

Examiner Recommendation	Action Taken
Policy 1: Built Up Area Boundary and Policies Map	
<p>7.12 This policy sets out to focus new development within the identified built up area. In doing so it seeks to apply national and local planning policies. Its approach is carefully crafted. It allows for the residential developments proposed in the Plan to come forward by revising the boundary established in Policy C1 of the 2004 Local Plan. This decision has been taken in the absence of any available and developable infill land within the village.</p> <p>7.13 The approach adopted in the policy is appropriate. In order to meet the basic conditions, the revised built up area boundary needs to be shown on the Policies Map</p> <p>Recommended modification: Include revised built up area boundary on Policies Map</p>	<p>Modifications Accepted.</p> <p>Informally the Examiner also suggested that policy numbers be included on the Policies Map for clarity of reference, and this has been done.</p>
Policy 2: Housing Site Allocations	
<p>i) Balcombe House Gardens/Rectory Gardens.</p> <p>Modify criterion a) to read: “The provision of a public car park of 10 spaces”</p> <p>Delete criterion d)</p> <p>Include an addition sentence at the end of paragraph 5.14 to read:</p> <p><i>“The new car park should be transferred to either Mid Sussex District Council or to the Parish Council for ongoing management and operation”.</i></p> <p><i>Replace the supporting text at paragraph 5.16 of the submitted Plan with:</i></p> <p><i>“Part of the site is currently occupied by the rectory. In the event that a new rectory is required in order to facilitate the development of the site land at Church Woods South would be appropriate for this purpose. Any planning application would be considered on its merits”.</i></p>	<p>Modifications Accepted</p>

<p>ii) Barn Field</p> <p>Delete 'provided the highways authority' from the policy</p> <p>Insert a new second part of the policy to read: '...provided the scheme provides a satisfactory vehicular and pedestrian access into the site'.</p> <p>Modify paragraph 5.18 to read:</p> <p><i>"A small scheme of approximately 14 dwellings on 0.5 ha of the site will mitigate this impact. Policy 2 requires any planning application to provide a satisfactory vehicular and pedestrian access into the site. Based on the outcomes of design investigations, consultations and safety audits planning applications on the site may need to contribute to identified traffic calming on Haywards Heath Road"</i>.</p>	<p>Modifications Accepted</p>
<p>iii) Land north of Station House</p> <p>Modify policy by the insertion of the following at the end of that part of the policy: '.....provided that the scheme includes a satisfactory vehicular and pedestrian access into the site and detailed proposals for the retention of mature trees on the site and for the recreation of any habitat that would be lost in order to create vehicular and pedestrian access into the site'.</p>	<p>Modifications Accepted</p>
<p>Policy 3: Design</p>	
<p>The second part of the policy addresses the overlap between the Design Guide and the scale and type of residential accommodation to come forward in the Plan period. There is a clear relationship to the evidence collected as part of the preparation of the Plan. The fifth criterion in this part of the policy indicates that new residential and commercial development will only be permitted if sufficient infrastructure is available or can be provided in time to serve it. The relationship of development and infrastructure is clearly an important planning matter. However as drafted in the submission plan this criterion provides no real guidance to a developer of the scale of infrastructure required or the timing of its delivery. These matters are reflected in my proposed modifications to this policy.</p> <p>Recommended modification Modify criterion v. of the second part of the policy to read:</p>	<p>Modifications Accepted</p>

<p>‘New residential and commercial development will be permitted where there is sufficient infrastructure capacity currently available or where the necessary capacity can be provided to an agreed timetable’.</p> <p>The third part of the policy provides support to proposals for the change of use or conversion of historic buildings within the settlement boundary for housing purposes. The approach is entirely appropriate and along with the allocated housing sites will assist in boosting the delivery of new housing in the Plan area in accordance with the NPPF. However as drafted this part of the policy is unclear in terms of its distinction between listed and non-listed buildings. I reflect this lack of clarity in my recommended modifications to this policy</p> <p>Modify the third element of the policy as follows: Replace ‘historic’ in the first line with ‘listed’ Delete ‘that are intended to provide a viable future use of the structures’</p> <p><i>Insert the following at the end of paragraph 5.26: ‘The third part of policy 3 sets out to provide a positive context for the conversion of listed and other historic buildings into residential use within the settlement boundary. Proposals will be expected to provide a viable long-term future use for the buildings concerned.</i></p>	
<p>Policy 4: Enterprise, Home Working and Broadband</p>	
<p>7.33 The second element of the policy also meets the basic conditions with a minor modification to its wording to clarify the criteria against which development proposals will be assessed. This is reflected in my recommended modifications below</p> <p>Recommended modification: In the second element of the policy replace ‘or other such matters’ with ‘or other general disturbance’</p>	<p>Modifications Accepted</p>
<p>Policy 5: Balcombe Village Centre</p>	
<p>7.35 Paragraph 5.33 sets out the Plan’s definition of village centre uses and which are entirely appropriate. However, the policy would have the necessary clarity if it provided a direct link to this definition. I reflect this in my recommended modifications below.</p> <p>7.36 The element of the policy that refers to the protection of village centre uses requires a degree of modification to meet the basic conditions. In the second criterion a word is missing. In the third criterion the wording does not require the</p>	<p>Modifications Accepted</p>

