPF, paragraph 14, states that:

'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement....'*

3.6. There are no neighbourhood plan areas where paragraph 14 is engaged. This is because either the neighbourhood plan is more than five years old, or it is less than five years old but does not allocate land for housing. This is set out in Appendix B.

3.7. However, this does not mean that the neighbourhood plans are out of date; just that the weight to be afforded to policies which restrict the delivery of housing is reduced and the tilted balance applies. When determining planning applications, the Council will need to consider on a case-by-case basis how the policies of the relevant neighbourhood plan should be applied. The Council continues to apply full weight to neighbourhood plan policies that allocate land for housing.

District Plan Review

3.8. The review of the District Plan commenced in 2022. The District Plan Review was published for consultation (Regulation 18) in November 2022 and pre-submission publicity (Regulation 19) took place in January 2024.

3.9. In July 2024, the Submission Draft Mid Sussex District Plan 2021-2039² (referred to in this document as the “Submission Draft District Plan”) was submitted to the Secretary of State for Independent Examination. Stage 1 examination hearings took place in October 2024. Subsequently, on 4 April 2025, the Inspector appointed to examine the Submission Draft District Plan wrote to the Council with her post-hearing findings which advised that she is minded to fail the Plan on Duty to Cooperate grounds.

3.10. At the time of writing, the Council has not withdrawn the District Plan and the plan remains at examination. However, given NPPF paragraph 49 and the Inspector’s post

hearing findings, the Council can only give limited weight to the draft Plan when determining relevant planning applications until it is at a more advanced stage and should it be withdrawn it will carry no weight.

Weight to be applied to this Position Statement

3.11. Given the legal position, content of the NPPF and status of the Development Plan, the Council will afford the following weight in decision making:

- National Planning Policy Framework – Full Weight
- Adopted District Plan – determined on a policy-by-policy basis – see Appendix A.
- Site Allocations DPD - Full Weight
- Neighbourhood Plans – determined in a policy-by-policy basis, dependent on conflict with adopted District Plan and NPPF (particularly paragraph 14).
- Submission Draft District Plan – Limited Weight
- Position Statements (1: Delivering Sustainable Development & 2: Infrastructure) – Material Considerations

4. Approach to Delivering Sustainable Development

4.1. In accordance with the NPPF, the Council takes a positive approach to boosting housing supply in Mid Sussex. This section explains how the Council will achieve this during the intervening period until a new District Plan is adopted.

4.2. The Council's overarching approach for delivering sustainable development is:

- **To continue to support sites that have been allocated for housing (within the adopted District Plan, Site Allocations DPD, saved policies from the Local Plan 2004 and Small Scale Housing DPD, and Neighbourhood Plans).**
- **To support development on sites identified for allocation in the Submission Draft District Plan (the 'Councils Preferred Sites' – see section 5) that:**
 - **deliver the site-specific principles set out in Appendix C; and**
 - **the infrastructure requirements set out in the Infrastructure Delivery Plan; and**
 - **are in general conformity with the Development Principles set out in Section 6 of this Position Statement**

4.3. For sites that are not currently allocated, or were not proposed for allocation in the Submission Draft District Plan (i.e. those listed in Section 5), the Council will positively consider sites that:

- **aligns with the vision and objectives of the adopted District Plan (2018), protecting the natural beauty and special characteristics of the High Weald**

National Landscape and directing growth to the most sustainable settlements; and

- **accords with the settlement hierarchy set out in adopted District Plan policy DP6: Settlement Hierarchy, by delivering development that is appropriate to the scale and function of the settlement it relates to; and**
- **demonstrates that it meets local housing needs; and**
- **does not prejudice (individually or cumulatively) comprehensive long-term development and/or the delivery of allocated or 'preferred' sites; and**
- **are in general conformity with the Development Principles set out in Section 6 of this Position Statement**

4.4. Whilst the Council gives support to specific sites listed in section 5, this Position Statement is not intended to be used to refuse or object to sites that are not listed. Furthermore, the order in which the sites are listed does not reflect any hierarchy or prioritisation for sites to come forward.

Location of Development

4.5. Approximately 50% of the district is within the High Weald National Landscape (Area of Outstanding Natural Beauty – AONB). Protection of designated landscapes is important for the landscape itself and to support nature recovery and resilience to the effects of climate change. It also has benefits of being an attractive destination for visitors. National Planning Policy (para 190) is clear that great weight should be afforded to conserving and enhancing the landscape and scenic beauty of AONBs and their wildlife and cultural heritage. Protection of this area therefore forms an important part of the Council's approach to delivering sustainable development.

4.6. Mid Sussex has a distinctive settlement pattern, containing three main towns and a large number of large and small villages. Policy DP6: Settlement Hierarchy in the adopted District Plan sets out the settlement hierarchy for the district and which category each settlement is aligned to.

Category	Settlement Characteristics and Function	Settlements
Category 1	Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.	Burgess Hill East Grinstead Haywards Heath
Category 2	Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities,	Cophorhne Crawley Down Cuckfield Hassocks

	including employment opportunities and access to public transport.	Hurstpierpoint Lindfield
Category 3	Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.	Albourne Ardingly Ashurst Wood Balcombe Bolney Handcross Horsted Keynes Pease Pottage Sayers Common Scaynes Hill Sharphorne Turners Hill West Hoathly
Category 4	Small villages with limited services often only serving the settlement itself.	Ansty Staplefield Slaugham Twineham Warninglid

4.7. The NPPF confirms that policies seeking to maximise development in the most sustainable settlements as required by DP6 is still relevant. Paragraphs 83 and 84 seek to promote sustainable development in rural areas.

Plan Making Evidence

4.8. Beyond the site selection evidence, the Council has prepared an extensive evidence base which it believes is robust. This includes landscape assessment, transport modelling, an Infrastructure Delivery Plan and economic growth assessment. The evidence remains relevant and up to date and can therefore be used to inform planning decisions. Section 6 sets out a series of Development Principles and highlights the evidence that has been used to support them. The evidence base is not planning policy, however applicants should have regard to the latest evidence when preparing planning applications.

4.9. The [Strategic Housing Market Assessment](#) (2021) provides up to date information on the housing mix, demand for specialist accommodation and affordable housing. The [Economic Growth Assessment](#) (2022) provides up to date information on the amount and type of employment that is required in Mid Sussex. The [Gypsy and Traveller Accommodation Assessment](#) (2022) provides an assessment of the housing needs for the travelling community.

4.10. The Infrastructure Delivery Plan (IDP) is a ‘live’ document that sets out the infrastructure that is required to support development in Mid Sussex. The IDP sets out the current position with regards to infrastructure and is based on consultation and engagement with

statutory infrastructure providers (such as Education, Health and Utilities). The IDP remains a material consideration in relation to infrastructure provision.

4.11. Position Statement 2 – Infrastructure sets out the Council's approach to developer contributions (in Mid Sussex, these are agreed via Section 106).

Planning mechanisms

4.12. There are several actions that the Council currently takes and will continue to take to improve housing delivery rates and overcome barriers to housing delivery. The Council:

- uses planning conditions that require development to begin within a timescale shorter than the relevant default period. The Council will apply a 'two year and one year condition' on an outline planning permission rather than the standard 'three year and two year condition,' unless there are exceptional circumstances that warrant an alternative approach. NPPF paragraph 81 confirms that this is an approach that LPAs can consider to ensure timely implementation of planning permissions
- uses Planning Performance Agreements on larger sites, to provide a clear timescale for determining planning applications.
- operates a pre-application advice service, strongly encouraging prospective applicants to use the service prior to the submission of planning applications.
- has employed a dedicated Development Manager who deals solely with the planning applications at Brookleigh, Burgess Hill.
- has employed a dedicated Sustainable Communities Officer who has responsibility for dealing with the Sustainable Communities sites (set out in this Position Statement). This officer is working alongside Planning Policy officers during the plan making and pre-application stage. They will then be the Planning Officer dealing with any future planning applications on these sites.
- works and engages with a Developer Liaison Group, which includes representatives from the development community operating in Mid Sussex, to overcome barriers to development/delivery of sites.
- has established Transport Infrastructure Management Group, working closely with West Sussex County Council as Highways Authority, National Highways and other transport stakeholders. This group will monitor and manage the delivery of transport infrastructure.
- works with neighbouring authorities on the delivery of significant sites with cross boundary relationships
- works with statutory consultees and service providers to inform the Infrastructure Delivery Plan and identifies any infrastructure issues that may delay site delivery.

4.13. The Council expects sites to be capable of delivery on grant of detailed planning permission, within five years (i.e. deliverable site) in order to contribute towards the

Council's five year housing land supply. It is acknowledged that more significant sized sites and mixed-use sites will have a longer lead-in time and may have limited completions on site within five years of permission being granted.

5. Preferred Sites

- 5.1 The Submission Draft District Plan proposed sufficient housing sites to meet the housing need for the district until 2039. The Council considers it has a robust site selection process which has led to these sites being chosen and they have been tested through Sustainability Appraisal, Habitat Regulation Assessment, Viability and Transport modelling. Further information on the site selection process can be found on the evidence base page of the web site.
- 5.2 The sites have been subject to consultation with infrastructure providers, town and parish Councils and local communities. The consultation feedback has shaped the policy and infrastructure requirements to be delivered alongside new homes. Many of the site-specific policy requirements were the subject of discussion and agreement with site promoters/developers during the preparation of the Plan. The Council recognises that there remain objections to these sites and that they haven't been tested through independent examination. However, when making its decision to approve the Submission Draft District Plan for public Examination, the Council was satisfied that the proposed site allocations represented the most sustainable pattern of development for the district.
- 5.3 Therefore, the Council continues to support the delivery of the housing sites and the sustainable communities identified for development in the Submission Draft District Plan and continues to work with site promoters/developers to bring them forward as soon as practically possible. A number of sites have now been subject to pre-application discussion, or have submitted a planning application, or have been granted planning permission. Planning Performance Agreements (PPAs) will be entered into for larger sites to provide developers with a clear timeline for determination of planning applications.
- 5.4 The Council will expect planning applications on the preferred sites to be in general conformity with:
 - Site-specific development principles set out in Appendix C
 - Decision Making Principles set out in Section 6
 - Site specific infrastructure requirements set out the Infrastructure Delivery Plan
 - Position Statement 2: Infrastructure (for items not covered by the Infrastructure Delivery Plan)

Sustainable Communities

The Submission Draft District Plan sought to allocate three sustainable communities

- Land to the West of Burgess Hill / North of Hurstpierpoint – 1,350 dwellings
- Land at Crabbet Park – 2,000 dwellings
- Sayers Common – 2,543 dwellings

5.5 These developments will deliver a quantum of growth that will support provision of new services and facilities such as education health, employment, retail and open space to meet day to day needs. At Sayers Common five sites collectively form a sustainable community, as an extension to the existing village. The Council will continue to work with agents and developers to bring forward these sites.

SHELAA ID	Site	Settlement	Dwellings (approx.)
740	Land to the West of Burgess Hill / North of Hurstpierpoint	Burgess Hill	1,350
18	Land at Crabbet Park	Copthorne (Mid Sussex) and Crawley Borough	2,000
799	Land to the South of Reeds Lane, Sayers Common	Sayers Common	2,000
1026	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	Sayers Common	33
601	Land at Coombe Farm, London Road, Sayers Common	Sayers Common	210
830	Land to the West of Kings Business Centre, Reeds Lane, Sayers Common	Sayers Common	100
1003	Land at LVS Hassocks, London Road, Sayers Common	Sayers Common	200

5.6 All sites over 1,000 dwellings should address the following:

- **Progress in accordance with an allocation-wide Masterplan, Design Code, Infrastructure Delivery Strategy and Phasing Plan which will have been submitted to and approved by the local planning authority.**
- **The Masterplan should be informed by a community engagement exercise and consider relationships with existing settlements and other allocations and proposed development to ensure all future development is integrated with the existing community.**
- **The Infrastructure Delivery Strategy should demonstrate how the infrastructure will be delivered in a timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community. Key elements**

such as shops and transport hubs should be delivered at the earliest opportunity to maximise patronage and long-term success.

- Development should support a vibrant and inclusive community which embodies local living and the 20-minute neighbourhood principle¹ of a complete, compact and well-connected neighbourhood in which people can meet most of their daily needs within a convenient walk or cycle ride.

5.7 To achieve a sustainable community at Sayers Common, it is crucial that development at this location is considered collectively rather than individually. A [Statement of Common Ground](#) was agreed between the Council and the site promoters in this location which sets out the parties' commitment to this approach. For sites at Sayers Common:

- **The Council will continue to facilitate collaboration between site promoters to ensure a cohesive, integrated and master-planned development at Sayers Common**
- **Whilst applications may come forward individually, proposals should be brought forward with reference to the holistic, masterplan-led approach agreed in the Statement of Common Ground. This will include making proportionate financial contributions towards the delivery of necessary infrastructure identified within the Mid Sussex Infrastructure Delivery Plan (IDP).**
- **Services and facilities within Land to the South of Reeds Lane (site reference #799) such as education and primary neighbourhood centre should be easily accessible to the settlement as a whole, providing opportunities to meet day-to-day needs within walking distance, consistent with the 20-minute neighbourhood principle.**

Housing Sites

5.8 19 smaller sites are identified for housing development in the Submission Draft District Plan. The site at Burgess Hill Station (site reference #1123) is supported by an additional site at Nightingale Lane for the re-provision of allotments.

SHELAA ID	Site	Settlement	Dwellings (approx.)
573	Batchelors Farm, Keymer Road, Burgess Hill	Burgess Hill	33
1030	Land at South of Appletree Close, Janes Lane, Burgess Hill	Burgess Hill	25
1123	Burgess Hill Station, Burgess Hill	Burgess Hill	300
-	Allotment Site, Nightingale Lane, Burgess Hill	Burgess Hill	Allotment re- provision – at least 63 plots

¹ The Town and Country Planning Association 'Guide to 20-minute neighbourhoods – Creating Healthier, Active, Prosperous Communities' (March 2021)

198	Land off West Hoathly Road, East Grinstead	East Grinstead	Up to 45
858	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	36
508	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	Haywards Heath	30
556	Land east of Borde Hill Lane, Haywards Heath	Haywards Heath	60
1121	Orchards Shopping Centre, Haywards Heath	Haywards Heath	100
688	Land west of Turners Hill Road, Crawley Down	Crawley Down	350
743	Hurst Farm, Turners Hill Road, Crawley Down	Crawley Down	37
210	Land rear of 2 Hurst Road, Hassocks	Hassocks	25
13	Land west of Kemps, Hurstpierpoint	Hurstpierpoint	90
984	The Paddocks, Lewes Road, Ashurst Wood	Ashurst Wood	8-12
1120	Land at Foxhole Farm, Bolney	Bolney	200
1020	Ham Lane Farm House, Ham Lane, Scaynes Hill	Scaynes Hill	30
1148	Land west of North Cottages and Challoners, Cuckfield Road, Ansty	Ansty	30
784	Land to the west of Marwick Close, Bolney Road, Ansty	Ansty	40
1101	Land at Byanda, Hassocks	Hassocks	60 bed residential care home
1106	Land at Hyde Lodge, Handcross	Handcross	Contribution towards identified need for older persons' accommodation

6. Decision Making Principles

6.1 The Council wishes to support growth in locations where it is sustainable to do so and where it is supported by the necessary infrastructure. Where planning applications for the Council's preferred sites and speculative planning applications are submitted to the Council, it will have regard to the following decision-making principles in assessing the detail of the proposals.

