

<b>Examiner Recommendation</b>	<b>Action Taken</b>
<b>Plan Period</b>	
Recommendation 1- 1A Amend the title on the title page of the plan to include the plan period 2014- 2031 1B Amend the text at paragraph 1.1 on Page 6 to read “...for the period 2014-2031”.	Modification made
<b>Excluded Development</b>	
Recommendation 2 – Remove the shading on the Policies Map depicting Area of Townscape Character from the areas outside of the Neighbourhood Plan Area.	Modification made
<b>The General Form of the Plan</b>	
Recommendation 3 – Insert topic subheadings in the policy sections at 6 to 10 of the plan. In this way the topic matter of the policy is clearly presented and it is clear where one policy topic section stops and another starts.	Modification made
<b>Maps</b>	
Recommendation 4 – Make the following modifications to Figures 4 and 5: 4A - Retitle Figure 5 as the Town Centre Inset Policies and Proposals Map 4B – Delete the references to polices H1 / B8 and B9 in the key to Figure 5 4C – Show the area / boundary of the Town Centre inset on the main Figure 4 Proposals Map 4D – Delete any notations on Figure 4 that are outside the neighbourhood area 4E - Insert policy E5 notation on the proposed green corridors south and east of Housing site H1 and at the southern end of the Penland Farm site on Figure 4 4F – Include all housing commitments and proposed allocations within the built up area boundary on Figure 4 4G – Delete references to B2 on employment sites on Figure 4 4H – Make available the main Figure 4 Proposals Map - at A3 size.	Modification made
<b>Section 1 – Introduction – paragraph 1.3</b>	
Recommendation 5 – Replace the basic condition wording as it appears in the legislation ie as set out at paragraph 1.3.1 of the Examiner’s report.	Modification made
<b>Section 3 – Constraints and Opportunities</b>	
Recommendation 6 – Remove reference to Figure 3C in paragraph 3.1 and provide Figure 3B in the final version of the plan.	Modification made
<b>Section 4 Vision Statement and Core Aims</b>	
Recommendation 7 Delete the second sentence in paragraph 4.10 to remove reference to Appendix 5 and the ‘aspirational’ policies.	Modification made
<b>Policy E 1 and paragraph 6.2</b>	
Recommendation 8 – Reword policy E1 to read: 8A “Planning applications which would result in the loss of existing open spaces of public value will generally be resisted except where: <ul style="list-style-type: none"> <li>• They are supported by an open space assessment that demonstrates the open space is no longer needed or</li> </ul>	Modification made

<ul style="list-style-type: none"> <li>Proposals for equivalent or better alternative provision are made in a suitable location or</li> <li>There is a proven need for essential utility infrastructure .....available”</li> </ul> <p>8B – Amend paragraph 6.2 to reflect the change in the policy by adding in line 7 after ‘permitted’ – “save in a limited number of circumstances as set out in the National Planning Policy Framework”.</p>	
<b>Policy E2 and paragraphs 6.2 and 6.3</b>	
<p>Recommendation 9 – Delete policy E2 and revise text at paragraph 6.3 as follows:</p> <ul style="list-style-type: none"> <li>Relocate the last sentence of paragraph 6.2 to the end of paragraph 6.3</li> <li>Add an additional sentence stating - “Policies R3 and R4 of the MSLP and emerging policy DP22 of the MSDP together with the Development and Infrastructure SPD 2006 set out the open space requirements expected of new residential development in Haywards Heath.”</li> </ul>	Modification made
<b>Policy E3 and E4, paragraph 6.5 and Figure 4</b>	
<p>Recommendation 10 –</p> <p>10A – Move paragraph 6.5 of supporting text to precede policy E3</p> <p>10B- Identify the area of land to be used for the allotments (E3) and cemetery (E4) on the policies and proposals map at Figure 4.</p>	Modification made
<b>Policy E5 and Figure 4</b>	
<p>Recommendation 11 – Reword Line 5 onwards of Policy E5 to read:</p> <p>11A - “New development outside the built up area will only be permitted if it:</p> <ul style="list-style-type: none"> <li>would not unduly erode the landscape character of the area or its ecology</li> <li>would not harm the setting of the town and</li> <li>would retain and enhance the separate identity of communities.”</li> </ul> <p>11B - Amend the Proposals Map at Figure 4 to exclude the area north of Birchen Lane now the subject of permission for the construction of 40 homes from the E5 area and identify it as a site with planning permission. Revise the built up area boundary accordingly to include the site.</p> <p>11C – Exclude the area of garden curtilage at North Colwell Barn from the policy E5 area on the east side of the town.</p>	Modification made
<b>Policy E6</b>	
<p>Recommendation 12 – reword policy E6 to read: “New major development will be required to promote Green Infrastructure opportunities within the site and establish and / or enhance links between this and existing Green Infrastructure in the immediate vicinity of the site.”</p>	Modification made
<b>Policy E7 and paragraph 6.12</b>	
<p>Recommendation 13 – Amend reference to “Sustainable Urban Drainage” in paragraph 6.12 and policy E7 to read “Sustainable Drainage Systems (SuDS)”</p>	Modification made
<b>Policy E8</b>	
<p>Recommendation 14 – Reword the second bullet of policy E8 to</p>	Modification made

