

February 2024



---

# PLANNING AND AFFORDABLE HOUSING STATEMENT

LAND OFF SCAMPS HILL, LINDFIELD

---



# TABLE OF CONTENTS

|          |  |           |
|----------|--|-----------|
| <b>1</b> | <b>INTRODUCTION .....</b>  | <b>2</b>  |
| <b>2</b> | <b>THE PROPOSALS .....</b>   | <b>5</b>  |
| <b>3</b> | <b>PLANNING POLICY FRAMEWORK &amp; MATERIAL CONSIDERATIONS ...</b> | <b>8</b>  |
| <b>4</b> | <b>PLANNING APPRASIAL .....</b>                                    | <b>18</b> |
| <b>5</b> | <b>AFFORDABLE HOUSING STATEMENT .....</b>                          | <b>33</b> |
| <b>6</b> | <b>PLANNING BALANCE AND CONCLUSIONS.....</b>                       | <b>38</b> |

## APPENDICES

Appendix 1: Section 106 Draft Heads of Terms

Appendix 2: List of Relevant Policies



## 1 INTRODUCTION

### 1.1 Scope of the Statement

1.1.1 This Planning and Affordable Housing Statement has been prepared in support of an outline planning application made by Gladman Developments Ltd (Gladman) for development of land off Scamps Hill, Lindfield. The description of development is as follows:

***“The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.”***

1.1.2 The application site comprises approximately 6.58 hectares (ha) of land and is formed of three pastoral field parcels bound by hedgerows and trees, located to the south east of Lindfield within the administrative boundary of Mid Sussex District Council. The proposed development has been designed as a logical extension to Lindfield and is located to the east of Scamps Hill within close proximity to the centre of Lindfield and its associated services and amenities.

1.1.3 The outline planning application is seeking approval in principle for the development proposals. This Planning and Affordable Housing Statement is one in a suite of documents submitted to support the application and comprehensively demonstrates the suitability and sustainability of the site for housing development.

1.1.4 The following plans and documents have also been submitted in support of the outline planning application:

- Location Plan
- Development Framework Plan
- Design and Access Statement

- Landscape and Visual Assessment
- Transport Assessment
- Travel Plan
- Ecological Appraisal
- Arboricultural Assessment
- Phase I Site Investigations
- Flood Risk Assessment
- Noise Screening Report
- Air Quality Mitigation Statement
- Heritage Statement
- Socio Economic Statement
- Statement of Community Involvement
- Sustainability and Energy Statement

1.1.5 The information contained within the application documents is summarised in Chapter 4 and provides the framework for future detailed reserved matters applications.

1.1.6 This Planning and Affordable Housing Statement explains why development is needed and appropriate in this location and the significant social, environmental and economic benefits that the proposal will bring to the area. It also confirms that no unacceptable adverse impacts would arise because of the development that would 'significantly and demonstrably' outweigh these benefits. The 'tilted balance' as set out within paragraph 11 of the National Planning Policy Framework ('the Framework' or 'NPPF') applies given that Mid Sussex District Council (MSDC) cannot demonstrate a four-year supply of housing land and that the restrictive policies in footnote 7 of the NPPF are not applicable in this case.

1.1.7 The Planning and Affordable Housing Statement further explains the policy context and how the proposed development is appropriate, having regard to the statutory development plan and other material considerations including

the Framework. It demonstrates how the proposed development complies with national policy set in the Framework and why it is appropriate to bring forward development on this site.

## 1.2 Relevant Planning History

1.2.1 There have not been any planning applications previously submitted on the site. It is therefore deemed that there is no relevant planning history on the site that should be considered a material consideration in the determination of this planning application.

## 1.3 EIA Screening

1.3.1 As the application proposals are for urban development on a site of more than 5 hectares, the proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Such projects only require an Environmental Impact Assessment (EIA) if the development is 'likely to have significant effects on the environment by virtue of factors such as its nature, size or location.' Projects which are wholly outside sensitive areas and do not exceed the screening thresholds are not Schedule 2 development do not require EIA screening.

1.3.2 The location does not present any environmental constraints and nor is it in a 'sensitive area'.

## 2 THE PROPOSALS

### 2.1 The Proposal

2.1.1 The drawings submitted as part of this outline planning application for approval are:

- Site Location Plan (drawing number: 9432-L-06 Rev D)
- Proposed Site Access Layout (drawing number:1723/08 Rev A)

2.1.2 The application proposal includes the following:

- Up to 90 residential dwellings (including 30% affordable housing delivered in accordance with current adopted planning policy);
- Structural landscape planting and the retention and positive management of key landscape features;
- 3.94ha of formal and informal open space including orchard planting, new LEAP children's play area and recreational routes through proposed open space;
- Vehicular access onto Scamps Hill;
- Pedestrian and cycle path connection through the site alongside Scamps Hill;
- A Sustainable Drainage System (SuDS).

2.1.3 It is proposed that the site will be accessed from Scamps Hill, via a simple priority junction. It has been confirmed that the required visibility splays can be achieved and that the site access junction will operate comfortably within capacity in both the morning and evening peak periods with the proposed

development traffic as demonstrated by the Transport Assessment prepared by Ashley Helme Associates.

- 2.1.4 The application site is located on the edge of Lindfield and is made up of three pastoral fields bound by hedgerows and trees. To the north the site is bound by commercial buildings at Lindfield Enterprise Park and residential dwellings associated with Noah's Ark Lane and to the east lies the Ancient and Semi-Natural woodland of Little Walstead Wood. Further to the east and separated by Walstead Farm is the Sussex Ouse Valley Way. Residential development adjoins the western boundary of the site along the southern edge of Scamps Hill. To the south of the site is the Grade II Listed Tythe Cottage which is surrounded by existing woodland and further agricultural land.
- 2.1.5 The application proposes development is to be located within the two northern field parcels with existing hedgerows and trees maintained and incorporated into the proposed site layout. The southern field will remain open from development and will provide publicly accessible recreational routes through the open space and new parkland and orchard planting.
- 2.1.6 The site is well located on the edge of Lindfield within close proximity and easy walking distance to the centre and its associated amenities and facilities. Lindfield is adjacent to Haywards Heath, one of the three 'Category 1' settlements in Mid Sussex, and a large retail and employment centre that also benefits from fast and regular train services into London and surrounding key centres.
- 2.1.7 A range of densities and house types are proposed to meet local need. It is proposed that 30% of the units will be affordable, in accordance with Policy DP31 of Council's Local Plan. The affordable housing provision will be secured by a Section 106 Agreement.