6.2 Eight decision-making principles have been developed, which reflect the chapters of the Submission Draft District Plan. These decision-making principles will be considered during the decision-making process. They signpost to national policies and adopted District Plan policies, but do not seek to repeat them. This document identifies policy areas where additional or updated considerations have been identified through up-to-date evidence prepared to support the Submission Draft District Plan and updates to national policy and guidance.

6.3 The principles set out those matters which are important to the Council in determining planning applications and as this statement has been approved by Council, the principles will be a material consideration.

- **Principle 1:** Sustainability
- **Principle 2:** Natural Environment and Green Infrastructure
- **Principle 3:** Countryside
- **Principle 4:** Built Environment
- **Principle 5:** Transport
- **Principle 6:** Economy
- **Principle 7:** Housing
- **Principle 8:** Infrastructure

Principle 1: Sustainability

Overarching Objective:

To ensure development takes an integrated and holistic approach to addressing the causes of climate change and to increase resilience to the effects of climate change by including mitigation and adaptation measures, and to ensure development enables and supports healthy lifestyles and addresses health and wellbeing needs.

Adopted District Plan Policies:

- DP39: Sustainable Design and Construction
- DP40: Renewable Energy Schemes
- DP41: Flood Risk and Drainage

Evidence:

- [Net Zero Local Plan Evidence Base](#) (2023)
- Net Zero Carbon Emissions Feasibility and Options Study (2022)
- LUC Explanatory Paper: Carbon Sinks and Stores (2024)
- LUC Explanatory Paper: Other Greenhouse Gases (2024)
- [Sustainable Energy Study](#) (2014)
- [Strategic Flood Risk Assessment](#) (SFRA) (2024 or as updated)
- [Gatwick Sub Region Water Cycle Study](#) (2020)
- [Habitats Regulations Assessment](#) (May 2024)
- [Mid Sussex Design Guide SPD](#) (2020)
- [West Sussex Joint Strategic Needs Assessment](#) (various reports – see website)
- [West Sussex Joint Health and Wellbeing Strategy 2025-2030](#) (2025)

Relevant Guidance:

- [Healthy place-making resources from the Town and Country Planning Association](#)
- MSDC Flood Risk and Drainage guidance
- [National Standards for SuDS](#) (July 2025)
- [Water. People. Places. SuDS Guidance](#) (2013)

Principles:

Climate change

As set out in the Planning Practice Guidance “addressing climate change is one of the core land use principles which the NPPF expects to underpin both plan-making and decision-taking” (para: 001, Ref ID6-001-20140306) and the NPPF, para 163 states: “The need to mitigate and adapt to climate change should be considered in preparing and assessing planning applications”. In addition to the requirements of the adopted District Plan, the Council will seek:

- Development will be expected to take and integrate measures to reduce carbon and other greenhouse gas emissions (methane, nitrous oxide and fluorinated gases) in its design, construction, operation and use, and to maximise opportunities for carbon sequestration including protecting carbon sinks and stores.
- Development will be expected to be designed to minimise vulnerability from the effects of climate change particularly in terms of overheating, flood risk and water supply. This includes incorporating green and blue infrastructure and nature-based solutions to moderate surface and air temperatures.
- Development must be positively planned to minimise its impact on water resources in order to provide resilience against the impacts of climate change including security of water supply. Development will be expected to achieve sustainable water consumption rates through incorporation of measures to reduce water use and reuse water such as water efficient fittings and appliances, rainwater harvesting, including incorporation of water butts, and greywater recycling.
- Development will be expected to follow the energy hierarchy to reduce energy use: i) minimise the demand for energy, ii) maximise energy efficiency, iii) utilise renewable energy.

Flood risk and sustainable drainage

- All development should consider flood risk in line with national guidance at the time of assessment, including the need to consider and assess flood risk from all sources consistently (fluvial, pluvial, groundwater, infrastructure and reservoirs).
- Development proposals should reduce overall flood risk and will be expected to address the extent to which mitigation measures could address wider flooding issues.
- Where flood management and mitigations are proposed to be utilised within a development, proposals should prioritise the use of natural flood management and nature-based solutions and need to be designed to maximise wildlife and habitat opportunities.
- Surface water drainage to the foul sewer and the combined sewer network will be resisted in order to maximise the capacity of foul sewage to reduce the risk of sewer flooding.

- According to the new [National Standards for SuDS](#) (June 2025), the preferred hierarchy of managing surface water drainage from any development is:
 - priority 1: collected for non-potable use
 - priority 2: infiltrated to ground
 - priority 3: discharged to an above ground surface water body
 - priority 4: discharged to a surface water sewer, or another piped surface water drainage system
 - priority 5: discharged to a combined sewer²

Health and wellbeing

- New development will be expected to be designed to achieve healthy, inclusive and safe places by taking opportunities to facilitate healthy lifestyles and to improve the factors that can contribute to poor health and social inequalities. This approach is supported by the NPPF (for example, paragraphs 96 and 103).

² This is an update to the criteria set out in DP41, relating to the hierarchy for managing surface water.

Principle 2: Natural Environment and Green Infrastructure

Overarching Objective:

To ensure development protects and takes opportunities to enhance biodiversity, ecological networks and green and blue infrastructure, and contributes to nature recovery, as well as preventing pollution or hazards.

Adopted District Plan Policies:

- DP29: Noise, Air and Light Pollution
- SA38: Air Quality (Site Allocations DPD)
- DP36: Historic Parks and Gardens
- DP37: Trees, Woodland and Hedgerows
- DP38: Biodiversity

Evidence:

- Biodiversity and Biodiversity Net Gain Study (2024)
- [Ancient Woodland Inventory](#) (2007)
- [Habitats Regulations Assessment](#) (Submission, May 2024)

Relevant Guidance:

- [Defra biodiversity net gain guidance](#)
- [Mid Sussex biodiversity net gain guidance](#)
- [Natural England Green Infrastructure Framework](#)
- [Historic England ‘Register of Parks and Gardens of Special Historic Interest in England’](#)
- [Planning Noise Advice Document: Sussex](#) (2023)
- [Air quality and emissions mitigation guidance for Sussex](#) (2021)
- [High Weald National Landscape: Dark Skies Planning Advice Note](#) (2024)

Principles:

Biodiversity and nature recovery

- All development must ensure the protection, conservation and enhancement of biodiversity, and direct and indirect harm to existing important ecological assets will need to be avoided, including from recreational use.

- In accordance with Policy DP38, development will be expected to incorporate biodiversity features and such biodiversity features should include appropriate long-term management arrangements where relevant. For example, this could include integrated swift boxes/bricks, bat boxes, bee bricks, hedgehog highways, ponds and native wildflower planting.
- Development will need to deliver biodiversity net gain in accordance with legislation and government policy. It is preferable for any off-site biodiversity net gain to be provided locally within Mid Sussex District.
- A minimum percentage of 20% biodiversity net gain will be encouraged for Significant Sites.

Green infrastructure

- Development will be expected to respond to and incorporate existing on-site and off-site green and blue infrastructure into the development design and layout and provide new green and blue infrastructure integrated into the development design including taking opportunities to contribute to the wider green and blue infrastructure network. Appropriate arrangements and funding for the future long-term management, maintenance and stewardship of green and blue infrastructure should be identified, implemented and delivered.

Pollution

- Development must not cause or be adversely affected by pollution or hazards, including air, noise, vibration, light, water, soil, odour, dust or other pollutants, which significantly adversely impact on people, including health and quality of life, and the natural environment, including nature conservation sites. Mitigation measures may need to be implemented for development that is likely to increase levels of pollution or hazards, taking into account any cumulative impacts.

Principle 3: Countryside

Overarching Objective:

To ensure development recognises the quality of the rural and landscape character of the district and responds appropriately to protected landscapes and protected nature conservation sites.

Adopted District Plan Policies:

- DP12: Protection and Enhancement of Countryside
- DP13: Preventing Coalescence
- DP15: New Homes in the Countryside
- DP16: High Weald Area of Outstanding Natural Beauty
- DP17: Ashdown Forest SPA and SAC
- DP18: Setting of the South Downs National Park

Evidence:

- [Capacity of Mid Sussex District to Accommodate Development \(2014\)](#)
- [A Landscape Character Assessment for Mid Sussex \(2005\)](#)
- [High Weald AONB Management Plan 2024-2029](#)
- [Assessment of the Impact of the SHELAA Sites on the High Weald AONB \(2024\)](#)
- [Major Development in the High Weald AONB \(2024\)](#)
- [South Downs National Park: Partnership Management Plan](#)
- [South Downs Local Plan](#)
- [Setting of the South Downs National Park: Assessment of SHELAA Sites \(2024\)](#)
- [Habitats Regulations Assessment \(Submission, May 2024\)](#)

Relevant Guidance:

- [Defra Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes \(2024\)](#)
- [High Weald AONB Management Plan 2024-2029](#)
- [High Weald AONB Housing Design Guide \(2019\)](#)
- [High Weald National Landscape: Dark Skies Planning Advice Note \(2024\)](#)
- [High Weald Colour Study \(2017\)](#)
- [The High Weald National Landscape \(AONB\)](#)
- [South Downs National Park: Partnership Management Plan](#)
- [Protecting Ashdown Forest](#)

Protected Landscapes

- Section 85 of the Countryside and Rights of Way Act 2000 (as amended) places a statutory duty on all relevant authorities, including Mid Sussex District Council, that in exercising or performing any functions in relation to or so as to affect, land in an AONB, they must seek to further the purpose of conserving and enhancing the natural beauty of the AONB (now known as a National Landscape).

Principle 4: Built Environment

Overarching Objective:

To promote sustainable development that adapts to the effects of climate change, whilst maintaining settlement identity and character, and protecting the built and historic environment.

Adopted District Plan Policies:

- DP26: Character and Design
- DP34: Listed Buildings and Other Heritage Assets
- DP35: Conservation Areas
- DP36: Historic Parks and Gardens

Evidence:

- [Mid Sussex Conservation Area Appraisals](#)
- [Mid Sussex Design Guide SPD \(2020\)](#)
- [West Sussex Historic Environment Record](#)
- [Historic England Register of Listed Buildings](#)

Relevant Guidance:

- [High Weald AONB Management Plan 2024-2029](#)
- [High Weald AONB Housing Design Guide \(2019\)](#)
- [High Weald Colour Study \(2017\)](#)

Principles:

- All new development must have regard the Council's adopted Mid Sussex Design Guide SPD to ensure that development enhances local distinctiveness, is of high quality and supports sustainability.
- All new development must be of high quality and respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets, alterations to existing buildings and the design of surrounding spaces.
- Major residential and mixed-use proposals should demonstrate how they will deliver a scheme which accounts for the existing settlement pattern services, creating high quality active/sustainable travel connections to existing services and where appropriate making provision of new.

- All new development should incorporate a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees, including tree-lined streets.
- Development will be required to preserve or enhance listed buildings and the contribution made by their settings. Development in a conservation area will also be required to preserve or enhance its special character, appearance and the range of activities which contribute to it.
- Where appropriate, a Heritage Impact Assessment should be provided to establish the significance of heritage assets, including non-designated heritage assets, and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

Principle 5: Transport

Since the adoption of the District Plan, Department for Transport Circular 01/2022 (DFT 01/22) has been published which sets out the national policy for the Strategic Road Network on how transport planning is moving away from transport planning based on predicting future demand to provide capacity ('predict and provide' to planning that sets an outcome communities want to achieve and provides the transport solutions to deliver those outcomes (vision-led approaches including 'monitor and manage')).

In addition, the National Planning Policy Framework (NPPF) (paragraph 109) requires transport issues to be considered from the earliest stages of plan making and development proposals using a vision led approach to identify transport solutions that deliver well-designed, sustainable and popular places.

In accordance with national policy, the West Sussex Transport Plan 2022-2036 (WSTP) has been published and embeds the vision-led approach and seeks to move away from a 'predict and provide' approach to a 'monitor and manage' approach based on identifying and validating a package of potential highway improvements which alongside schemes identified through the development management process, may be implemented following a monitoring process that will monitor the actual demand on the network and the requirements of the schemes and their appropriateness.

The Council has convened a Transport Infrastructure Management Group (TIMG) to keep the effectiveness, deliverability and phasing of the transport infrastructure projects required under review. The Group includes West Sussex County Council and National Highways, and its findings will inform future updates to the Infrastructure Delivery Plan, and the Council's Authority Monitoring Report.

Overarching Objective:

To ensure that all development provides the appropriate infrastructure required to support the vision and objectives of the West Sussex Transport Plan 2022-2036, including development which embodies liveable communities, sustainable and active travel principles and delivers attractive, well-planned places, which are designed to be inclusive, safe and equitable for all users.

Adopted District Plan Policies:

- DP21: Transport

- DP22: Rights of Way and other Recreational Routes
- SA35: Safeguarding of Land for Strategic Highway Improvements (Site Allocations DPD)
- SA36: Wivelsfield Railway Station (Site Allocations DPD)
- SA37: Burgess Hill/ Haywards Heath Cycle Network (Site Allocations DPD)

Evidence:

- [Department for Transport Circular 01/2022](#) (Strategic road network and the delivery of sustainable development)
- [West Sussex Transport Plan 2022-2036](#)
- [Transport Study \(multiple documents\) \(2024\)](#)
- [Merge Diverge Assessment](#) (2024)
- [Safety Study Review](#) (2024)
- [Mid Sussex Local Cycling and Walking Infrastructure Plan](#) (2023)
- [West Sussex Active Travel Strategy 2024-2036](#)
- [WSCC Guidance on Parking at New Developments 2020](#) and subsequent iterations
- [Mid Sussex Design Guide SPD](#) (2020)
- [Sustainable Economic Strategy 2025-2028](#)
- [WSCC Electric Vehicle Strategy 2019-2030](#)
- [Gatwick Airport Surface Access Strategy 2022-2030](#)
- [WSCC Bus Service Improvement Plan 2024](#) and subsequent iterations
- Potential active travel route – Sayers Common to Burgess Hill [DPR Appendix 3]

Principles:

- In accordance with national policy (DFT 01/22 and the NPPF), development proposals will use a vision-led approach to identifying transport solutions and development proposals will be required to support the vision and objectives of the West Sussex Transport Plan 2022-2036, including the ‘monitor and manage’ approach.
- As part of the ‘monitor and manage’ approach, developments which create significant amounts of movement (to be determined on a case-by-case basis) will be required to provide a travel plan in support of the application, along with a transport statement or assessment so that the likely impacts of the proposal can be assessed. Approved developments will then be required to undertake and promptly report regular monitoring of their trip generation in and out of site by all modes at all relevant access points and travel plan measures to inform and enable enforcement of travel plan targets against agreed actions. This is critical to the success of a vision-led approach to spatial planning by ensuring suitable mechanisms are in place to respond, if necessary, to travel pattern changes.
- Proposals should be designed to prioritise sustainable and active modes of travel and define a clear street hierarchy, providing safe and convenient routes for walking,

wheeling and cycling through the development and linking with existing and enhanced networks beyond, including schemes identified in the Mid Sussex Local Cycling & Walking Infrastructure Plan.

- Proposals should contribute towards delivery of service and infrastructure improvements in accordance with the WSCC Bus Service Improvement Plan and subsequent iterations.
- Electric vehicle (EV) charging facilities (including rapid and ultra-fast) should be provided in accordance with the WSCC Guidance on Parking at New Developments 2020 and subsequent iterations, the Mid Sussex Design Guide SPD, Schedule 1 Part S of the Building Regulations regarding Electric Vehicle Charging and the most up-to-date WSCC EV Charging Strategy.
- The Council will support the provision of car clubs including the provision of accessible car club parking spaces and/or contributions towards the provision of car clubs in the vicinity of a development.