<p>submission of the viability assurances sought by the Plan writers. In any event that information could be provided in a general way rather than necessarily within a viability assessment as such. I reflect these matters in my recommended modifications below</p> <p>Recommended modifications In first part of the policy: Insert '(as identified in paragraph 5.33 of this Plan)' between 'uses' and 'will' Insert 'made' between 'been' and 'to' in criterion ii. Replace criterion iii with 'it can be demonstrated that there is no reasonable prospect of the unit becoming commercially viable'</p>	
Policy 6: Balcombe CE Primary School	
<p>7.38 The West Sussex County Council has made representations to the Plan indicating that it is not aware of any evidence that the Plan's requirement for traffic calming facilities should be made a requirement of a school extension scheme. In the absence of any evidence to the contrary I reflect this point in my recommended modifications and which remove any direct reference to any specific proposals. Plainly these can be addressed at the time of the consideration of any planning application. I can also see that the community's schedule of infrastructure projects that will be funded through the Community Infrastructure Levy includes proposals for traffic calming measures in the vicinity of the school</p> <p>Recommended modification: Replace criterion ii with 'the scheme will deliver any necessary infrastructure that arises directly from its development'</p>	<p>Modifications Accepted</p>
Policy 8: Local Green Spaces	
<p>7.43 The various sites are readily identifiable on the Policies Map. Long-term clarity would be provided to all concerned if the key on this map explicitly referred to local green spaces (policy 8) rather than to existing recreational/green spaces and proposed green spaces</p> <p><i>Modify policies map and its key to make specific reference to Local Green Spaces</i></p>	<p>Modifications Accepted</p>

Design Guide	
<p>7.54 There are two aspects of the DG that lack the clarity required by the NPPF. In one case, the proposed design principles would sit better as supporting text rather than as a design principle. They translate into recommended modifications at the end of this paragraph:</p> <p>Village Centre (p.11) The DG properly identifies the character of the village centre and its impacts on traffic, privacy and density. Plainly there will be design and architectural challenges to be addressed in incorporating new development into this part of the Plan area. However as set out in the draft DG the first element of the village centre guidance lacks the appropriate clarity required by the NPPF. It indicates that development likely to increase parking on carriageways will not be supported. In effect the principle is seeking to control development by virtue of its potential indirect effects (parking on carriageways) rather than addressing the heart of the matter (in this case the provision of adequate car parking for the development concerned).</p> <p>Materials (p.14) The design principle that facing materials should be approved prior to construction is a statement of fact/element of supporting text rather than a design principle. Looking at the supporting text the design principle is that the materials should pay heed to and respect the existing palette of materials. I reflect these issues as recommended modifications below:</p> <p>Recommended modifications: Village Centre (p.11) – First design principle Modify to read: ‘Any development in the village centre should provide the appropriate number of car parking spaces to meet car parking standards in force at that time and consistent with the need to preserve or enhance the character of the conservation area. Developments that would demonstrably add to vehicle congestion and generate conflict between people and vehicles will not be supported’.</p> <p>Materials (p.14) – First part Modify to read: ‘Main facing materials on new development, conversions and extensions should pay heed to and respect the existing palette of building materials.</p>	<p>Modifications Accepted</p>

Where appropriate building materials on new development should incorporate typical local materials.'

Include the following sentence at the end of the third paragraph of supporting text:

'Main facing materials should be a fundamental part of the design and approval of any planning application. Details should be approved either as part of the processing of planning applications or by the discharge of conditions before development commences.'