2.1.8 Approval of the housing mix is not sought as part of this application; however, new homes will be provided in a mixture of sizes, styles, and tenures to meet the diverse range of local needs, specified at the reserved matters stage of the development.

2.1.9 An assessment against the up-to-date provisions of the Development Plan and the Framework, where relevant, demonstrates the scheme comprises sustainable development because:

- The proposals will offer a range of benefits, including making a significant contribution towards meeting the market and affordable housing needs within Mid Sussex.
- The proposals will help secure a sustainable pattern of development, focussing housing in close proximity to services and facilities, including public transport.
- There are no adverse impacts that would significantly and demonstrably outweigh the benefits.
- Benefits arising from development include the delivery of 90 new homes, 30% affordable homes to help meet the affordable housing needs, 3.94ha of public open space, a LEAP, a parkland with footpaths, £15.9m construction spend, £3.2m of potential household expenditure and 130 direct FTE in construction per annum.



## 3 PLANNING POLICY FRAMEWORK AND MATERIAL CONSIDERATIONS

### 3.1 Background

3.1.1 This section sets out the planning policy framework relevant to the site and the proposed development. Consideration of the proposed development within the context of the relevant Development Plan policies is undertaken in Chapter 4 of this Statement.

### 3.2 The Development Plan

3.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory duty on local planning authorities to determine planning applications in accordance with the development plan unless material planning considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

3.2.2 The Framework is a material planning consideration but does not change the statutory status of the Development Plan as the starting point for decision making. The planning application should be considered in this context.

### 3.3 Adopted Local Plan

3.3.1 Development proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan applicable to this planning application comprises of

- Mid Sussex District Plan 2014-2031;
- Mid Sussex Site Allocations DPD;
- Lindfield and Lindfield Rural Neighbourhood Plan 2014-2031.

### **Mid Sussex District Plan**

- 3.3.2 The Mid Sussex District Plan was formally adopted by the Council on 28<sup>th</sup> March 2018 and replaced the saved policies from the Mid Sussex Local Plan 2004. The Plan set out the scale and direction of housing, employment and economic growth across the district over the period 2014-2031.
- 3.3.3 Policy DP 4 set the overall housing requirement for Mid Sussex across the plan period at 16,390 new homes on a stepped basis. The policy required the delivery of 876 dwellings per annum (dpa) from 2014/15 until 2023/24 and increased to 1,090dpa for the remainder of the plan period until 2031.
- 3.3.4 The spatial distribution of housing growth is based on the settlement hierarchy set out in Policy DP 6. Lindfield is categorised as a tier 2 settlement along with six other settlements. The Larger Villages are said to act as local service centres, providing key services in the rural area of Mid Sussex and serving the wider hinterland, benefiting from a good range of services and facilities, including employment opportunities and access to public transport. Between the seven category 2 settlements, the Local Plan directs a minimum level of growth of 3,005 dwellings, to which a minimum of 571 were directed to Lindfield.
- 3.3.5 The policies relevant to the application are listed in Appendix 2.

### **Mid Sussex Site Allocations Development Plan Document**

- 3.3.6 The Mid Sussex Site Allocations Development Plan Document (SADPD) was formally adopted by the Council in June 2022. The SADPD forms the second part of the Council's development plan and allocates non-strategic sites to meet the housing and employment needs identified in the Council's District Plan.

### **Lindfield and Lindfield Rural Neighbourhood Plan**

3.3.7 The Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP) was made on 23<sup>rd</sup> March 2016, prior to the adoption of the Mid Sussex District Plan. The Neighbourhood Plan boundary covers the full extent of both Lindfield Parish and Lindfield Rural Parish areas and covers the plan period 2014-2031.

3.3.8 Paragraph 14 of the NPPF 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.*

3.3.9 Given that it has been eight years since the LLRNP became part of the development plan (14a) and the LLRNP does not contain any housing allocations to meet its identified requirement (14b), paragraph 14 of the Framework does not apply.

## **3.4 The Emerging Local Plan**

3.4.1 Mid Sussex District Council are currently in the process of reviewing and updating the Local Plan. The new District Plan will cover the period 2021-2039, thus extending the existing plan period by a further eight years. Once adopted, the updated Local Plan will replace the current adopted District Plan.

3.4.2 The Council has published the Submission Draft District Plan 2021-2039 (Regulation 19) and at the time of writing, consultation on the draft document

was open to the public and stakeholders. The consultation closed on 23<sup>rd</sup> February 2024.

3.4.3 Emerging Policy DPH1 sets out that the Local Housing Need for Mid Sussex, based upon the standard method, is 19,620 dwellings over the plan period, equivalent to 1,090dpa. The settlement hierarchy set out in Table 1 of the draft document does not differ from that in the adopted Mid Sussex District Plan and Lindfield remains as a tier 2 'Larger Village'. Further housing growth is anticipated in Lindfield, although the emerging plan relies on current development commitments to achieve this, rather than identifying new allocations. The spatial distribution however has changed from the adopted Local Plan, with a greater focus on development in the lower down settlements, for example the draft document directs growth of 2,478 dwellings to Sayers Common, a Category 3 'Medium Village'. This quantum of growth includes 2,000 homes at a strategic site on the edge of the village and is at direct odds with the spatial strategy of focussing development in the most sustainable locations.

3.4.4 A summary report of the responses to the Regulation 18 Draft Plan consultation was presented to the Scrutiny Committee for Planning, Economic Growth and Net Zero on 15<sup>th</sup> March 2023. The report showed that there had been 615 responses to the three proposed significant sites, 417 of which were for the Sayers Common site with 402 of these being objections. Despite the level of objection, the proposed allocation has been included in the Regulation 19 consultation document.

3.4.5 Paragraph 48 of the Framework allows local authorities to give weight to policies in emerging plan depending upon:

- The state of preparation of the emerging plan;

- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the Framework.

3.4.6 Taking into consideration that the update to the Local Plan has not been submitted for examination yet, and the considerable number of objections to a key strategic allocation, no more than limited weight can be attributed to the emerging policies contained within the emerging Local Plan.

### 3.5 National Planning Policy Framework

3.5.1 The NPPF is an important material consideration in planning decisions. The NPPF sets out the Government's approach to sustainable development and core planning principles. A revised NPPF was published by the Government in December 2023.

#### **Presumption in Favour of Sustainable Development**

3.5.1 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.5.2 The NPPF sets out three overarching objectives towards achieving sustainable development under paragraph 8, which includes ensuring that sufficient land is available in the right places to support growth; making sure that a sufficient number and range of homes can be provided to meet the needs of present and future generations supported by well-designed environments and accessible services; and ensuring that land is used effectively to improve biodiversity, use resources prudently by minimising waste and pollution,

mitigating and adapting to climate change and moving towards a low carbon economy.