Principle 6: Economy

Overarching Objective:

To ensure development achieves sustainable economic growth, protects and enhances the vitality and viability of the district's town and village centres in accordance with the hierarchy, and recognises the importance of protecting and supporting the rural and tourism economy within the district.

Adopted District Plan Policies:

- DP1: Sustainable Economic Development
- DP2: Town Centre Development
- DP3: Village and Neighbourhood Centre Development
- DP14: Sustainable Rural Development and the Rural Economy
- DP19: Sustainable Tourism
- SA34: Existing Employment Sites (Site Allocations DPD)

Evidence:

- [Joint Economic Growth Assessment](#) (2020)
- [Economic Growth Assessment Update](#) (2022)
- [Sustainable Economic Strategy 2025-2028](#)
- [Retail Study](#) (2022)
- Marketing Guidance and additional information required to support planning applications (DPR Appendix 1)
- Town Centres and Primary Shopping Area Boundaries maps (DPR Appendix 2)

Principles

Employment

- Proposals that would involve the loss of employment land or premises, or for non-employment generating uses, will need to demonstrate that the site/unit is no longer required and/or viable for employment use in accordance with the requirements of the Marketing Guidance and additional information required to support planning applications.
- Proposals for alternative uses within existing employment sites must demonstrate that the sequential approach has been applied (to secure employment-based

redevelopment as a priority, appropriate mixed-use employment second to that and lastly redevelopment for alternative non-employment generating use(s)).

Rural Economy and Tourism

- Economic development proposals should prioritise the conversion of existing buildings and/or well-designed new buildings and the re-use and adaptation of existing building where possible.
- Proposals for the loss of existing tourism accommodation and attractions need to demonstrate that there is no realistic prospect of the continued use of the existing provision in accordance with the requirements of Marketing Guidance and additional information required to support planning applications.
- Outside the built-up area boundaries, small scale is defined as being no more than 350m² of floorspace for converted and/or new build development and/or a total site area of 350m² for change of use of land applications.

Retail

- The Retail Study (2022) confirms the Town and Village Centre hierarchy as:

Town Centres	Burgess Hill
	East Grinstead
	Haywards Heath
Village Centres	Crawley Down
	Cuckfield
	Hassocks
	Hurstpierpoint
	Lindfield

- The Town and Village Centre Boundaries and Primary Shopping Areas are defined on the Town Centres and Primary Shopping Area Boundaries maps and in the Retail Study (2022). Policies DP2 (Town Centre Development) and DP3 (Village and Neighbourhood Centre development) will be applied in accordance with the defined boundaries.
- Support will be given to the amalgamation or subdivision of units, temporary 'meanwhile' uses and delivery lockers where they deliver community benefits and do not restrict accessibility.
- Proposals within Primary Shopping Areas should protect the vitality and viability of the centre and maintain a mix of uses by supporting Class E and main town centre uses, active frontages at ground floor level and residential use at upper storeys.

- Proposals for the loss of Class E and main town centre uses within the Primary Shopping Areas to alternative uses will need to demonstrate that the existing use and any alternative Class E use is no longer viable in accordance with the requirements of the Marketing Guidance and additional information required to support planning applications.
- Support will be given to the provision of appropriately sized retail, leisure and town centre uses as part of the Sustainable Communities.

Principle 7: Housing

Overarching Objective:

To ensure development delivers the type and mix of accommodation that meets the different housing needs of the local community in order to help support and create sustainable and inclusive communities.

Adopted District Plan Policies:

- DP6: Settlement Hierarchy
- DP15: New Homes in the Countryside
- DP25: Community Facilities and Local Services
- DP27: Dwelling Space Standards
- DP28: Accessibility
- DP30: Housing Mix
- DP31: Affordable Housing
- DP32: Rural Exception Sites
- DP33: Gypsies, Travellers and Travelling Showpeople
- SA39: Specialist Accommodation for Older People and Care Homes

Evidence:

- [Strategic Housing Market Assessment \(2021\)](#)
- [Gypsy and Traveller Accommodation Assessment \(2022\)](#)
- [Urban Capacity Study \(2022\)](#)
- [Viability Study \(2022\)](#)
- [Viability Note \(2024\)](#)
- Settlement Sustainability Review
- [Mid Sussex Self & Custom Build Register](#)
- Mid Sussex Housing Register

Relevant Guidance

- [DCLG Technical housing standards – nationally described space standard \(March 2015\)](#)

Principles

- Proposals that result in the net loss of residential dwellings will need to demonstrate that the loss is justified.

- All residential developments providing 10 or more dwellings, including older persons' housing, must provide a minimum of 30% onsite affordable housing, or the site has an area of 0.5ha or more. Within the High Weald National Landscape (AONB), developments providing 6-9 dwellings should provide the minimum 30% affordable housing as onsite provision. This approach is supported by paragraph 65 of the NPPF and the Council's updated evidence.
- The starting point for current and future housing mix needs are evidenced in the Council's Strategic Housing Market Assessment. Variations to these will need to be agreed with the Council.
- All new residential developments should be wheelchair accessible and adaptable (Category 2), except where specific factors such as site topography make such standards unachievable by practicable and/or viable means. A minimum of 5% of market dwelling and a minimum of 4% of affordable dwellings should be wheelchair-user dwellings (Category 3), unless otherwise justified and agreed with the Council. This approach is supported by the Council's Strategic Housing Market Assessment.
- Onsite provision of permanent Gypsy and Traveller pitches should be made on Significant Sites ³, unless otherwise stipulated by principles within the preferred sites. Provision should be in line with the needs identified within the Council's Gypsy and Traveller Accommodation Assessment, or most up-to-date available evidence.

³ Significant sites are sites over 1,000 dwellings providing on site services and facilities

Principle 8: Infrastructure

Overarching Objective:

To ensure all development is supported by the delivery and maintenance of infrastructure to cater for the needs arising from proposals and to effectively mitigate any impacts of the development on existing infrastructure in the community and surrounding area.

Adopted District Plan Policies:

- DP20: Securing Infrastructure
- DP23: Communications Infrastructure
- DP24: Leisure and Cultural Facilities and Activities
- DP25: Community Facilities and Local Services

Evidence:

- [Infrastructure Delivery Plan](#) (2024 update)
- Community Buildings Study (2019)
- [Playing Pitch Study](#) (2019)
- [Play & Amenity Green Space Study](#) (2019)
- [Viability Study](#) (2022)
- [Viability Note](#) (2024)
- Infrastructure Position Statement
- Marketing Guidance and additional information required to support planning applications (Submission Draft District Plan Appendix 1)
- The Advanced Stage Viability Review Contribution Formula (Submission Draft District Plan Appendix 6)

Principles

- New development should seek to address known shortfalls or capacity issues identified in the Council's most recently published Infrastructure Delivery Plan and Infrastructure Position Statement⁴. Proposals should be based upon the latest available information on infrastructure costings, where possible.
- Significant sites should seek to prepare a site-wide Infrastructure Delivery Strategy demonstrating that the development will deliver, in a timely manner, sufficient

⁴ A separate position statement related to infrastructure is published alongside which sets out the latest available infrastructure costings and formulas for calculating developer contributions towards improving infrastructure.

infrastructure to cater for the needs of the proposed development as a whole and also mitigate to an acceptable level the effect of the whole development upon the surrounding area and community.

- Replacement facilities should be provided to at least the same standard which could include floorspace, volume, functionality and purpose.
- Dialogue is encouraged between service providers and developers and where appropriate opportunities arise, the co-location of services and joint delivery of infrastructure by service providers will be supported.
- Where proposals involving the loss of open space, leisure, sports, recreational and community and cultural buildings are included, the Council's Marketing Guidance should be considered.
- Viability appraisals are required where an application is not policy compliant and should consider the Council's Advanced Stage Viability Review Contribution Formula. Viability submissions should be carried out in accordance with the relevant and most up-to-date RICS Guidance.

Appendix A: Adopted Policy Weight

Weight to Adopted Development Plan

The weight to be given to Development Plan policies will need to be assessed against the degree of conformity with the NPPF. This should act as a guide rather than being definitive, as the decision maker will assess the weight to be applied on each case individually.

- In general conformity, can be given full weight in planning decisions
- Some change to the interpretation of policy, additional guidance which alters weight to be given in planning decisions
- Policy mostly or fully out of date and should be given lesser weight in planning decisions

Policy	Conformity with NPPF (2024)	Local evidence and conclusion	Conclusion
DP1: Sustainable Economic Development	In general conformity. Identifies strategic sites for employment Provides criteria for protecting existing and responding to speculative development. (Para 85, 86, 87)	Economic Growth Assessment (2022), no outstanding residual employment need. Site Allocation DPD provides additional employment land. The policy continues to have full weight in decision making.	
DP2: Town Centre Development	References to Use class now out of date. Town centre boundaries defined but have since been updated. Includes sequential test. Includes local threshold for retail impact assessment. (Para 90, 91, 92, 93, 94, 95)	Retail Study (2022) updates town centre boundaries. Threshold for RIA remains valid. The policy continues to have full weight in decision making.	
DP3: Village and Neighbourhood Centre development	References to use class changes in small village centres is now out of date. Village centre boundaries have been defined.	Retail Study (2022) defines village centre boundaries. The policy continues to have full weight in decision making.	
DP4: Housing	Housing requirement not calculated using standard method. Plan is over five years old. Para 78 requires use of local housing need, using standard method.	Standard Method figure to be used.	

Policy	Conformity with NPPF (2024)	Local evidence and conclusion	Conclusion
	Policy relates to the supply of housing and as such can be considered out of date, having regard to the NPPF, para 11(d) and footnote 7 and 8.	The policy has limited weight in decision making.	Red
DP5: Planning to Meet future housing need	N/A	Sets out further work that the Council will undertake. Policy not used in decision making.	N/A
DP6: Settlement Hierarchy	Policy relates to the supply of housing and as such can be considered out of date, having regard to the NPPF, para 11(d) and footnote 7 and 8. Policy sets out the settlement hierarchy which indicates settlement characteristics and function. Identifies the most sustainable settlements having regard to availability of services and access to public services.	The Council is unable to demonstrate a five-year supply of deliverable housing sites as required by NPPF para 78. The policy has limited weight in decision making. The settlement hierarchy is still relevant and can be used to inform decision making. It is supported by NPPF para 11 d), footnote 9, 84,110, 115,129,135.	Red
DP7 – DP11 Site Allocations policies	N/A	Policies allocate land for housing. Allocations carry full weight.	Green
DP12: Protection and enhancement of Countryside	This policy seeks to protect the countryside for its intrinsic character and beauty. It has regard to the NPPF, para 187.	While the policy does seek to restrict certain forms of development, it is not considered that this policy directly relates to the supply of housing. However, the Council is unable to demonstrate a five year supply of housing. This policy has moderate weight in decision making.	Yellow

Policy	Conformity with NPPF (2024)	Local evidence and conclusion	Conclusion
DP13: Preventing Coalescence	This policy seeks to protect the characteristics of the settlement patterns of Mid Sussex. It seeks to maintain the separate identity of settlements and to prevent coalescence between the towns and villages. A strategic policy and important to deliver the Plan strategy (NPPF para 20)	It is not considered that this policy directly relates to the supply of housing. However, the Council is unable to demonstrate a five year supply of housing therefore this policy has moderate weight in decision making.	
DP14: Sustainable Rural Development and the Rural Economy	The policy supports small scale economic development in the countryside, diversification of existing farms and reuse and adaption of existing farm buildings. It is consistent with NPPF para 88, 89.	The policy continues to have full weight in decision making.	
DP15: New Homes in the Countryside	This policy identifies the types of new homes that will be permitted in the countryside, where special justification exists. It is consistent with NPPF para 82 – 84.	While this policy relates to the provision of housing, the aims are consistent with the NPPF. The policy continues to have full weight in decision making	
DP16: High Weald Area of Outstanding Natural Beauty	The aims and objectives of this policy remain consistent with NPPF para 189, 190.	The policy continues to have full weight in decision making.	
DP17: Ashdown Forest SPA and SAC	The aims and objectives of this policy remain consistent with NPPF.	The policy continues to have full weight in decision making.	
DP18: Setting of the South Downs National Park	The aims and objectives of this policy remain consistent with NPPF para 187, 188.	The policy continues to have full weight in decision making.	
DP19: Sustainable Tourism	The aims and objectives of this policy remain consistent with NPPF para 88.	The policy continues to have full weight in decision making.	
DP20: Securing Infrastructure	The aims and objectives of this policy remain consistent with NPPF para 35, 77. Reference to the pooling of contributions is out of date (third paragraph).	The policy continues to have full weight in decision making.	

Policy	Conformity with NPPF (2024)	Local evidence and conclusion	Conclusion
DP21: Transport	The aims and objectives broadly remain consistent with the NPPF. The NPPF requires a vision-led approach to identify transport solutions (para 109).	The West Sussex Transport Plan has been updated and reference should be made to the edition adopted in April 2022. The policy continues to have full weight in decision making.	
DP22: Rights of Way and other Recreational Routes	The aims and objectives of this policy remain consistent with NPPF para 105.	The policy continues to have full weight in decision making.	
DP23: Communication Infrastructure	The aims and objectives of this policy remain consistent with NPPF para 119 - 120.	The policy continues to have full weight in decision making.	
DP24: Leisure and Cultural Facilities and Activities	The aims and objectives of this policy remain consistent with NPPF para 98, 103, 104.	The policy continues to have full weight in decision making.	
DP25: Community Facilities and Local Services	The aims and objectives of this policy remain consistent with NPPF para 98, 103, 104	The policy continues to have full weight in decision making.	
DP26: Character and Design	The aims and objectives of this policy remain consistent with NPPF Chapter 12.	Mid Sussex Design Guide provides supplementary planning guidance. The policy continues to have full weight in decision making.	
DP27: Dwelling Space Standards	The aims and objectives of this policy remain consistent with NPPF, para 135, footnote 51. Planning policies for housing should make use of the nationally described space standard.	The policy continues to have full weight in decision making.	
DP28: Accessibility	The aims and objectives of this policy remain consistent with NPPF, para 135, footnote 51.	The policy continues to have full weight in decision making.	

Policy	Conformity with NPPF (2024)	Local evidence and conclusion	Conclusion
DP29: Noise, Air and Light Pollution	<p>The Air Quality element of the policy has been superseded by Site Allocations Development Plan Document policy SA38.</p> <p>Noise and light: The aims and objectives of this policy remain consistent with NPPF, para 187, 198.</p>	<p>The policy continues to have full weight in decision making, in relation to noise and light pollution.</p>	
DP30: Housing Mix	<p>The aims and objectives of this policy remain consistent with NPPF, para 61 and 63.</p>	<p>The Strategic Housing Market Assessment (2021) provides the latest evidence on housing mix and the need for specialist accommodation and care homes.</p> <p>The Gypsy and Traveller Accommodation Assessment (2022) provides the latest evidence on need in Mid Sussex.</p> <p>The policy continues to have full weight in decision making, in relation to noise and light pollution.</p>	
DP31: Affordable Housing	<p>The aims and objectives of this policy remain consistent with NPPF, para 63, 64, 65, 66</p>	<p>The Strategic Housing Market Assessment (2021) provides the latest evidence on affordable housing need.</p> <p>NPPF changes the threshold in rural areas to 5 units or fewer, whereas the policy says commuted sums for 6-10 dwellings.</p> <p>The policy continues to have full weight in decision making, in relation to noise and light pollution.</p>	

Policy	Conformity with NPPF (2024)	Local evidence and conclusion	Conclusion
DP32: Rural Exception Sites	<p>NPPF supports development of exception sites that provide affordable housing. It also says planning policies and decisions should consider whether allowing some market housing on the site to help facilitate this.</p> <p>NPPF para 82</p>	<p>Whilst the principle is supported by the NPPF, the policy does not allow for market housing.</p> <p>This policy has moderate weight in decision making.</p>	
DP33: Gypsies, Travellers and Travelling Showpeople	<p>Policy relates to the supply of housing and as such can be considered out of date, having regard to the</p> <p>Planning policy for traveller sites, para 28 indicates that where an up-to-date 5 year supply of deliverable sites cannot be demonstrated, the provisions of NPPF, para 11(d) and footnote 7 and 8.</p> <p>The definition of Gypsy, Traveller and Travelling Showpeople for planning purposes is superseded by national Planning Policy for traveller sites (2024)</p>	<p>The Gypsy and Traveller Accommodation Assessment (2022) provides the latest evidence on need in Mid Sussex.</p> <p>The Council is unable to demonstrate a five-year supply of deliverable sites gypsy and traveller housing as required by Planning policy for traveller sites (2024).</p> <p>The policy sets out how the identified need will be met via significant site allocations, safeguarding existing sites and sites out criteria for based approach for taking decisions.</p> <p>The policy has moderate weight in decision making.</p>	
DP34: Listed Buildings and other Heritage Assets	The aims and objectives of this policy remain consistent with NPPF, para 207 and 208.	The policy continues to have full weight in decision making.	
DP35: Conservation Areas	The aims and objectives of this policy remain consistent with NPPF, para 219 and 220.	The policy continues to have full weight in decision making.	
DP36: Historic Parks and Gardens	The aims and objectives of this policy remain consistent with NPPF, para 213.	The policy continues to have full weight in decision making.	

Policy	Conformity with NPPF (2024)	Local evidence and conclusion	Conclusion
DP37: Trees, Woodland and Hedgerows	The aims and objectives of this policy remain consistent with NPPF, para 136 and 193(c).	The policy continues to have full weight in decision making.	
DP38: Biodiversity	The aims and objectives of this policy remain consistent with NPPF, para 193 and 194.	The policy continues to have full weight in decision making.	
DP39: Sustainable Design and Construction	The aims and objectives of this policy remain consistent with NPPF, para 165, 166 and 223.	The policy continues to have full weight in decision making.	
DP40: Renewable Energy Schemes	The aims and objectives of this policy remain consistent with NPPF, para 165(a) and 168.	The policy continues to have full weight in decision making.	
DP41: Flood Risk and Drainage	The aims and objectives of this policy remain consistent with NPPF, para 171, 172, 173, and 181, 182.	The policy continues to have full weight in decision making.	
DP42: Water Infrastructure and the Water Environment	The aims and objectives of this policy remain consistent with the NPPF.	Gatwick Sub-Region Water Cycle Study updated (2020). The policy continues to have full weight in decision making.	

Appendix B: Neighbourhood Plan Status

NPPF, paragraph 14, states that

'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a. *the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b. *the neighbourhood plan contains policies and allocations to meet its identified housing requirement....'*

The table below sets out, for which Neighbourhood Plan areas, paragraph 14 will apply.

Plan Area	Date of adoption	Housing Allocations	Status – does para 14 apply?
Albourne	22.10.16	Yes	No - over 5 years old
Ansty and Staplefield	02.02.17	Yes	No - over 5 years old
Ardingly	19.03.15	Yes	No - over 5 years old
Ashurst Wood	20.06.16	Yes	No - over 5 years old
Balcombe	22.09.16	Yes	No - over 5 years old
Bolney	21.09.16	Yes	No - over 5 years old
Burgess Hill	28.01.16	Yes	No - over 5 years old
Copthorne	29.09.21	No	No - no site allocations
Crawley Down	28.01.16	No	No - over 5 years old
Cuckfield	01.10.14	Yes	No - over 5 years old
East Grinstead	02.11.16	Yes	No - over 5 years old
Hassocks	24.06.20	No	No - over 5 years old
Haywards Heath	15.12.16	Yes	No - over 5 years old
Horsted Keynes	04.04.23	No	No - no site allocations
Hurstpierpoint and Sayers Common	19.03.15	Yes	No - over 5 years old
Lindfield and Lindfield Rural	23.03.16	No	No - over 5 years old
Slaugham	25.09.19	Yes	No - over 5 years old
Turners Hill	24.03.16	Yes	No - over 5 years old
Twineham	24.03.16	No	No - over 5 years old
West Hoathly	16.04.15	Yes	No - over 5 years old

Appendix C: Preferred Sites

As set out in Section 5 of the Position Statement, the Council continues to support the delivery of the housing sites and the sustainable communities identified for development in the Submission Draft District Plan.

The Council will expect planning applications on the preferred sites to comply with the site-specific principles as set out in the Submission Draft District Plan. This reflects that many of the site-specific policy principles were the subject of discussion and agreement with site promoters/developers during the preparation of the Plan.

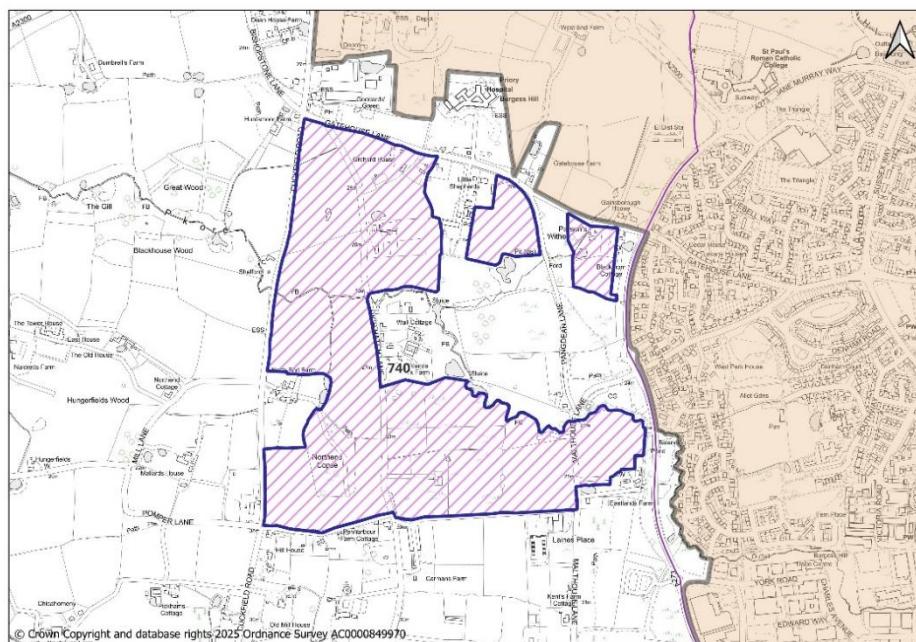
The site-specific infrastructure and development principles are set out in this appendix. This appendix should be read alongside the adopted development plan policies and the Decision Making Principles set out in Section 6 of the Position Statement.

The Infrastructure Delivery Plan (IDP) is a material consideration, and applicants will be expected to deliver the associated infrastructure and/or contributions as identified in the IDP and Infrastructure Position Statement. The IDP is a live document that is regularly updated and therefore provides the most up to date position with regards to infrastructure and contribution requirements.

Preferred Sites – Sustainable Communities

SHELAA REF	740	Land to the West of Burgess Hill / North of Hurstpierpoint
Settlement	Burgess Hill	Indicative Capacity
Gross Site Area (ha):	5.86	1,350 dwellings

Map

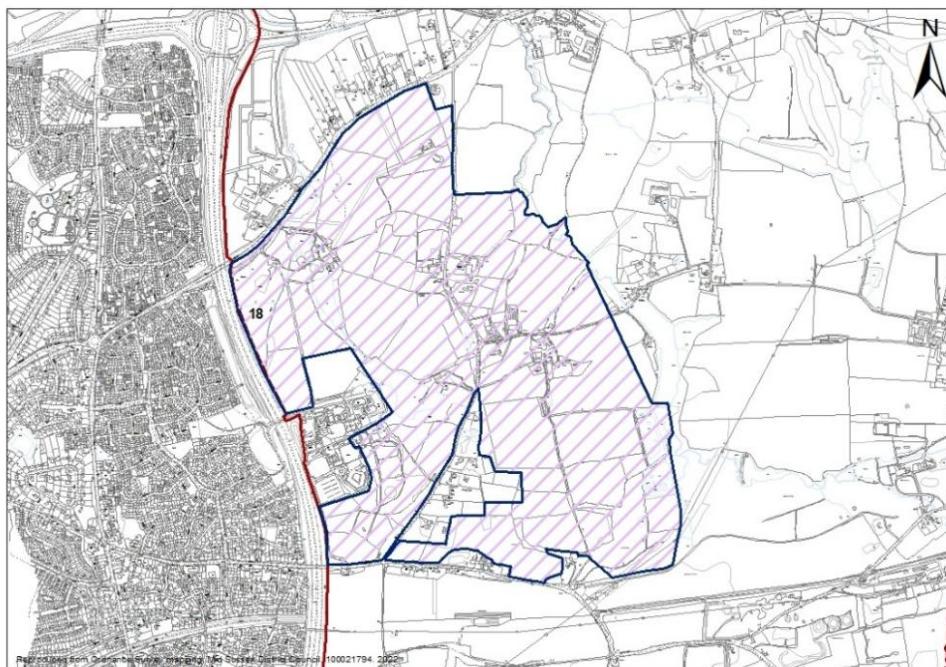


Principles

1. New 2FE primary school with Special Support Centre and associated playing pitches, and land for the provision of a full-day care nursery for Early Years.
2. A Neighbourhood centre with up to c.800 sqm floorspace, including a range of commercial and community uses which could comprise:
 - a. Shop(s), cafe and/or restaurant
 - b. Self-service library
 - c. Co-working space
 - d. Open space/play space/village green
 - e. Community orchards
 - f. Community allotments
3. Extra care housing to contribute towards the overall identified need. Such provision should be located near to the Neighbourhood Centre.
4. A transport mobility hub close to/within the Neighbourhood Centre with public transport connections, with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
5. A layout which prioritises active and sustainable travel connections throughout the site:
 - a. Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other sites at Sayers Common (potential route shown at Annex A) and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north
 - b. Integrating green travel corridors for active travel throughout the links to the 'Green Circle', exploiting potential for High Hatch Lane as a pedestrian/cycle priority Quiet Lane, and integrating and enhancing the existing PRoW which cross the site
6. Exploit opportunities to deliver river restoration measures to the currently classified 'poor' main river, Pook Bourne Stream to provide terrestrial and aquatic habitat net gain.
7. Retain and enhance the historic routeways of High Hatch Lane and Pangdean Lane.
8. Provision of local community infrastructure including community allotments and orchards.
9. Provision of equivalent financial contributions towards off-site provision of Gypsy and Traveller pitches to address identified needs.

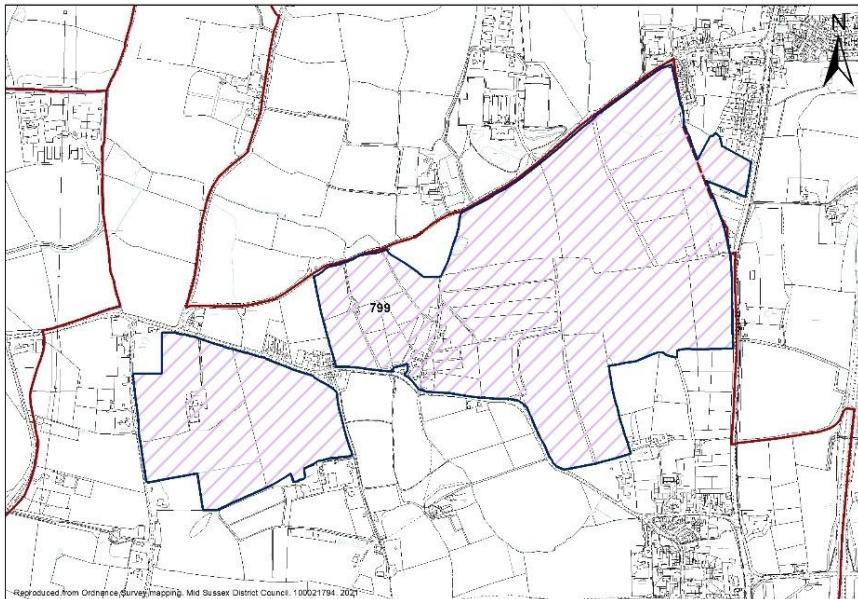
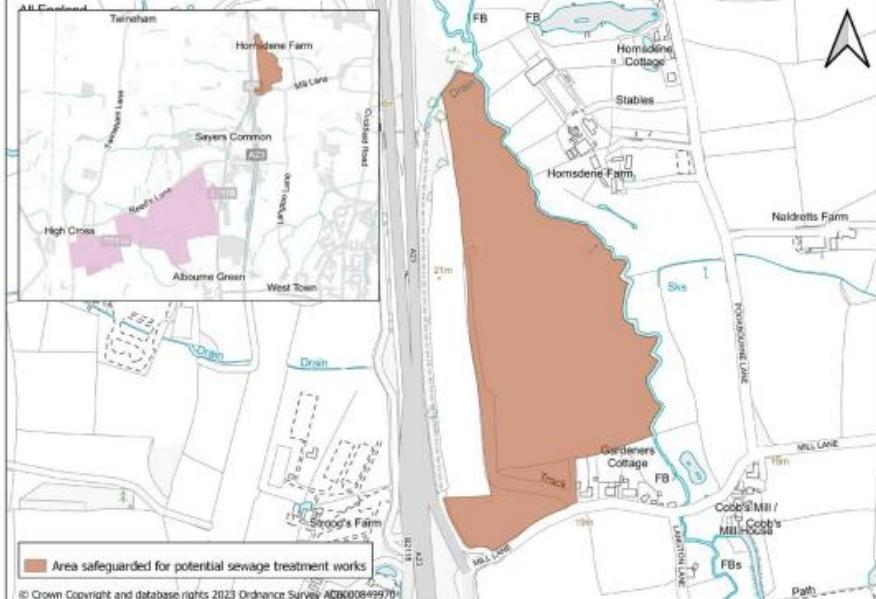
SHELAA REF	18	Land at Crabbet Park
Settlement	Cophorne (Mid Sussex) Crawley (Crawley)	Indicative Capacity 2,000 dwellings
Gross Site Area (ha):	150.4	