3.5.3 At the heart of the Framework is the 'presumption in favour of sustainable development'. Paragraph 11 sets out how planning applications should be determined in this context:

*"11. 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-date<sup>8</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; 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."*

3.5.4 Footnote 7 of the Framework identifies a closed list of potential restrictive policies that may in a particular case cause the presumption to be disapplied. The application site is not the subject of any of the designations cited within footnote 7 and therefore policies do not apply which indicate the presumption should be disapplied.

3.5.5 Footnote 8 provides further guidance on when policies may be considered 'out of date'. It confirms that when a local planning authority (LPA) cannot demonstrate a five-year housing land supply (or a four-year supply, if applicable, as set out in paragraph 77), and does not benefit from the provisions of paragraph 76, the policies which are most important for determining an application involving the provision of housing should be considered to be out of date.

3.5.6 Paragraph 12 of NPPF reiterates that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

### 3.6 The Need for Housing

3.6.1 The growing population and household formation rates alongside too few houses being built has resulted in a housing crisis in this country.

3.6.2 Whilst there is often great debate about the delivery of both market and affordable housing, in reality it is about meeting a very basic human need of local people. People wish to be able to live in suitable accommodation which they can afford and in a place that they want to live. Where sufficient housing of a suitable type is not available, this has a real, negative impact upon society.

3.6.3 The development plan contains a requirement of 16,390 homes over the plan period (2014-2031).

3.6.4 This development would provide up to 63 market houses and up to 27 affordable homes, helping to address the local housing issues in Mid Sussex.

## 3.7 Housing Land Supply

- 3.7.1 The supply of available and deliverable sites for housing in Mid Sussex is an important material consideration in determining the weight to relevant policies for the supply of housing.
- 3.7.2 Paragraph 11 of the NPPF states that where there are no development plan policies or the policies most important to determining the application are out of date, the presumption in favour of sustainable development applies (unless any of the restrictive policies in Footnote 7 apply). Footnote 8 makes it clear that this includes when a local authority cannot demonstrate a five-year supply of deliverable housing sites, or a four-year supply if applicable, as set out in paragraph 226.
- 3.7.3 For decision taking purposes, the revised Framework sets out at paragraph 226 that for decision-taking purposes only, local authorities that have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 stage, including both a policies map and proposed allocations towards meeting housing need, will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing.
- 3.7.4 At the time of writing, Mid Sussex District Council were consulting on the Regulation 19 Submission Draft of the Local Plan Update, and therefore for the purposes of determining this planning application, paragraph 226 is engaged, meaning that the Council are only required to identify a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing.



### **Housing Land Supply Mid Sussex District**

- 3.7.5 An appeal<sup>1</sup> determined in October 2023 demonstrates the vulnerability of the housing land supply in Mid Sussex, with the Planning Inspectorate concluding that the surplus was just 17 dwellings.
- 3.7.6 The applicant considers there are Category B sites within the Council's supply that should not be included and that the proposed delivery rates on the strategic sites are overly optimistic. As such, Gladman assert that the Council cannot demonstrate a four-year housing land supply.
- 3.7.7 Based on this position, the application should be assessed in the context that Mid Sussex cannot demonstrate a 4-year housing land supply. Therefore, as stated within paragraph 11 of the Framework the presumption in favour of sustainable development applies and the application should be determined in accordance with the tilted balance as set out in paragraph 11(d)(ii) of the Framework.
- 3.7.8 The market and affordable homes proposed on the application site could make a significant contribution to housing supply in Mid Sussex during the next four years of the plan period, therefore helping to address the immediate lack of a four-year supply of deliverable housing sites.

### **3.8 Housing need summary**

- 3.8.1 There is a pressing need throughout the country to deliver more housing to solve the housing crisis. Mid Sussex Council has a responsibility to deliver the homes needed within the district.
- 3.8.2 The Council cannot currently demonstrate a four-year supply of deliverable housing sites. Therefore, this application directly responds to the housing

---

<sup>1</sup> Appeal ref: APP/D3830/W/23/3319542

needs within Mid Sussex and would help enable the Council to be able to demonstrate a four-year supply of housing. Given that there is a lack of a four-year housing land supply in accordance with paragraph 11 of the Framework the tilted balance should apply.

## 4 PLANNING APPRASIAL

### 4.1 Introduction

4.1.1 This section of the Statement assesses the proposed development against the relevant policies of the Development Plan, and other material considerations. The overall planning balance is considered in Chapter 6.

### 4.2 Decision-Making Approach

4.2.1 The Development Plan is the starting point for the determination of planning applications.

4.2.2 The Local Plan was adopted in March 2018 and is aimed to guide development in Mid Sussex until 2031.

4.2.3 Paragraph 11 of the NPPF requires development proposals that are in accordance with an up-to-date Development Plan to be approved without delay. Where there are no relevant Development Plan policies, or the policies most important for determining the planning application are out of date, planning permission should be granted unless policies within the Framework which seek to protect assets of importance are applicable; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

### 4.3 Principle of Development

4.3.1 The implication of Paragraph 11(d), footnote 8 is that the Development Plan policies which are most important for determining an application, are considered out of date in instances where a Local Authority is unable to demonstrate a four-year land supply, which in turn means that these policies need be afforded less weight in the determination of the subject application.

4.3.2 In the context of planning applications involving the provision of new housing, the most important policies will include inter alia, those dealing with the numbers and distribution of housing within the authority's administrative area. In respect of the development proposal, the following policies are therefore considered most important to its determination:

- DP6: Settlement Hierarchy
- DP12: Protection and Enhancement of Countryside

4.3.3 As a broad matter of principle, the proposed development complies with the purpose of the spatial strategy, in that it directs housing to a sustainable settlement (in the second tier of the settlement hierarchy) and will secure a sustainable pattern of development. As the site falls outside of the defined built-up area boundary and the proposal does not comprise one of the acceptable uses identified, the proposal does not accord with policies DP6 and DP12 of the adopted Local Plan. However, as already set out, as Mid Sussex is unable to demonstrate a four-year land supply, the weight attached to this conflict should be reduced and permission granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In any event, the practical land use harm that arises from the acknowledged conflict is limited and should not weigh heavily in the planning balance.

## 4.4 Sustainability

4.4.1 The revised NPPF was published in December 2023 and its key objective is to deliver sustainable development. Paragraph 8 sets out the three overarching objectives of the planning system; economic, social and environmental that

are required to achieve sustainable development. At the heart of the NPPF there is a presumption in favour of sustainable development (paragraph 11).

### **Sustainable location**

- 4.4.2 The application site comprises three pastoral fields bound by hedgerows and trees. The site is located on the edge of Lindfield which is identified as the second tier within the settlement hierarchy, and directly adjacent to Haywards Heath, which is one of the three Category 1 settlements within the district.
- 4.4.3 The site is located within close proximity to bus stops and has good pedestrian and cycle links into the centre of Lindfield which hosts a wide range of services and facilities including shops, primary schools, health centre and pharmacy. A plan showing the services and facilities can be found at Figure 5.1 in the Transport Assessment.
- 4.4.4 The site is well located to take advantage of good public transport connections. The nearest bus stops are located 240 meters from the centre of the site and provide regular bus services to a number of surrounding towns including Haywards Heath, Uckfield and Burgess Hill. Whilst Lindfield does not have a railway station, Haywards Heath station is 2.9km from the site, within an acceptable cycling distance and includes 312 cycle spaces. Alternatively there are regular bus services to the station with a journey time of 12-17 minutes. From the station there are up to 6 trains per hour into London with a journey time from 45 minutes, providing future residents the opportunity to complete commuter trips by sustainable modes of transport.
- 4.4.5 The development would sit adjacent to the existing built-up area of Lindfield and as such represents a logical extension to the settlement.
- 4.4.6 Mid Sussex undertook a SHELAA assessment of the site in 2023, under reference SHELAA 983, Land at Walstead Grange, Scamps Hill, Lindfield The

conclusions of this assessment stated that the site was relatively unconstrained and that there was a reasonable prospect that the site could be developed within the Plan period.

4.4.7 The application site presents an opportunity for the sustainable growth of Lindfield because:

- The land to which the development proposals relate is not sensitive or of high environmental value. This is in the context of a district which has extensive areas of National Landscape and National Park designations;
- The site is suitable for residential development in terms of its sustainable location within close proximity to the centre of Lindfield;
- There are opportunities through development to improve the environmental conditions of the area and provide additional recreational open space for new and existing residents;
- The site has a low ecological value, as evidenced in the report submitted with the application (Ecological Appraisal prepared by FPCR);
- The site will achieve a biodiversity net gain;
- The site is well contained within the landscape and the majority of important landscape features, such as hedgerows, are to be retained and improved; and

- The local highway network has capacity to accommodate the additional traffic associated with the development, without adverse impact on the local network.

## 4.5 Provision of Affordable Housing

4.5.1 Policy DP 31 of the Mid Sussex District Plan requires 30% of affordable housing to be delivered on developments such as the proposed application. The affordable housing statement at Chapter 5 covers the importance of affordable housing provision in more detail.

## 4.6 Design Strategy

4.6.1 Good quality design is a key principle of the NPPF. It states

*"...high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."*<sup>2</sup>

4.6.2 This application has been submitted in outline; design and layout are to be agreed through a reserved matters planning application. However, key design principles have been used to inform the Development Framework Plan and Illustrative Masterplan, which provide the parameters and a broad framework for a high quality form of development. These design principles are explained in the Design and Access Statement (DAS) supporting this application.

4.6.3 The Mid Sussex District Plan also requires a high-quality design to be achieved, this is set out within policy DP 26 'Character and Design'.

4.6.4 As mentioned above, the DAS sets out how the proposed development will meet the design requirements of the NPPF and the criteria set out within the Local Plan. The DAS demonstrates that the development will provide a choice

---

<sup>2</sup> Paragraph 126.

of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental and landscape character. It will also promote the use of sustainable transport and provide improved walking and cycling routes along Scamps Hill.

## 4.7 Landscape

4.7.1 Policy DP 12 'Protection and Enhancement of Countryside' sets out the need to protect valued landscapes for their visual, historical and biodiversity qualities and seeks to protect the countryside in recognition of its intrinsic character and beauty.

4.7.2 A Landscape and Visual Appraisal prepared by FPCR, submitted as part of the application, assesses the potential landscape and visual impacts of the proposed development. The site boundaries are well contained by existing features including vegetation, trees and hedgerows along the northern, eastern and southern boundaries along Scamps Hill, thus reducing views into the site. The development framework plan introduces and retains landscape features that reflect the landscape character of the site and its surrounding area. Additional landscape planting is proposed along the eastern development edge to link in with the existing trees and retained vegetation. The additional planting will help to reinforce the existing perimeter boundary vegetation. A significant area of public open space is proposed east of the development edge which will include orchard planting as well as new trees planted within a parkland setting.

4.7.3 The Landscape and Visual Appraisal concludes that the development proposals demonstrate a well-considered approach to the landscape context of the site and that the proposed development will successfully integrate into the local surroundings without any unacceptable landscape or visual effects.



## 4.8 Transport and Access

- 4.8.1 The NPPF at paragraph 104 notes that transport issues should be considered early in development proposals. The proposals should consider any potential impacts on the transport network and how these can be addressed, opportunities from existing and proposed transport infrastructure, opportunities to promote sustainable transport, environmental impacts of transport, patterns of movement and how transport fits into the design of schemes.
- 4.8.2 Paragraph 113 of the NPPF requires all developments that will generate significant amounts of movement to provide a travel plan and to be supported by a transport statement or assessment so that the likely impacts of the proposal can be assessed.
- 4.8.3 Policy DP 21 'Transport' states that developments should promote sustainable transport methods and be supported by a Travel Plan. The application is supported by a Transport Assessment and a Framework Travel Plan as required by policy DP 21.
- 4.8.4 The application proposes an access point off Scamps Hill, in the form of a traditional priority junction. The proposals also include the provision of a pedestrian access on to Scamps Hill as well as the introduction of a three-meter-wide shared footway/cycleway within the site.
- 4.8.5 The application seeks to promote the use of sustainable transport, the site has good pedestrian connectivity to existing facilities available in the centre of Lindfield. Figure 5.1 of the Transport Assessment identifies all of the services that are located within the preferred maximum walking distance, which includes primary schools, a secondary school, shops, supermarkets a health centre, alongside a variety of other services and facilities. In order to improve

pedestrian connectivity, for both new and existing residents, the proposals will introduce dropped kerbs and tactile paving to Enterprise Park and Chaloner Road.

**4.8.6** There is a good level of public transport within walking distance of the site. The bus service number 31/31A/31B operates between Haywards Heath and Uckfield and call at the bus stops on Gravelye Lane (240m from the site). The combined services offer bus travel at approximately an hourly frequency in both directions Monday-Saturday.