Map



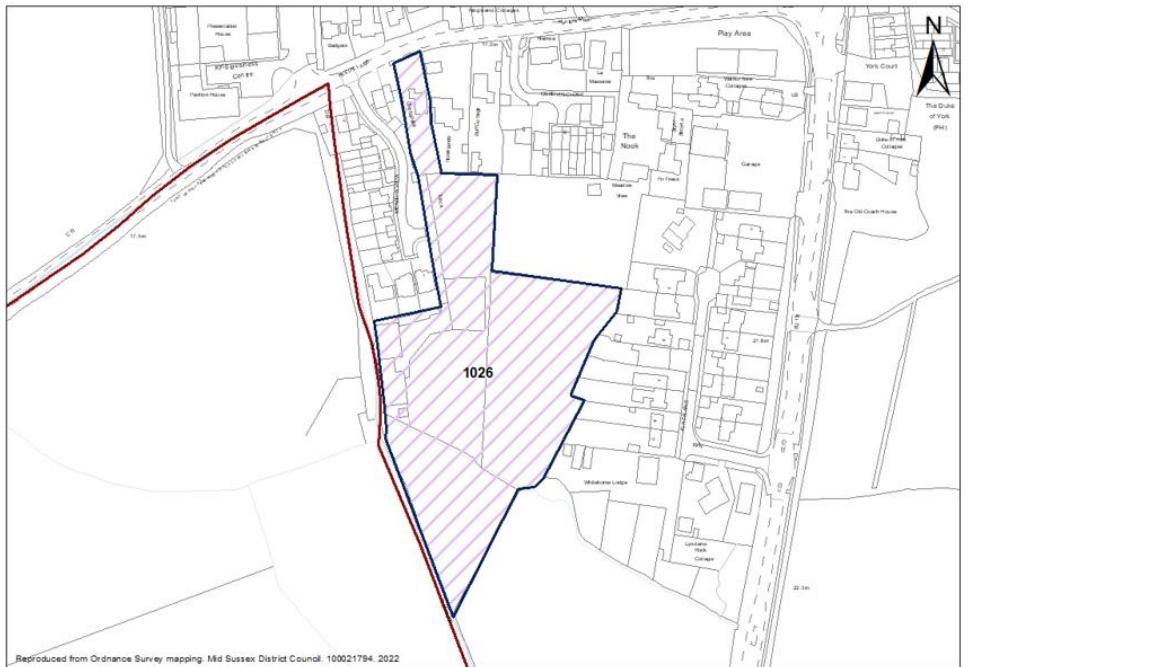
Principles

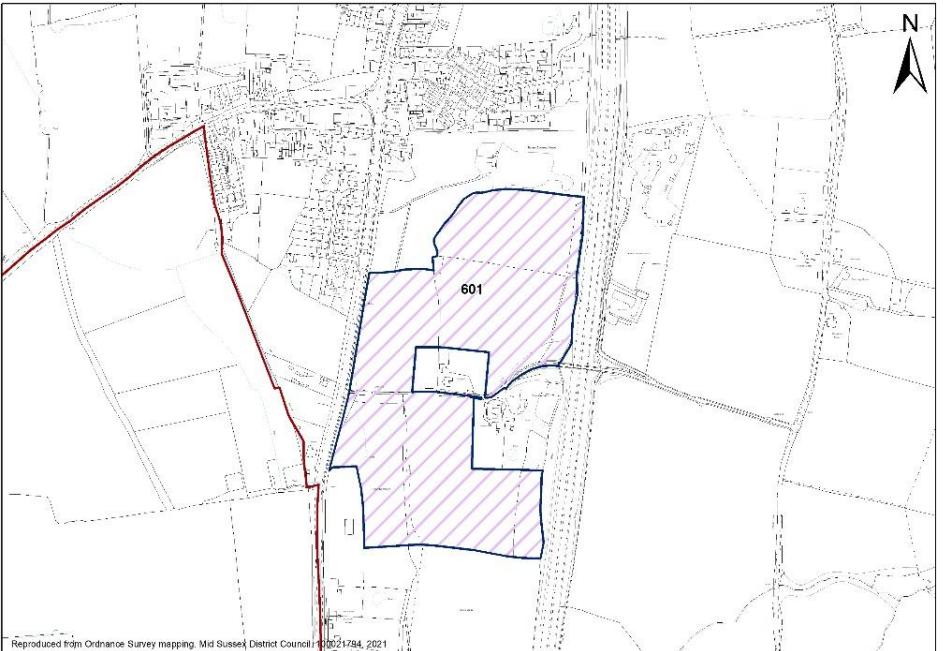
1. New all-through school providing a minimum 2FE at primary and 4FE at secondary, with or without Sixth Form, with Special Support Centre and associated playing pitches, and land for the provision of a full-day care nursery for Early Years.
2. Land for the provision of a new Special Education Needs and Disability (SEND) school.
3. A Neighbourhood centre with a range of community facilities falling within use class E and F which could comprise:
 - a. Self-service library
 - b. Retail
 - c. Employment
 - d. Potential healthcare.
4. Extra care housing to contribute towards the overall identified need. Such provision should be located near to the Neighbourhood Centre.
5. A transport mobility hub close to/within the Neighbourhood Centre with public transport connections, with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
6. A layout which prioritises active and sustainable travel connections throughout the site to improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including links to the Worth Way.
7. Provision of local community infrastructure including community allotments and orchards.
8. Provision of equivalent financial contributions towards off-site provision of Gypsy and Traveller pitches to address identified needs.

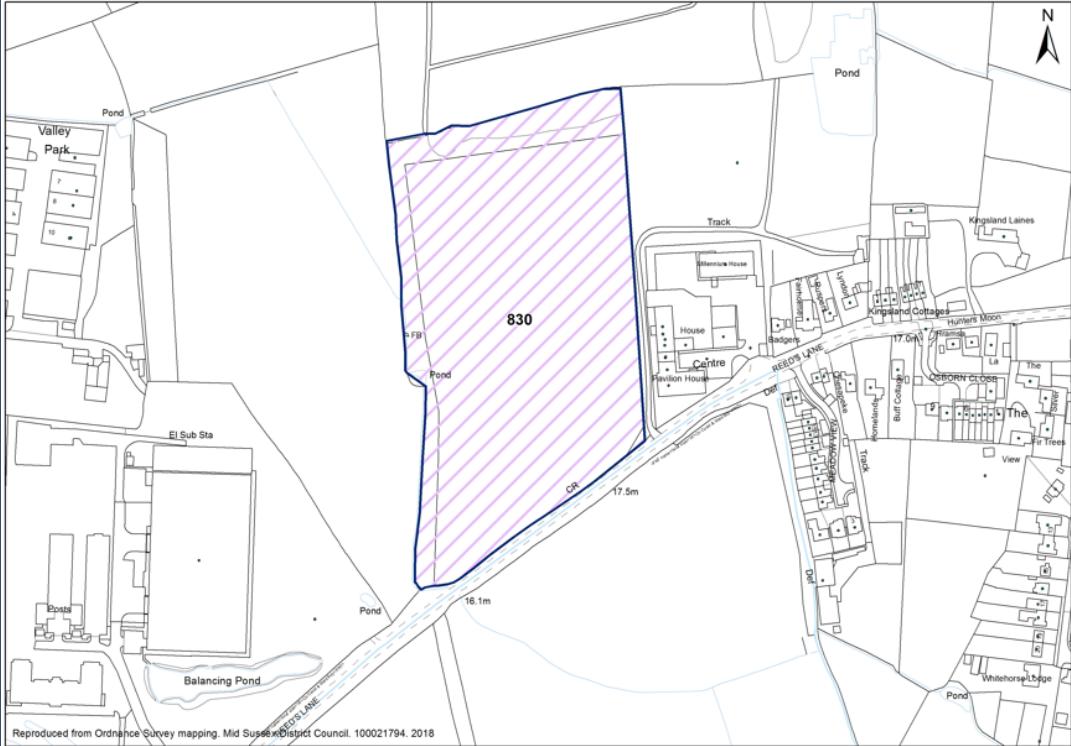
SHELAA REF	799	Land to the South of Reeds Lane, Sayers Common			
Settlement	Sayers Common	Suggested Capacity	2,000 dwellings		
Gross Site Area (ha):	90.34				
Map					
 <p>Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2023</p>		 <p>Potential Sewage Treatment works Site</p> <p>Area safeguarded for potential sewage treatment works</p> <p>© Crown Copyright and database rights 2023 Ordnance Survey 100021794 2023</p>			
Principles					
<ol style="list-style-type: none"> 1. Demonstrate a coordinated approach and collaboration with other preferred housing sites (SHELAA sites 601, 830, 1003, 1026) within Sayers Common to deliver high-quality placemaking, with direct enhanced active/sustainable travel connections. 2. Access onto the B2118 should enable clear links to the preferred housing site #601 (Land at Coombe Farm) and a co-ordinated approach to the design of the accesses taken between the two preferred housing sites. 3. New all-through school providing a minimum 2FE at primary and 4FE at secondary, with or without Sixth Form, with Special Support Centre and associated playing pitches, and land for the provision of a full-day care nursery for Early Years. 					

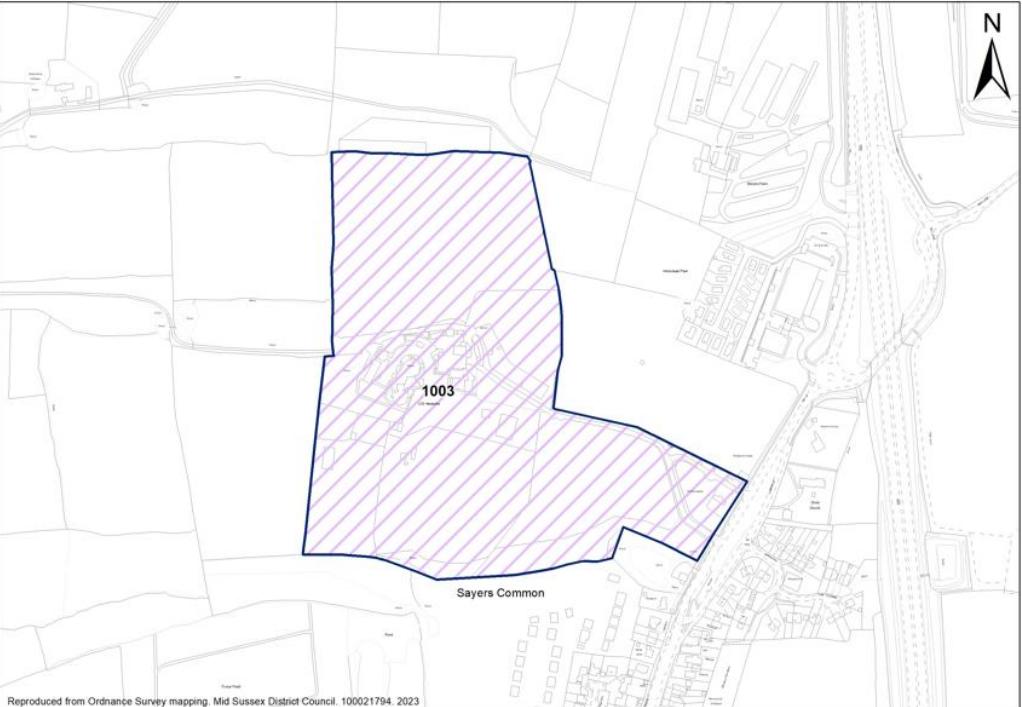
4. A site for six serviced permanent pitches for Gypsies and Travellers in line with Policy DP33: Gypsies, Travellers and Travelling Showpeople. Delivery is to be phased alongside the delivery of other new homes. Pitches should be provided onsite unless the applicant can demonstrate that these pitches can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether onsite or offsite) for this purpose will be secured through an appropriate legal agreement.
5. A Neighbourhood centre towards the eastern part of the site which has a range of community facilities which could comprise:
 - a. Self-service library
 - b. cafe
 - c. retail
 - d. co-working space
 - e. employment
 - f. potential healthcare.

A local centre should be provided in the western part of the site offering further community facilities.
6. Extra care housing to contribute towards the overall identified need. Such provision should be located near to the Neighbourhood Centre.
7. Two transport mobility hubs located close to/within each of the neighbourhood and local centres. The hubs should include public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
8. New onsite terminal pumping station and new offsite wastewater treatment works, subject to further engagement with Southern Water and receiving the necessary permissions and permits, as well as additional identified utility infrastructure. Land to the east of the A23, in the site promoters' control and identified above, is safeguarded for such a use.
9. Support delivery of a shared active travel route between SHELAA site 799 to Burgess Hill town centre, via Land west of Burgess Hill/ North of Hurstpierpoint (SHELAA site 740) (potential route shown at Annex A).
10. Development will be expected to create surface water attenuation features adjacent to the eastern access point designed to ease flooding associated with the low point of the B2118.
11. Maximise opportunities to improve connections beyond the site, including footpaths 6Al with 4Al and 11Hu and 86Hu.
12. Provision of local community infrastructure including community allotments and orchards.

SHELAA REF	1026	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common		
Settlement	Sayers Common	Suggested Capacity	33 dwellings	Principles
Gross Site Area (ha):	1.65			
Map				
				<ol style="list-style-type: none"> 1. Demonstrate a coordinated approach and collaboration with other preferred housing sites (SHELAA sites 601, 799, 830, 1003) within Sayers Common to deliver high-quality placemaking, with direct enhanced active/sustainable travel connections. 2. Prioritise pedestrian and cycle access through the site to enable connection into the Land south of Reeds Lane site (SHELAA site 799), including integration and upgrade of existing PRoW which crosses the site.

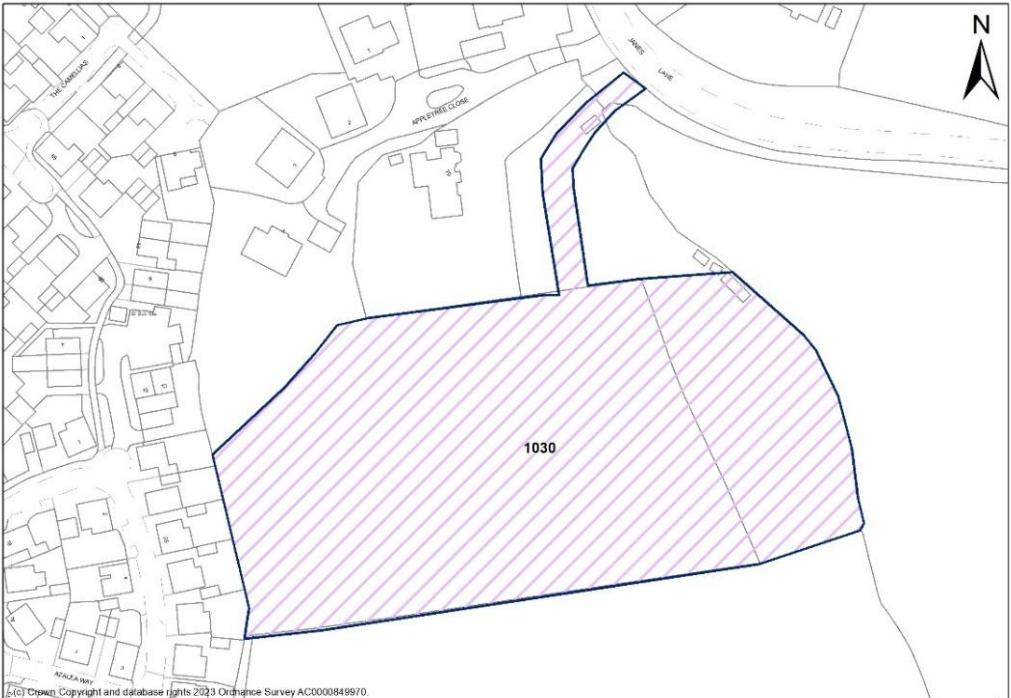
SHELAA REF	601	Land at Coombe Farm, London Road, Sayers Common		
Settlement	Sayers Common	Indicative Capacity	210 dwellings	Principles
Gross Site Area (ha):	13.36			
Map				
				<ol style="list-style-type: none"> 1. Demonstrate a coordinated approach and collaboration with other preferred housing sites (SHELAA sites 799, 830, 1003, 1026) within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections, and includes enabling the viability of new public transport services. 2. Prioritise pedestrian and cycle access throughout the site linking to SHELAA site 799 and bus stops on the B2118 to the west and provide suitable access onto the B2118. A co-ordinated approach to the design of the accesses between the two preferred housing sites should be taken.