**4.8.7** Haywards Heath Railway Station is located 2.9km from the site, within convenient cycle distance as well as reachable by the 31/31A/31B bus service (journey time 12-17 minutes). There are up to six trains per hour into London and other surrounding employment centres, including Brighton, Burgess Hill and Gatwick Airport, offering site residents a real opportunity to complete commuter trips by train.

**4.8.8** The proposal fully accords with the NPPF on highways matters and policies DP 21 of the Mid Sussex District Plan.

## **4.9 Green Infrastructure and Public Open Space**

**4.9.1** The proposed development includes 4.13ha of green infrastructure, including informal and formal public open space, an equipped children's play space, a significant area of open space comprising new recreational routes, new trees to parkland location and an area of orchard planting, structural landscape planting and an attenuation basin.

**4.9.2** The green infrastructure will enhance the landscape and provide community benefits through the provision of public open space and an equipped area of play,

4.9.3 Policy DP 24 'Leisure and Cultural Facilities and Activities' sets out the council's requirements for open space and the typologies that should be provided on site. It requires the provision of play areas and equipment for all new residential development to be secured through planning conditions/obligations.

4.9.4 Further detail with regards to open space and play space requirements area set out in the 'Development Infrastructure and Contributions' Supplementary Planning Document (October 2019). The proposals have considered this and are compliant with each criterion.

4.9.5 The proposals therefore fully accord with policy DP 24.

#### 4.10 Ecology

4.10.1 An Ecological Appraisal has been submitted as part of the application; this assesses the potential impact on ecology of the proposed development. The Ecological Appraisal includes a Biodiversity Net Gain Report. The application site would not impact upon any ecological designations.

4.10.2 Policy DP 37 'Trees, Woodlands and Hedgerows' outlines the requirements for new development in relation to ecology and policy DP 38 seeks to protect and enhance biodiversity by ensuring development contributes and takes opportunity to improve and enhance biodiversity.

4.10.3 The majority of the site comprises species-poor and modified grassland habitat of relatively low ecological value at the site level and the proposals demonstrate that the hedgerows and trees present on the site are to be retained, except for a small section of the eastern western boundary which is required to be removed to facilitate the site access. The proposals include the planting of 147 meters of native species-rich hedgerows to compensate for

the loss alongside a wider Green Infrastructure network comprising native tree species and urban street trees, as well as an area of orchard planting.

4.10.4 The Ecological Appraisal concludes that, when incorporating straightforward and precautionary mitigation measures, it is not anticipated that any residual negative effects on important ecological features would arise.

4.10.5 Indeed, due to the site's significant open space and habitat creation surrounding the proposed built form, the Ecological Appraisal notes the potential to deliver net benefits. A calculation of biodiversity net gain<sup>3</sup> has determined that the proposed development could secure a net gain in biodiversity habitat units of 10.81% and 16.7% in hedgerow units.

4.10.6 The proposals therefore not only satisfy, but significantly exceed the requirements of policy DP 37 and policy DP 38 in terms of biodiversity enhancement and measurable net gain.

#### 4.11 Historic Environment

4.11.1 An aim of the NPPF is to conserve and enhance heritage assets. Paragraph 194 requires applicants to describe the impact of developments on heritage assets and their setting.

4.11.2 Policy DP 34 'Listed Buildings and Other Heritage Assets' and policy DP 35 'Conservation Areas' outline the considerations which must be taken if a development proposal affects a designated or non-designated heritage asset and/or the wider historic environment.

4.11.3 A Heritage Statement has been prepared by Pegasus and submitted as part of this planning application. The statement identifies that there are no

---

<sup>3</sup> Appendix F – Ecological Appraisal

designated heritage assets within the site boundary. Within the vicinity of the site, designated heritage assets comprise the Grade II Listed Grayfriars, located circa 25 meters south-west of the site, the Grade II Listed Tythe Cottage, circa 105 meters south-east of the site, the Grade II\* Listed Little Walstead Farmhouse east of the site, and the Lindfield Conservation Area, located circa 120 meters north-west of the site.

- 4.11.4 In addition, Walstead Grange, which is located 50 meters to the south-east of the site, is considered to be a non-designated heritage asset.
- 4.11.5 The setting assessment excluded Lindfield Conservation Area, Tythe Cottage and Little Walstead Farmhouse from the setting assessment on the basis of context, distance or lack of intervisibility.
- 4.11.6 The Heritage Statement identifies that less than substantial harm at the lowermost end of the spectrum would be caused to the setting of the Grade II Listed Greyfriars. Consideration was given to the impact on the setting of the non-designated Walstead Grange. The built form of the proposed development would be set back beyond the former parkland areas associated with the house and therefore the elements that make the greatest contribution to the significance of the asset will remain legible and as such overall harm would be minor.
- 4.11.7 In accordance with the NPPF, the less than substantial harm identified to Greyfriars should be weighed against the public benefits of the proposed development. Due to the minimal level of harm, the applicant considers that the benefits of the proposed development, including the delivery market and affordable housing, would significantly and demonstrably outweigh this harm. A planning balance exercise is included at Section X of this planning statement.

## 4.12 Flood Risk and Drainage

4.12.1 Policy DP 41 'Flood Risk and Drainage' sets out the Council's policy in relation to development proposals located within areas at risk of flooding. The policy also outlines the requirements for new development to incorporate SuDS features in order to manage surface water runoff and flood risk.

4.12.2 The site is located entirely within Flood Zone 1 and therefore does not propose a risk from flooding from rivers and seas. As such, it is not necessary for the site to be subject to sequential testing.

4.12.3 Lees Rixborough have prepared a Flood Risk Assessment that has been submitted as part of the planning application. The Flood Risk Assessment considers the potential impact of the development on surface water runoff rates, given the increase in impermeable areas post-development. The rates have been calculated and it has been demonstrated that surface water can be managed up to a 1 in 100-year event plus allowance for urban creep and 45% climate change, such that flood risk to and from the site following development will not increase. This will be achieved through restricted discharge rates and an appropriately size detention basin with an outfall to Scrase stream.

4.12.4 Through the design evolution of the drainage strategy, the impact of climate change has been taken into account.

## 4.13 Noise

4.13.1 Given the location of the site adjacent to Scamps Hill, a key consideration as part of the application has been noise impact for future residents. Noise Consultants prepared a Noise Screening report which has been included as part of the application as it was agreed with Mid Sussex District Council that a full noise impact assessment is not required at this stage.