SHELAA REF	830	Land to the West of Kings Business Centre, Reeds Lane, Sayers Common		
Settlement	Sayers Common	Suggested Capacity	100 dwellings	
Gross Site Area (ha):	4.33			
Map				
 <p>Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2018</p>				<p>Principles</p> <ol style="list-style-type: none"> 1. Demonstrate a coordinated approach and collaboration with other preferred housing sites (SHELAA sites 601, 799, 1003, 1026) within Sayers Common to deliver high-quality placemaking, with direct enhanced active/sustainable travel connections. 2. Prioritise pedestrian and cycle access throughout the development and create convenient, direct links to the Land to the South of Reeds Lane site (SHELAA site 799), providing appropriate extensions to the footway on Reeds Lane. 3. Integrate and enhance the existing PRoW which crosses the site and provide connection to PRoW (route 3_1AI) which runs across the Land to the South of Reeds Lane site (SHELAA site 799). 4. Comprehensively masterplan development of the site incorporating and providing connections between site allocation SA30 (Land to the North of Lyndon, Reeds Lane, Sayers Common).

SHELAA REF	1003	Land at LVS Hassocks, London Road, Sayers Common		
Settlement	Sayers Common			
Gross Site Area (ha):	14.51			
Map		Indicative Capacity	200 dwellings	Principles
 <p>Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2023</p>				<ol style="list-style-type: none"> 1. Demonstrate a coordinated approach and collaboration with other preferred housing sites (SHELAA sites 601, 799, 830, 1026) in Sayers Common to deliver high-quality placemaking, with direct enhanced active/sustainable travel connections. 2. Prioritise pedestrian and cycle access throughout the development and integrate and enhance the existing PRoW which crosses the site. 3. Provide any necessary upgrades to the existing access onto B2118. 4. Redevelopment proposals shall provide evidence that demonstrates how a replacement SEND school will be provided on-site, to the satisfaction of the Council and relevant key stakeholders.

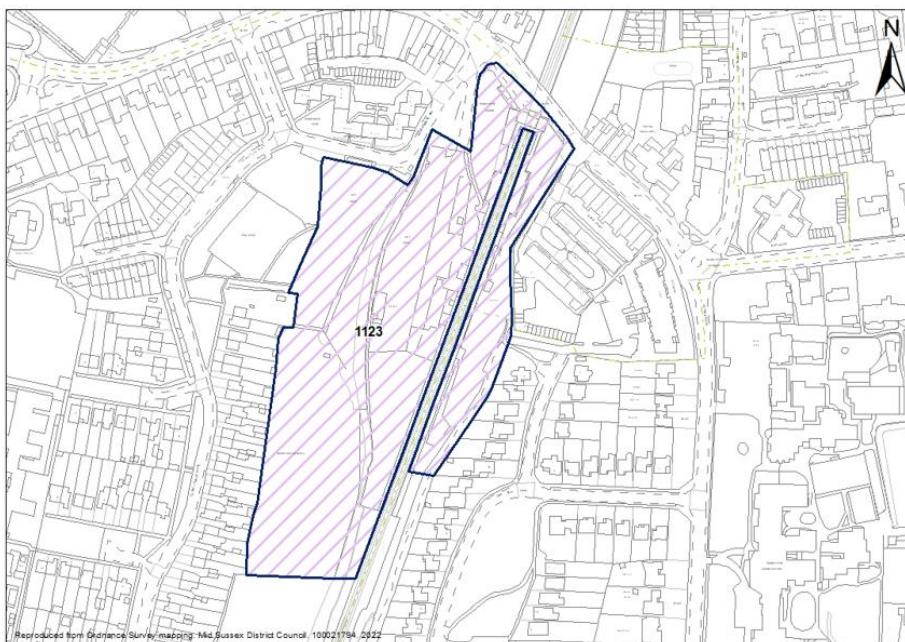
Preferred Sites – Site Allocations

SHELAA REF	573	Batchelors Farm, Keymer Road, Burgess Hill			
Settlement	Burgess Hill	Indicative Capacity	33 dwellings		
Gross Site Area (ha):	1.36				
Map					
<p>Principles</p> <ol style="list-style-type: none"> 1. Ensure development provides a positive edge to Batchelors Farm Nature Reserve to the west. 2. Prioritise cycle and pedestrian connections throughout the site with direct links to the Batchelors Farm Nature Reserve to the west. 3. Provide suitable access from Keymer Road. 					

SHELAA REF	1030	Land at South of Appletree Close, Janes Lane, Burgess Hill		
Settlement	Burgess Hill			
Gross Site Area (ha):	1.48	Indicative Capacity	25 dwellings	
Map				
				
<p>Principles</p> <ol style="list-style-type: none"> 1. Prioritise cycle and pedestrian connections throughout the site and onto Janes Lane. 2. Provide suitable access from Janes Lane which avoids loss of mature trees. 				

SHELAA REF	1123	Burgess Hill Station, Burgess Hill	
Settlement	Burgess Hill	Suggested Capacity	300 dwellings
Gross Site Area (ha):	3.23	Allotment Capacity	At least 63 Plots

Map



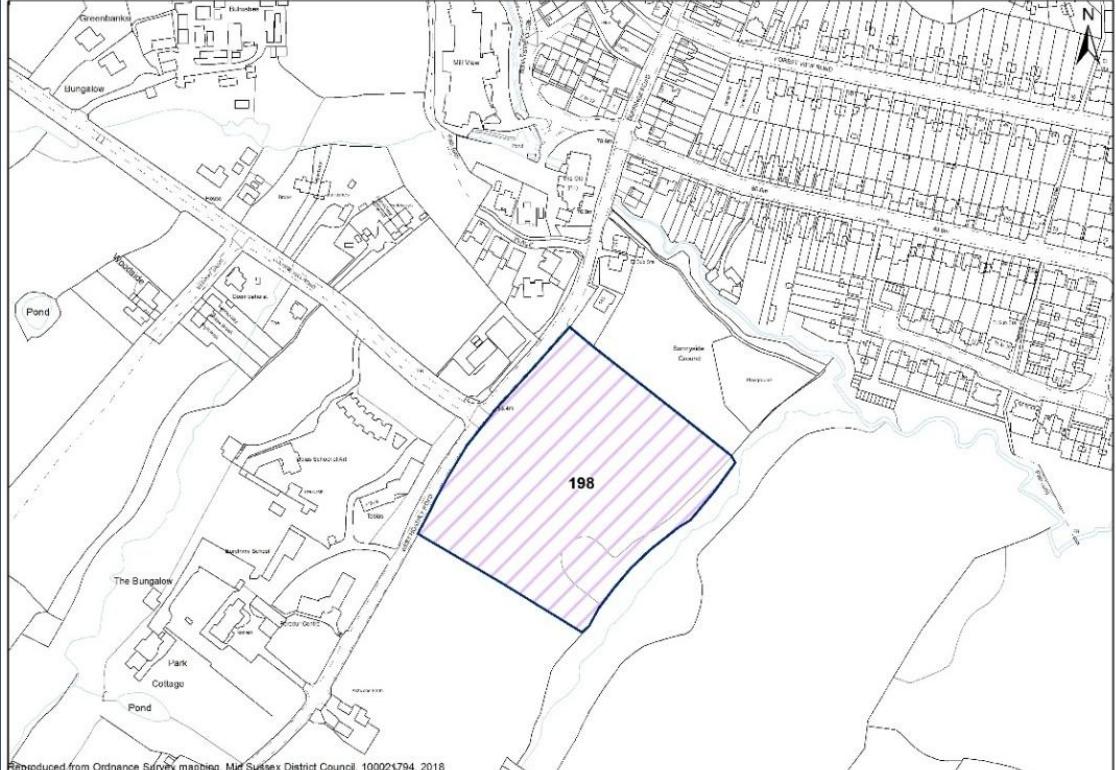
Allotment Site

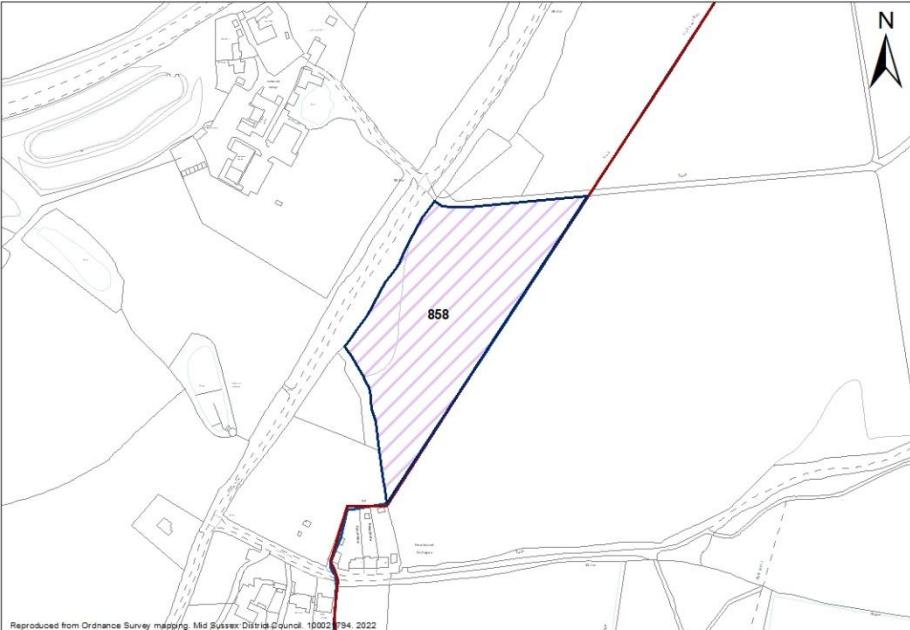


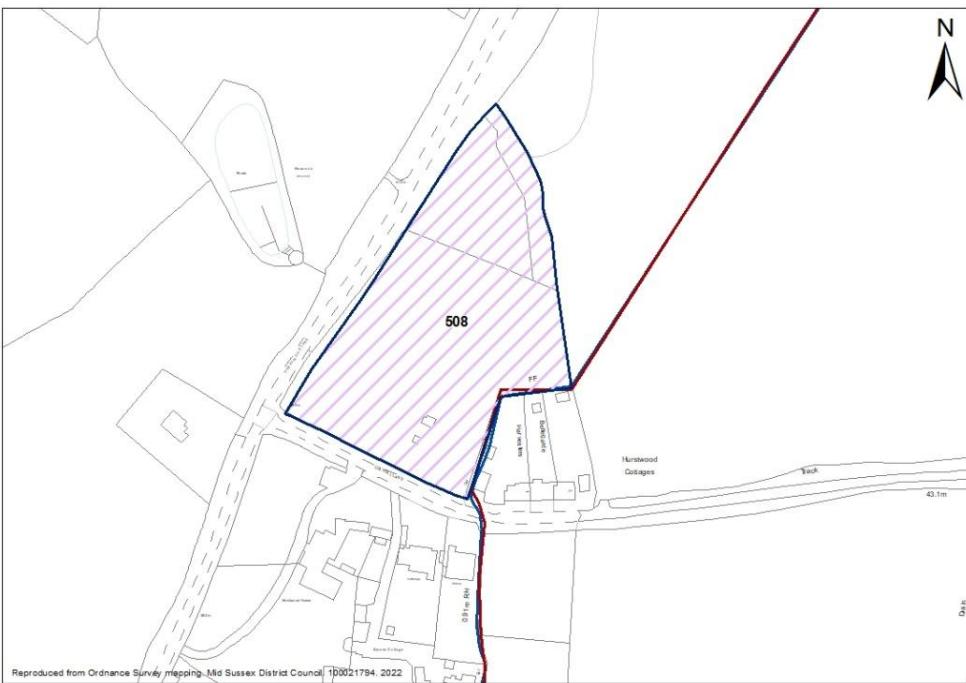
Principles

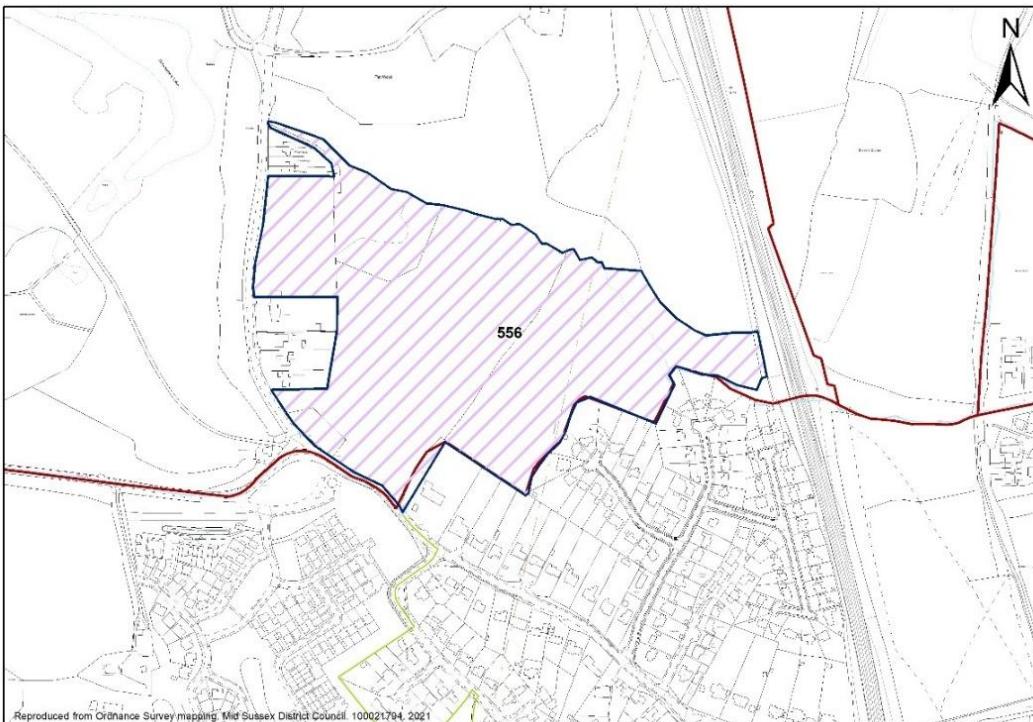
1. Masterplan a comprehensive redevelopment scheme which takes account of the principles of Neighbourhood Plan Policy TC5 The Station Quarter, delivering attractive and accessible mixed-use development and transport mobility hub, creating a new gateway development to Burgess Hill.
2. Orientate development positively to address existing open space at Queens Crescent Park along with any proposed areas of open space.
3. Deliver a transport mobility hub which prioritises sustainable and active travel with safe links to the wider network, taking account of the Place & Connectivity Programme and LCWIP. Co-locate appropriately designed delivery lockers and car club facilities.