4.13.2 Road traffic noise from Scamps Hill is considered to be the main source of noise. It is considered that road traffic noise exposure within the site can be reduced to acceptable levels, provided that a good acoustic design process is followed.

4.13.3 Given that this application is made in outline, the specific detail of mitigation and site layout can be saved for a later design stage.

4.13.4 As such, subject to following a good acoustic design process, the proposals are in accordance with policy set at the national level, and the local level, including conformity with policy DP 29 'Noise, Air and Light Pollution'.

#### 4.14 Air

4.14.1 Policy DP 29 'Noise, Air and Light Pollution' sets out the Council's overarching approach and specific requirements for the determination of planning applications for new development in relation to their environmental pollution.

4.14.2 An Air Quality Mitigation Statement has been prepared by Air Quality Consultants and submitted alongside the planning application as it has been agreed with the Mid Sussex District Council Senior Environmental Health Officer that an air quality assessment is not required for the scheme.

4.14.3 The Emissions Mitigation Statement presents the calculated costs associated with emissions of nitrogen oxide and fine airborne particulate matter. The report concludes that monetary cost of providing the mitigation designed into the development will be in excess of the calculated air quality damage costs, and thus concluded that no additional air quality mitigation is required.

#### 4.15 Arboriculture

4.15.1 Policy DP 37 'Trees, Woodland and Hedgerows' requires the protection of trees, woodland and hedgerows and states that development that would

damage or lead to the loss of trees, woodland or hedgerows will not normally be permitted.

4.15.2 Within the Arboriculture Assessment submitted as part of the application documents, FPCR undertook an Arboriculture Impact Assessment in line with British Standard 5837. The assessment has been based upon the Development Framework Plan which has been prepared through an iterative constraint led process. The ancient woodland to the north east of the site is to remain untouched and all of the Category A trees shall be retained and the route protection areas excluded from the developable area. The assessment outlines that in order to facilitate a safe vehicular access some minor tree and hedgerow loss will be required, consisting of a Category C Hawthorn tree and the widening of the existing gateway break in H1

4.15.3 In conclusion, the proposals are considered to meet the aims and objectives of national and local policy. While some small-scale tree and hedgerow loss is necessary to facilitate the safe vehicular access into the site, the tree removal is restricted to one low quality tree. The assessment concludes that the small impact of the arboriculture value of the site will be more than offset through mitigation planting throughout the site.

#### 4.16 Planning conditions and obligations

4.16.1 Gladman is committed to and willing to discuss any requested planning conditions with officers at Mid Sussex District Council to ensure that they satisfy the six tests set out in paragraph 003 of the PPG<sup>4</sup> and paragraph 56 of the NPPF respectively.

---

<sup>4</sup> ID: 21a-003-20190723



4.16.2 The applicant is also committed to engaging with the Council in relation to securing planning obligations that satisfy the requirements of Regulation 122 of the Community Infrastructure Levy Regulations and paragraphs 57 and 58 of the NPPF.

4.16.3 A draft set of heads of terms for a Section 106 agreement are set out at Appendix 1 of this Statement.

#### 4.17 Summary of the Planning Appraisal

4.17.1 In light of the above, it is accepted that the application proposals are not fully compliant with the Mid Sussex District Plan as a whole.

4.17.2 The proposals primarily conflict with policies DP6 and DP12, however as already established, due to the Council being unable to demonstrate a four-year supply of deliverable housing sites, the policies most important for determining the application are out-of-date and therefore the weight to be attached to the conflict is limited.

4.17.3 In the context of the tilted balance in favour of sustainable development, which applies, given that the policies which are most important for determining this application are out-of-date, the proposals are an appropriate response to local and national planning policy and the recognised need to significantly boost housing delivery.

## 5 AFFORDABLE HOUSING STATEMENT

### 5.1 Context

5.1.1 It is widely acknowledged at all levels that there is a housing crisis in this country, which has arisen as a direct consequence of too few houses being completed to keep pace with a growing population, increasing life expectancy and household formation rates.

5.1.1 In May 2021, the housing charity Shelter published 'Denied the Right to a Safe Home – Exposing the Housing Emergency', which sets out in stark terms the impacts of the housing crisis. Shelter estimate that over 17 million people face the effects of high housing costs and notably concludes that *"we will only end the housing emergency by building affordable, good quality social homes<sup>5</sup>"*.

5.1.2 One effect of the national housing crisis is a profound effect on housing affordability. The current Conservative Government has maintained that unaffordability and inability of individuals to get on the housing ladder is a significant problem. The NPPF makes clear that affordable housing should be delivered, and it is essential that sufficient housing is delivered to ensure that *"needs of groups with specific housing requirements are addressed"*.

5.1.3 According to the most recent Department for Levelling Up, Housing and communities (DLUHC) statistics, there are 1.18 million households on local authority social housing waiting lists across the country, which roughly equates to 2.7 million people in need of an affordable home<sup>6</sup>.

5.1.4 Additional data published by DLUHC in November 2022 also demonstrated that in 2021/22 only 59,175 gross affordable homes were built and 63,228

---

<sup>5</sup> Denied the Right to a Safe Home. Shelter (2021) page 10.

<sup>6</sup> DLUHC Live Table 600, December 2021 update.

starts on site were recorded<sup>7</sup>. At this level of delivery, it will take roughly 20 years to address the current waiting list. This is before factoring in future housing need, or loss of affordable homes through demolition, or the Right to Buy programme.

5.1.5 At a national level the direction of travel to address housing need and supply, including affordable housing, is abundantly clear. With 44% of affordable homes in 2020/21 funded through s106 agreements<sup>8</sup> (i.e. entirely funded by developers with nil grant from the public sector), political promises rely quite significantly on delivery by the planning system.

## 5.2 Affordable Housing Delivery & Need in Mid Sussex

5.2.1 The Housing and Economic Development Needs Assessment (2015) sets out just how desperate the affordability situation within Mid Sussex is. Table 17 of the report sets out that in 2014 44.2% of newly forming households were unable to rent on the open market. This figure increased to 62.5% of newly formed households not being able to buy on the open market without assistance.

5.2.2 Policy DP 31 set a minimum requirement of 30% affordable homes, which over the plan period equates to the delivery of 4,917 affordable homes, or 289 affordable homes per year.

5.2.3 When comparison is drawn between affordable housing delivery and the affordable housing target identified in the Local Plan, it can be seen in Table 1 that there has been an accumulated shortfall in the delivery of affordable housing provision of 803 dwellings over the plan period to date.