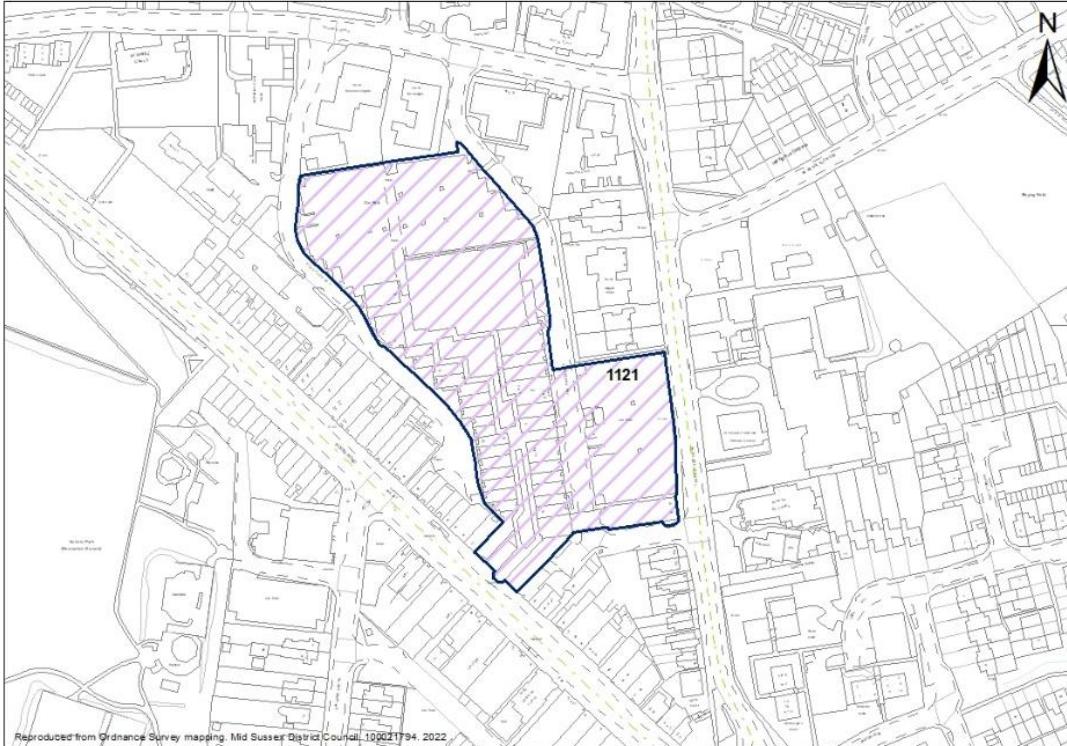
4. Provide at least an equal number of plots (63) through the delivery of the allotment site at Nightingale Road, Burgess Hill. Re-provision must be at least equal in quality and opportunities must be taken to maximise allotment provisions above the amount required for re-provision, which may include provision of various plot sizes to meet local needs.
5. Provision of buildings for storage on the allotment site must be minimised. Proposals should maximise opportunities for communal storage. Any storage building must be small-scale and respect the open space and landscape setting of the site. The allotments will be Statutory upon completion with freehold or long-lease provided to Burgess Hill Town Council for their ongoing management and maintenance.

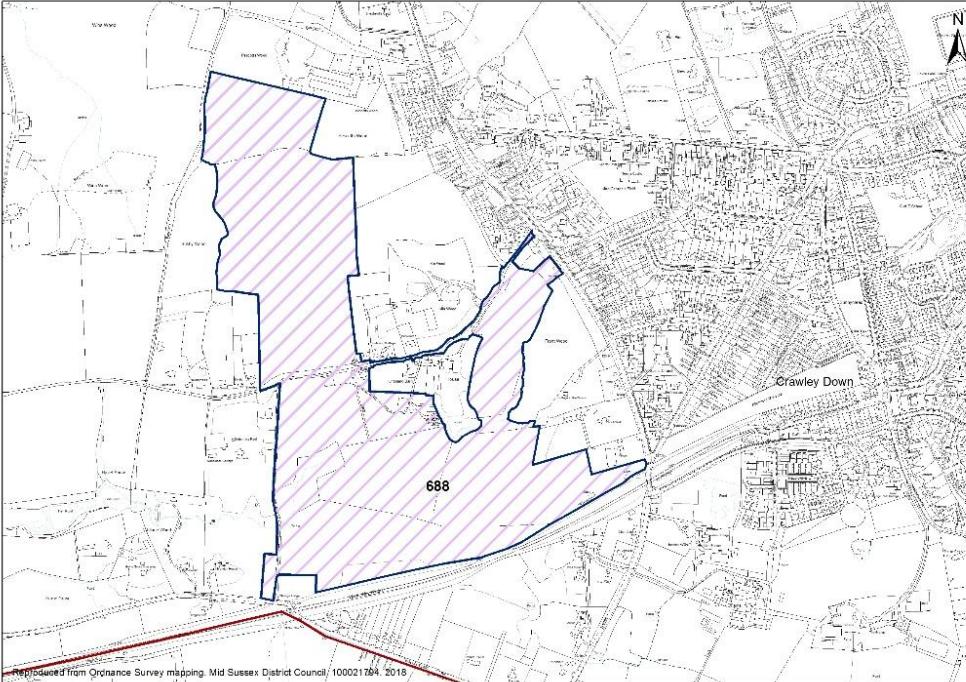
SHELAA REF	198	Land off West Hoathly Road, East Grinstead		
Settlement	East Grinstead	Indicative Capacity	Up to 45 dwellings	
Gross Site Area (ha):	2			
Map				
				<p>Principles</p> <ol style="list-style-type: none"> 1. Retain as much as possible and enhance the hedgerow fronting West Hoathly Road. 2. Provide a link to Sunnyside Recreation Ground. 3. Provide suitable access from West Hoathly Road. 4. Subject to technical highways work, provide an appropriate pedestrian crossing from the site to the pavement along West Hoathly Road opposite the site.

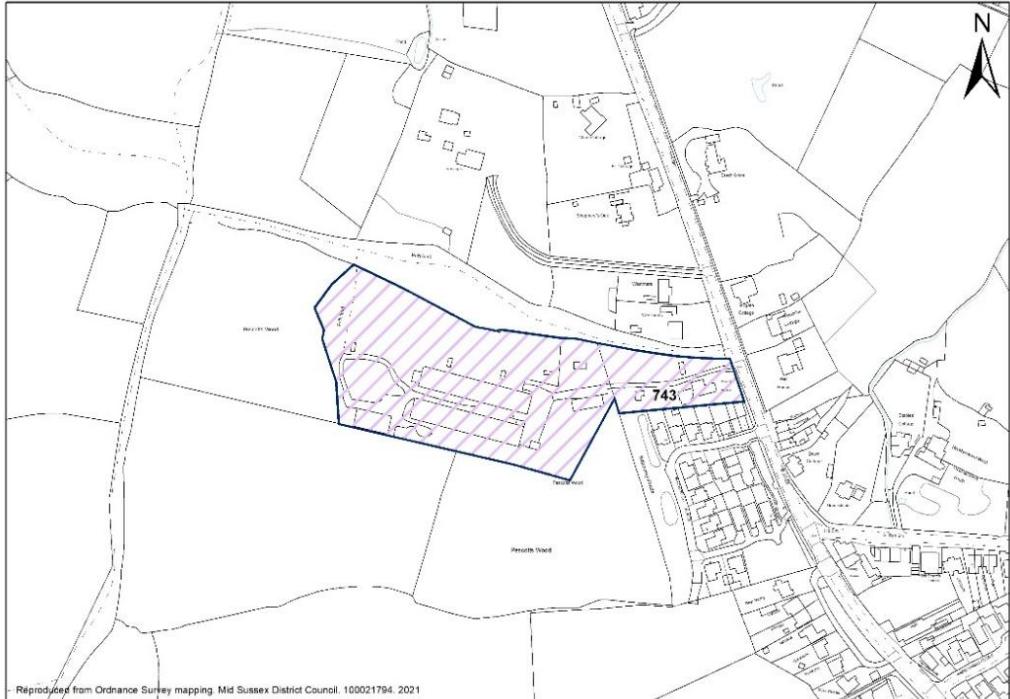
SHELAA REF	858	Land at Hurstwood Lane, Haywards Heath		
Settlement	Haywards Heath	Indicative Capacity	36 dwellings	
Gross Site Area (ha):	1.82			
Map				
				<p>Principles</p> <ol style="list-style-type: none"> 1. Integrate development with the site to the south (SHELAA site 508) and the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation) including through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors. 2. Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation). 3. Respect, retain and enhance the rural character of Hurstwood Lane. 4. Retain and enhance the trees and retain the ground levels along Hurstwood Lane (which forms the western boundary of the site) and in the western part of the site. Any unavoidable loss of trees required to provide a site access should be justified and supported by evidence and will need to be mitigated with additional planting along the site boundary. 5. Integrate measures to mitigate the impact of development on the landscape character of the surrounding area, including a landscape buffer on the eastern site boundary. 6. Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the east of the site, including ecological corridors.

SHELAA REF	508	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath		
Settlement	Haywards Heath	Indicative Capacity	30 dwellings	
Gross Site Area (ha):	1.05			
Map				
				Principles
				<ol style="list-style-type: none"> 1. Integrate development with the site to the north (SHELAA site 858) and the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors. 2. Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation). 3. Respect, retain and enhance the rural character of Hurstwood Lane. 4. Retain and enhance the trees and retain the ground levels along Hurstwood Lane (which forms the western boundary of the site). Any unavoidable loss of trees required to provide a site access should be justified and supported by evidence and will need to be mitigated with additional planting along the site boundary. 5. Retain and enhance the trees on the site boundaries to provide a landscape buffer to the wider countryside.

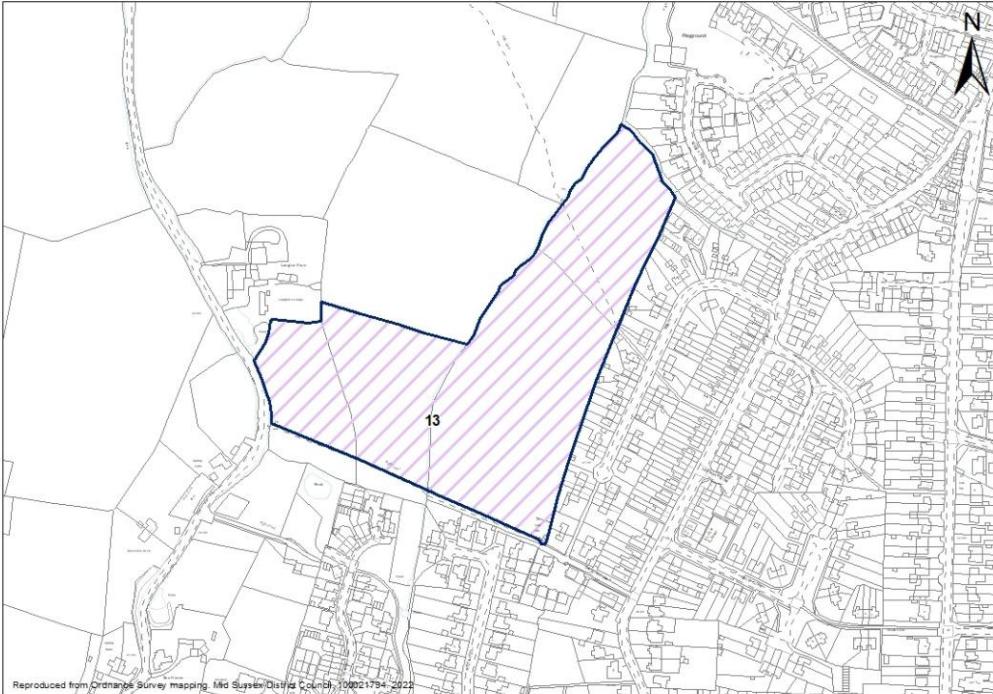
SHELAA REF	556	Land east of Borde Hill Lane, Haywards Heath		
Settlement	Haywards Heath	Indicative Capacity	60 dwellings	
Gross Site Area (ha):	10.53			
Map				
				<p>Principles</p> <ol style="list-style-type: none"> 1. Contain development to central and eastern parts of the site to reduce potential impacts on the High Weald National Landscape (AONB) and its setting (to be informed by a LVIA). 2. Provide suitable vehicular, pedestrian and cycle access from Borde Hill Lane via a new fourth arm from the roundabout, south-west of the site. 3. Make any necessary adjustments to the existing roundabout such as enlargement and realignment and to the road layout to allow safe movement of road users and make provision for a new crossing point with dropped kerbs and tactile paving on the southern approach (Balcombe Road), subject to technical highways work and in agreement with the Highways Authority.

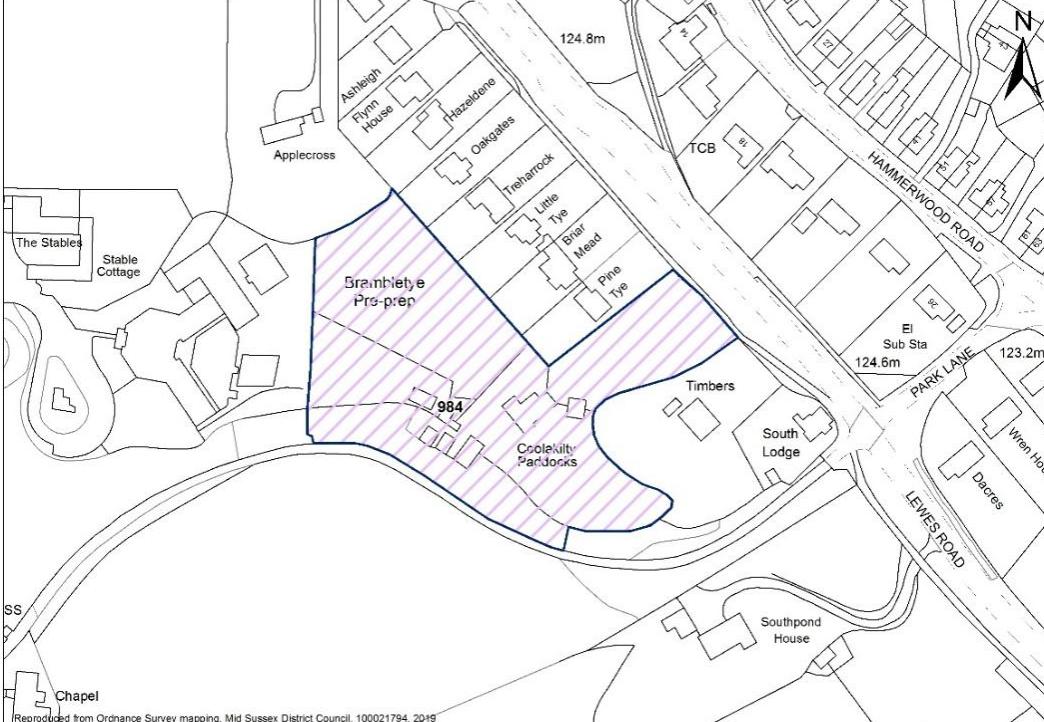
SHELAA REF	1121	Orchards Shopping Centre			
Settlement	Haywards Heath	Indicative Capacity	100 dwellings		
Gross Site Area (ha):	1.99				
Map					
					
<p>Principles</p> <ol style="list-style-type: none"> 1. Deliver a mixed-use development including retail, leisure, residential and other complementary town centre uses to help provide a central and diverse hub for the town centre. 2. Enhance car parking within the town centre through the provision of multi-storey and/or decked car parking, optimising the site's topography. 3. Take into account the 2021 Haywards Heath Town Centre Masterplan SPD and opportunities for The Orchards Shopping Centre (Chapter 5). 					