---

<sup>7</sup> DLUHC November 2022, Affordable Housing Supply April 2021 to March 2022, England

<sup>8</sup> DLUHC November 2022, Affordable Housing Supply April 2021 to March 2022, England.

Table 1: Net affordable housing delivery in Mid Sussex compared with adopted target.

| Year    | Affordable Housing Target | Affordable Housing Completions | Shortfall / Surplus |
|---------|---------------------------|--------------------------------|---------------------|
| 2014/15 | 289                       | 221                            | -68                 |
| 2015/16 | 289                       | 113                            | -170                |
| 2016/17 | 289                       | 168                            | -121                |
| 2017/18 | 289                       | 97                             | -192                |
| 2018/19 | 289                       | 102                            | 187                 |
| 2019/20 | 289                       | 214                            | -75                 |
| 2020/21 | 289                       | 245                            | -44                 |
| 2021/22 | 289                       | 349                            | +60                 |
| Totals  | 2,312                     | 1,509                          | -803                |

5.2.4 On average the Council have delivered just 189 affordable dwellings each year, 100 short of the annualised target of 289 affordable homes per annum and in only one year has the Council met or over delivered against the adopted requirement.

5.2.5 The 2021 Strategic Housing Market Assessment sets out the latest evidence on affordable housing need in the District for the period 2021-2038. The report sets out a net need of 925 affordable dwellings each year, 470 homes to meet the rented needs and a further 455 homes to meet the owner-occupied needs.

5.2.6 Given the Council currently average delivery of just 189 affordable dwellings each year since 2014, the prospects of meeting the latest identified need of 925 affordable dwellings each year appears extremely slim.

5.2.7 To date the performance of Mid Sussex Council is falling short in delivering the affordable housing required to meet the needs of its residents, resulting in an accumulated shortfall.

### 5.3 Housing Affordability Indicators

5.3.1 The PPG recognises the importance of giving due consideration to market signals as part of understanding affordability.

5.3.2 Significant house price increases locally and nationally are contributing to increasing affordability ratios and an ever-larger gap between earnings and average house prices. The affordability ratio for Mid Sussex as of 2022 is 12.95 times average earnings<sup>9</sup>. The affordability ratio is far above the national average of 9.4.

5.3.3 The affordability ratio of Mid Sussex is almost four times over the ratio of 3.4, traditionally seen as the signifier of an affordable housing market and when compared to previous affordable ratios, it is clear that the affordability issue has significantly worsened over recent years.

### 5.4 Affordable Housing as a Material Consideration

5.4.1 The increasing unaffordability of housing in the district and the continuous high numbers of households on the housing register in housing need clearly indicates that that by any measure of affordability, Mid Sussex is in the midst

---

<sup>9</sup> ONS House price affordability data. Available at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2022>

(Data from release date 22<sup>nd</sup> March 2023)

of an affordable housing crisis, and urgent action must be taken to deliver more affordable homes.

5.4.2 At both a national and local level, it is clear there is an urgent and pressing need to deliver as much affordable housing as quickly as possible. There is clear under provision in the district and need is growing.

5.4.3 The provision of 30% affordable housing equating to 27 homes on this site will contribute significantly towards the districts' affordable housing supply requirements and will provide people with a local connection to the area an affordable property to call their own. This will help alleviate the affordability issue and is a considerable benefit to be weighed positively in the planning balance.

## 6 PLANNING BALANCE AND CONCLUSIONS

### 6.1 Conclusions

- 6.1.1 The proposed development of up to 90 market and affordable homes is in general conformity with the purpose of the spatial strategy set out in the adopted Mid Sussex District Plan in that it directs development to a sustainable settlement in the second tier of the settlement hierarchy.
- 6.1.2 It is acknowledged that there is a level of conflict with the development plan as the site is located outside of the settlement boundary. However, as set out in the planning appraisal at Section 4 of this planning statement, the proposed development accords with many of the development plan policies, and the practical harm that arises from this acknowledged conflict is limited. In any event, there are important material considerations that must be taken into consideration in the determination of this outline planning application.
- 6.1.3 This outline planning application is made in the context of the Government's requirement to significantly boost housing land supply and the presumption in favour of sustainable development. The policies most important for determining the application are out-of-date, in light of the Council's inability to demonstrate a four-year supply of housing sites, and therefore the tilted balance, as set out in paragraph 11 of the Framework is engaged meaning that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 6.1.4 The approval of this application will assist in addressing the persistent problem of inadequate housing supply across the country and will meet the very basic human need of real people in real need of market and affordable housing.
- 6.1.5 The development proposal would be deliverable in the short term and increase the supply and choice of housing within Mid Sussex. It would also contribute

towards economic growth and offer wider social and environmental benefits for the local community. The design principles outlined within the Design and Access Statement provide assurance that a high-quality scheme can be delivered.

- 6.1.6 The Framework policies on the delivery of sustainable housing development carry significant weight; the delivery of the proposed development would support housing and economic development objectives and meet the aims and objectives of sustainable development, securing net gains across all three strands of sustainable development (economic, social and environmental).
- 6.1.7 The supporting material, assessments and reports demonstrate that there are no technical or environmental constraints that would significantly or demonstrably outweigh the substantial benefits of the proposal and no specific policies of the Framework and Development Plan indicate that development should be restricted.

### Benefits

- 6.1.8 The proposed development would deliver a large number of benefits. These include:

#### BENEFITS

Provision of **90 market and affordable homes**. Mid Sussex District Council cannot currently demonstrate a four-year supply of housing and the current housing need is not being met. The delivery of housing should be given significant weight.

The provision of **affordable housing (30% or up to 27 units)** in a district where there is an existing unmet need unlikely to be delivered through alternative means.

New footpaths to be incorporated into the areas of public open space, country park and woodland, improving public access to green spaces.

**3.94ha of public open space.**



Provision of **62.4% green infrastructure**, much of which will be publicly accessible and which will provide a new shared pedestrian/cycle route through the site parallel with Scamps Hill.

Over 10% Net gain in **biodiversity**.

Additional landscape planting.

The **build cost of the development is expected to be around £15.9m**. Calculations suggest that this construction expenditure would support around **130 Full Time Equivalent (FTE) construction jobs per annum** over the period of the build.<sup>10</sup>

The development of new homes in the proposed development could help to address local unemployment in the industry and provide apprenticeship and training opportunities for young unemployed people.

**Household expenditure** from the 90 new homes would be circa **£3.2m per year**. This will benefit the local area.

Over the four years following the completion of the development, the Councils will benefit from **circa £745,560 via the New Homes Bonus**.

The new residents will **increase demand for and use of local services and businesses** and increased spending will help to protect, maintain and enhance the services available and accessible within the town and surrounding area.

## Harm

6.1.9 The heritage assessment submitted as part of the application has identified that the proposals are anticipated to result in a less than substantial harm, at the lowermost end of the spectrum, to the setting of the Grade II Listed Greyfriars. The assessment also considered the impact of the proposed development on the non-designated Walstead Grange and concluded that overall harm would be minor.

6.1.10 As with any greenfield site, the development will inevitably introduce changes to the area resulting in some urbanising effects and will involve the loss of

<sup>10</sup> The economic benefits of the development are set out in full in the Socio-Economic Benefits Statement submitted as part of the planning application.

some agricultural land. However, the LVA demonstrates that the scheme can be delivered without unacceptable landscape and visual impacts.

6.1.11 Despite these changes, significant and demonstrable harm will not arise through the development overall as proposed.

### **Planning Balance**

6.1.12 Significant weight should be given to the delivery of both market and affordable housing, the delivery of housing is a significant benefit.

6.1.13 In accordance with paragraph 11 of the Framework, the development proposal clearly constitutes 'sustainable development'. Paragraph 11 states that the presumption in favour of sustainable development applies where proposals accord with an up-to-date development plan, or where there are no relevant policies within the development plan or the most important policies for determining the application are out of date, this includes when a council cannot demonstrate a four-year housing land supply, such as is the case in Mid Sussex.

6.1.14 The development of the site, as proposed, would be both suitable and sustainable, and there is justification to grant planning permission in accordance with the presumption in favour of sustainable development within Mid Sussex. In considering the planning balance, the significant benefits arising from the development outweigh the identified harm.

6.1.15 Accordingly, it is clear there are significant material considerations in favour of approval, and therefore the planning application should be approved.

## APPENDIX 1



---

## APPENDIX 1: DRAFT SECTION 106 HEADS OF TERMS

Gladman will seek to enter into constructive dialogue with Mid Sussex District Council to agree obligations which, in accordance with the CIL Regulations (2010) (as amended) are necessary, directly related to the development and fairly related in scale and kind to the development.

The following Heads of Terms are suggested:

### **AFFORDABLE HOUSING**

- i. The Agreement will provide for 30% affordable housing with a tenure split to be agreed with the Local Planning Authority.

### **OPEN SPACE**

- i. The Agreement will require the Developer to provide on-site informal open space and an equipped children's play area.
- ii. Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long-term maintenance and management of these areas, including any off-site commuted sums as applicable.

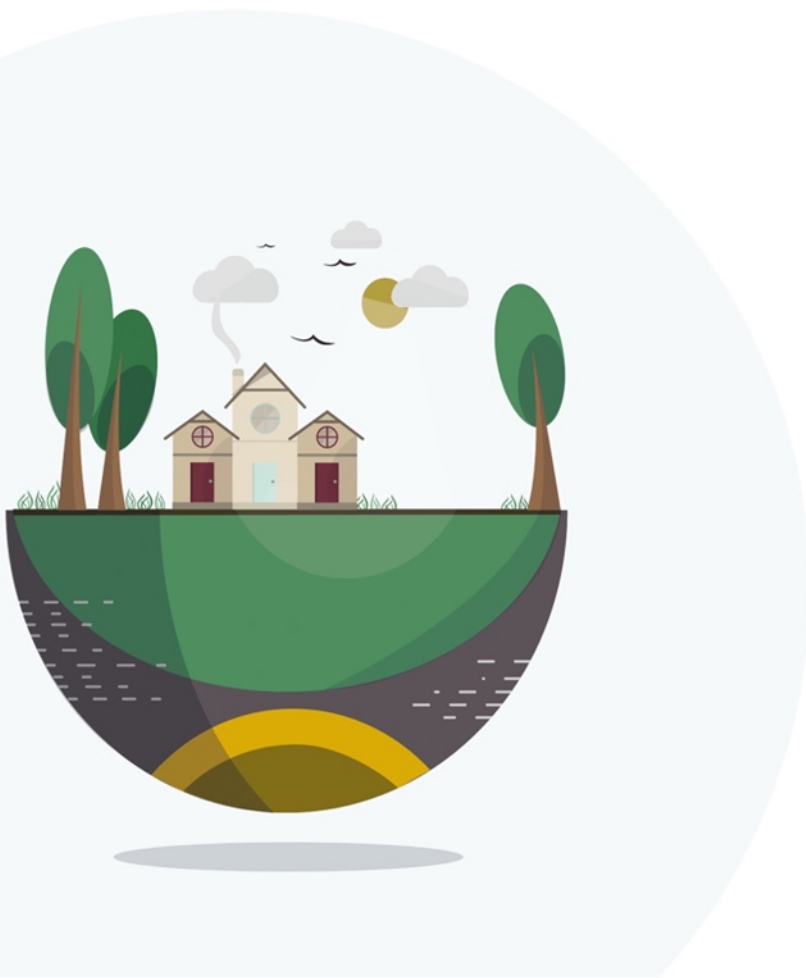
### **HIGHWAYS AND PUBLIC TRANSPORT**

- i. The Agreement will require the Developer to provide, as necessary, the improvements identified to improve the public highway, sustainable and public transport provision within the vicinity of the site.

### **OTHER**

- i. Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.

## APPENDIX 2



## APPENDIX 2: LIST OF RELEVANT POLICIES

### Local Plan Policy – Mid Sussex District Plan 2014-2031

Policy DP 4: Housing

Policy DP 6: Settlement Hierarchy

Policy DP 12: Protection and Enhancement of Countryside

Policy DP 13: Preventing Coalescence

Policy DP 20: Securing Infrastructure

Policy DP 21: Transport

Policy DP 22: Rights of Way and other Recreational Routes

Policy DP 23: Communication Infrastructure

Policy DP 24: Leisure and Cultural Facilities and Activities

Policy DP 26: Character and Design

Policy DP 27: Dwellings Space Standards

Policy DP 28: Accessibility

Policy DP 29: Noise, Air and Light Pollution

Policy DP 30: Housing Mix

Policy DP 31: Affordable Housing

Policy DP 34: Listed Buildings and Other Heritage Assets

Policy DP 37: Trees, Woodlands and Hedgerows

Policy DP 38: Biodiversity

Policy DP 39: Sustainable Design and Construction

Policy DP 41: Flood Risk and Drainage

Policy DP 42: Water Infrastructure and the Water Environment



---

PLANNING AND AFFORDABLE  
HOUSING STATEMENT

---