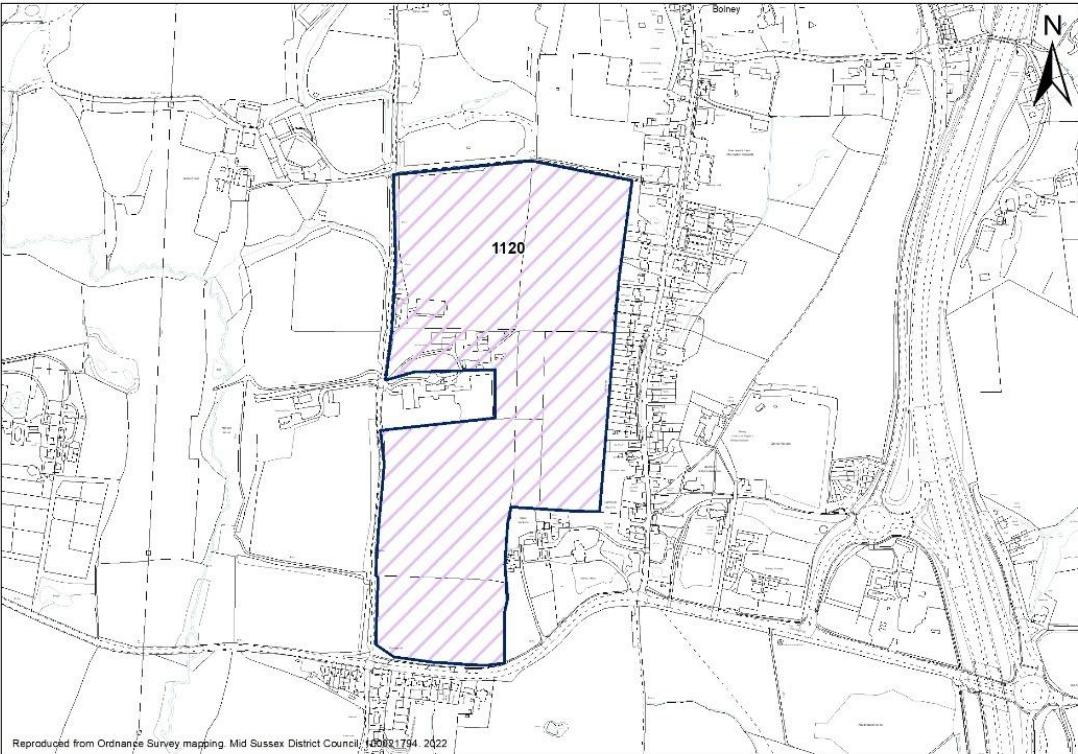
SHELAA REF	688	Land west of Turners Hill Road	
Settlement	Crawley Down	Indicative Capacity	350 dwellings
Gross Site Area (ha):	34.48		
Map			
			
<p>Principles</p> <ol style="list-style-type: none"> 1. Set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting. 2. Provide suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way. 3. Integrate development with the site to the north (SHELAA site 743) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors. 4. Provide suitable access to Turners Hill Road to each of the three areas of the site. The northern access is to be via Wychwood Place and the middle access and route through site is to be separate from Huntsland which will remain a no through road and public right of way. 5. Avoid development in the most sensitive areas, including the central ridge. 6. Provide a countryside open space in southern part of site and along western boundary linking the north and south parts of the site. 7. Provide a 50 bed care home to contribute to overall identified need. 8. Provision of local community infrastructure including community allotments and allotments. 			

SHELAA REF	743	Hurst Farm, Turners Hill Road, Crawley Down	
Settlement	Crawley Down	Indicative Capacity	37 dwellings
Gross Site Area (ha):	2.22		
Map			
			
<p>Principles</p> <ol style="list-style-type: none"> 1. Avoid any direct or indirect impacts associated with ancient woodland along the western and southeastern edges of the site, including Pescotts Wood East and Pescotts Wood West. 2. Integrate development with the adjacent site to the south (SHELAA site 688) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors. 3. Provide suitable vehicular, pedestrian and cycle access from Turners Hill Road. 			

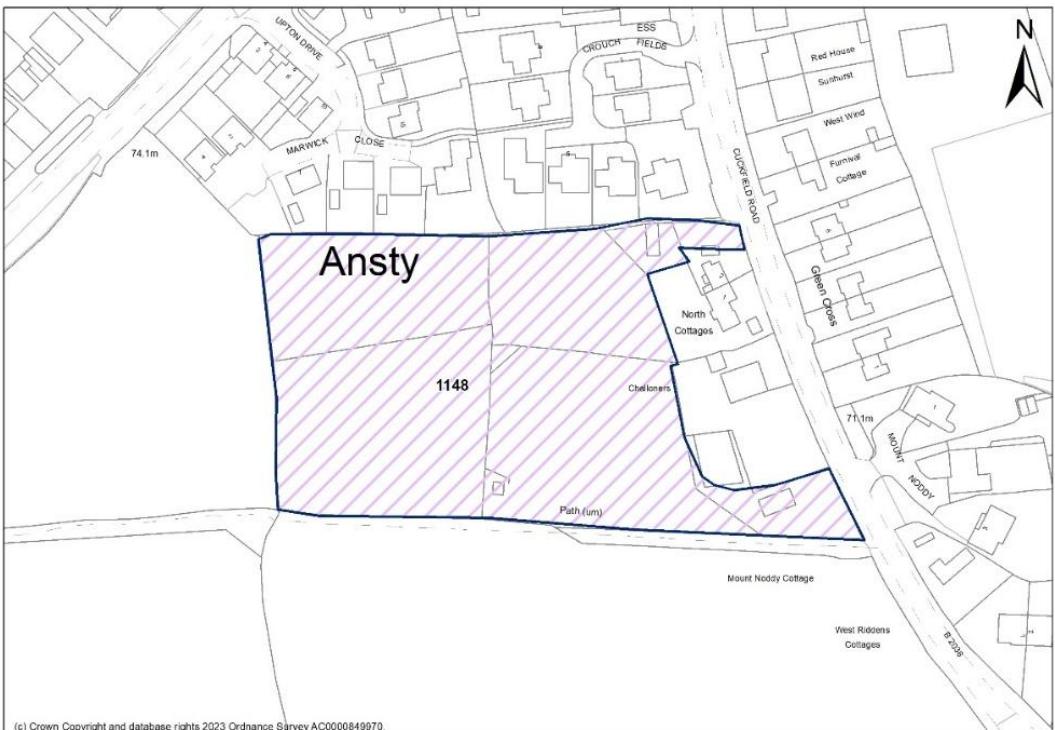
SHELAA REF	210	Land rear of 2 Hurst Road, Hassocks	Principles <ol style="list-style-type: none"> 1. Mitigate potential impacts from development on TPOs in the southeast corner and along the northern boundary. 2. Retain and enhance mature trees/hedgerows along site boundaries including screening to the A273.
Settlement	Hassocks	Indicative Capacity 25 dwellings	
Gross Site Area (ha):	0.93		
Map			

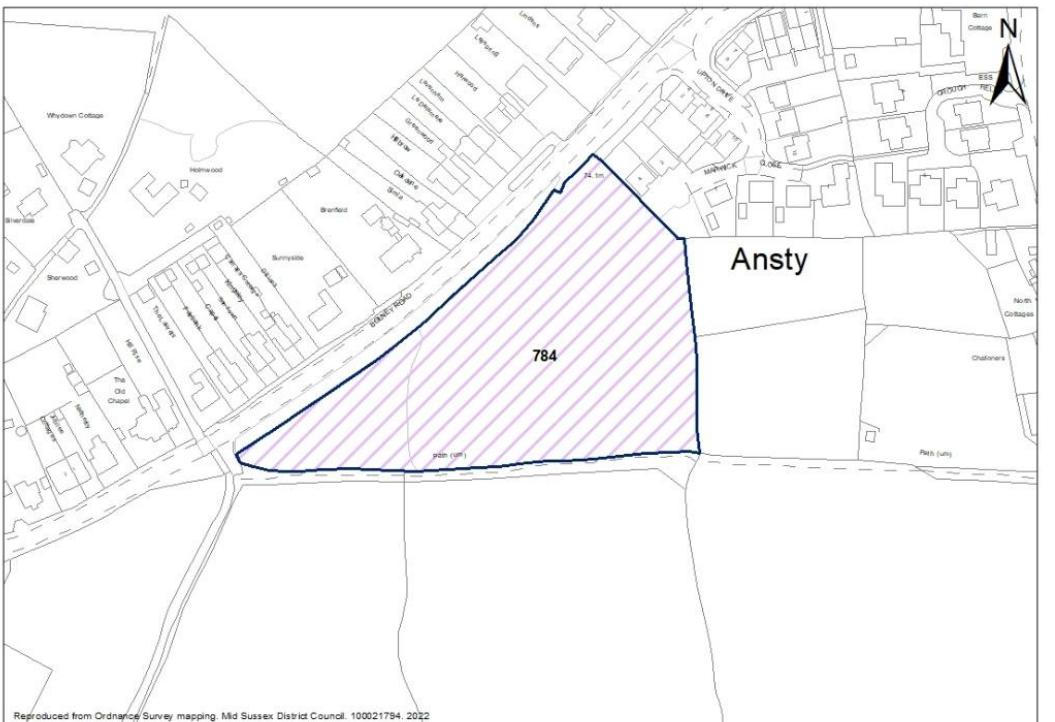
SHELAA REF	13	Land west of Kemps, Hurstpierpoint	
Settlement	Hurstpierpoint	Indicative Capacity	90 dwellings
Gross Site Area (ha):	5.8		
Map			
			
<p>Principles</p> <ol style="list-style-type: none"> 1. Protect and enhance the streams on the western boundaries and crossing the site. 2. Provide a designated/equipped play area on-site. 3. Retain and enhance the existing PRoW, Footpath 36Hu, crossing the site. 4. Upgrade Footpath 37Hu and provide enhanced pedestrian connectivity between Sunleigh Court to Langton Lane. 			

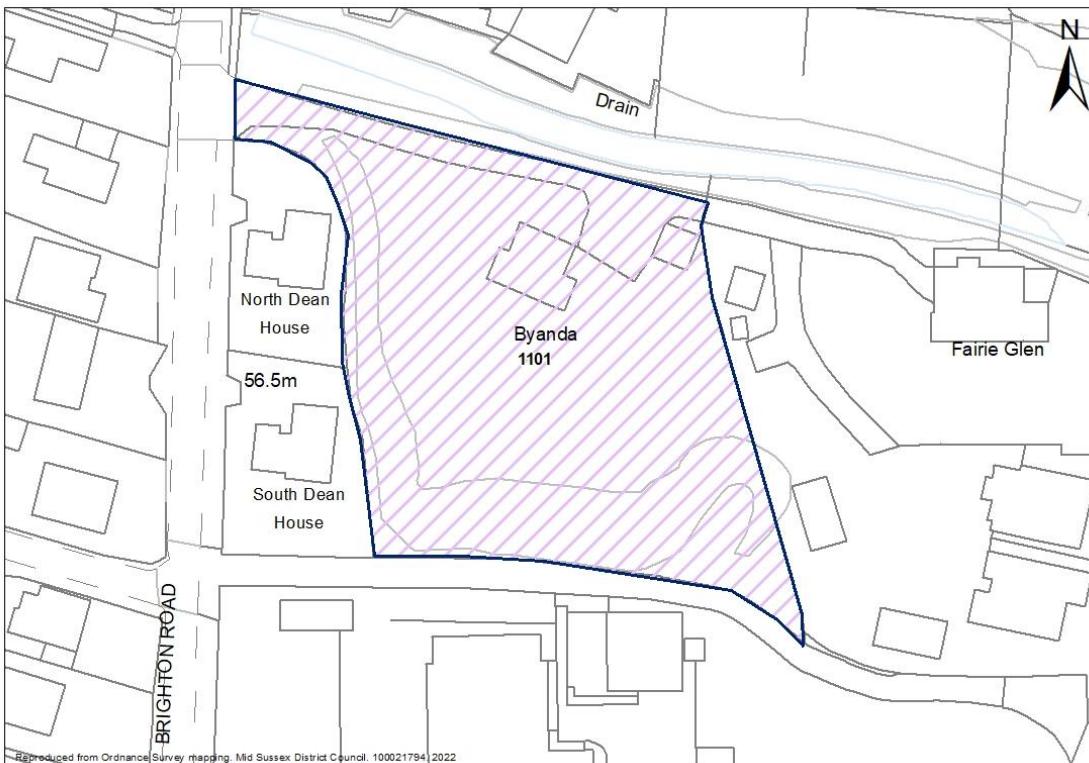
SHELAA REF	984	The Paddocks, Lewes Road, Ashurst Wood	
Settlement	Ashurst Wood	Indicative Capacity	8-12
Gross Site Area (ha):	0.83		
Map			
 <p>Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2019.</p>			<p>Principles</p> <ol style="list-style-type: none"> 1. Provide suitable access from Lewes Road.

SHELAA REF	1120	Land at Foxhole Farm	
Settlement	Bolney	Indicative Capacity	200 dwellings
Gross Site Area (ha):	18.45		
Map			
			
<p>Principles</p> <ol style="list-style-type: none"> 1. Retain the character of footpath 44Bo which runs along the site's northern boundary and create a pedestrian link from the site. 2. Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272). 3. Provide pedestrian and cycle access to The Street into the north part of the site between the properties of Westmeadow and Downland. In addition, explore potential for additional pedestrian and cycle access to The Street into the south-central part of the site. 4. Provide a countryside open space between the north and south development parcels. 5. Provide on-site community facility suitable for uses falling within E(e), E(f) or F(1)(a). 6. Provision of local community infrastructure including community allotments and orchards. 			

SHELAA REF	1020	Ham Lane Farm House, Ham Lane, Scaynes Hill		
Settlement	Scaynes Hill			
Gross Site Area (ha):	0.97	Indicative Capacity	30	
Map				
<p>Principles</p> <ol style="list-style-type: none"> 1. Create new pedestrian links to existing PRoW network. 2. Provide suitable vehicular, pedestrian and cycle access from Ham Lane. 3. Provide good acoustic design to address noise impacts associated with adjacent industrial workshops. 4. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site. 				

SHELAA REF	1148	Land west of North Cottages and Challoners, Cuckfield Road, Ansty		
Settlement	Ansty			
Gross Site Area (ha):	1.37	Indicative Capacity	30 dwellings	
Map				
				
<p>Principles</p> <ol style="list-style-type: none"> 1. Provide suitable access either from Cuckfield Road or Bolney Road (access from Upton Drive and Marwick Close via SHELAA site 784). 2. Retain and provide an appropriate buffer to the mature English oak tree in the centre of the site unless it can be demonstrated and justified through survey and assessment evidence that the tree needs to be removed. 3. Integrate development with the site to the west (SHELAA site 784) by providing pedestrian and cycling connections and green infrastructure connectivity. 				

SHELAA REF	784	Land to the west of Marwick Close, Bolney Road, Ansty	
Settlement	Ansty	Indicative Capacity	40 dwellings
Gross Site Area (ha):	1.37		
Map			
			
<p>Principles</p> <ol style="list-style-type: none"> 1. Provide suitable access from Upton Drive and Marwick Close. 2. Retain and enhance the trees and retain the ground levels along the A272 Bolney Road which forms the western boundary of the site. 3. Integrate development with the site to the east (SHELAA site 1148) by providing pedestrian and cycling connections and green infrastructure connectivity. 			

SHELA REF	1101	Land at Byanda, Hassocks	
Settlement	Hassocks	Suggested Capacity	60 bed residential care home
Gross Site Area (ha):	0.45		
Map			
			
Principles <ol style="list-style-type: none"> 1. Provide suitable vehicular, pedestrian and cycle access from Brighton Road. 			

SHELAA REF	1106	Land at Hyde Lodge, Handcross		
Settlement	Handcross			
Gross Site Area (ha):	2.85			
Indicative Capacity	Contribution towards identified need for older persons' accommodation	Principles		
Map				
				<ol style="list-style-type: none"> 1. Provision of older persons' accommodation to contribute towards the overall identified need. 2. Explore and take opportunities to open up/daylight the culvert within the site. 3. Provide access from the B2114 London Road. 4. Extend the 30mph speed limit northwards (to be discussed with the Highways Authority). 5. Provide a pedestrian access in the south-east corner of the site where there is an existing gateway. 6. Retain the existing rural character of London Road. 7. Retain the character of Hyde Lodge and its gardens including in the design and layout of the proposed development.

Annex A: Potential active travel route – Sayers Common to Burgess Hill