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read:- “submission of details of how the scheme will promote walking, cycling, public transport use and promotion of car sharing.”	
<b>Policy E9 and paragraphs 6.25-6.29</b>	
Recommendation 15 – 15A - Relocate paragraphs 6.25 – 6.29 to precede policy E9 15B - Make clear that the section of emboldened text at the top of page 24 relating to heritage assets is part of policy E9; delete the quote marks from this section and reword line 3 of this section to read “...should preserve or enhance their special...”	Modification made
<b>Policy E11 and paragraph 6.32</b>	
Recommendation 16 – 16A - Relocate paragraph 6.32 to precede policy E11 16B - Delete the text “and this must be included in a planning statement” at the end of the first sentence of policy E11 and from lines 5/6 of paragraph 6.32	Modification made
<b>Policy E12 and paragraph 6.33</b>	
Recommendation 17 – Delete policy E12 and paragraph 6.33	Modification made
<b>Policy B1 and paragraphs 7.4 and 7.5</b>	
Recommendation 18 – Relocate paragraphs 7.4 and 7.8 to precede policy B1 Insert footnote to policy B1 that states “For the avoidance of doubt major retail development outside of the town centre will be considered against policies S8 and S9 of the MSLP and policy DP3 of the MSDP”.	Modification made
<b>Paragraph 7.9</b>	
Recommendation 19 – Replace paragraph 7.9 with the following: “To support the vitality and sustainability of the town centre a range of commercial uses are encouraged including offices, leisure, community, hotel and retail uses. Support is also given to the provision of new residential accommodation in the town centre but as the opportunities for this are limited it is also important that existing residential units in the town centre are retained. This will help the vitality, viability and security of the town centre particularly outside the hours when commercial activities are operating”.	Modification made
<b>Policy B3</b>	
Recommendation 20 - Remove the 5th bullet from the list of tests in Policy B3 and reinsert it as ordinary text after the bullets.	Modification made
<b>Policy T1 and paragraphs 8.2-8.5</b>	
Recommendation 21 – 21A – Relocate paragraphs 8.2 – 8.5 to precede policy T1 22B - Reword Policy T1 to remove the last sentence regarding travel plans. 23C - Reword Policy T1 line 3 to read “... points to the existing pedestrian and cycle network linking to the town centre and local services.”	Modification made
<b>Policy T2</b>	
Recommendation 22 – reword lines 3 and 4 of policy T2 to read: “...the proposed Mid Sussex Infrastructure Delivery Plan, Mid Sussex Community Infrastructure Levy Charging Schedule and any S106 Obligations document or equivalent in place at the time.”	Modification made
<b>Policy T3</b>	

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Recommendation 23 – Delete the middle sentence of policy T3. Paragraphs 8.16 and 8.18	Modification made
Recommendation 24 – Amend references to CIL in paragraphs 8.16 and 8.18 to: “...in accordance with the proposed Mid Sussex Infrastructure Delivery Plan and Mid Sussex CIL Charging Schedule.” Paragraph 9.6	Modification made
Recommendation 25. – Add the following text at the end of paragraph 9.6: “This figure is only a guide to the level of need within Haywards Heath. It is not a target set by the District Council although it is expected that towns and parishes will attempt to deliver close to this figure. In the same way that Local Plans are prepared, consideration has been given to relevant constraints, suitability/availability of sites within the town and sustainability considerations in determining the number to be proposed within the Neighbourhood Plan.” Paragraphs 9.7-9.9, 9.25 and 9.28	Modification made
Recommendation 26 26A – At paragraph 9.7 insert new first bullet stating “Completions 1/4/14 to 31/3/16” 26B – Reword the first line of 9.8 to read “The background is that since 1.4.14 to 31.3.16 432 housing units have been completed and 797 units have been permitted or are.....” 26C - Delete text at paragraph 9.9 as the Rookery Farm allocation is included in the 797 figure for existing commitments. Replace the text with “In addition an appeal decision on land north of Birchen Lane in summer 2016 grants permission for a further 40 dwellings. If this number is added to the schemes above the existing commitments in the plan area will total 837.” 26D – Reword the first 2 lines of paragraph 9.25 to read: “The combination of completions, committed sites, allocated sites in this plan and windfall sites provides for .....” 26E Insert “completions,” in the first line of paragraph 9.28 after “taking into account” Paragraphs 9.10 and 9.17	Modification made
Recommendation 27 - Add at the end of paragraph 9.10 and paragraph 9.17: “The site assessment demonstrates the proposed allocations to be deliverable, developable and sustainable when assessed against the sustainability objectives.” Policy H1 Hurst Farm	Modification made
Recommendation 28 28A – Precede the first bullet in the first part of the policy with: “The new development will:” Start Bullet 1 as follows: “ Be progressed in accordance.....” 28B – In the second bullet point replace “Infrastructure Development Plan” with “Infrastructure Delivery Plan” 28C – In the 3rd bullet point change the 3rd line to read: “...to mitigate impact upon the local road network in the vicinity of the site” 28D - Delete the words “listed building” from the 4th bullet point and insert an additional new bullet point stating: “Retain the listed farmhouse and barn at Hurstwood Farm,	Modification made

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<p>including the curtilage of both buildings, in a continued beneficial viable use that sustains their special historic or architectural interest and maintain an open, rural setting to the farmhouse that sustains its special historic interest and character”.</p> <p>28E – Add at the end of the last bullet point to the policy the following: “...which will be subject to statutory procedures.”</p>	
<p><b>Policy H2 Rocky Lane</b></p>	
<p>Recommendation 29 29A – Replace ‘150’ with ‘190’ in line 2 of the policy. 29B - Precede the first bullet in the first part of the policy with : “The new development will:” Start Bullet 1 as follows: “Be progressed in accordance.....” 29C – in the second bullet point replace “Infrastructure Development Plan” with “Infrastructure Delivery Plan” 29D – In the 3rd bullet point change the 1st line to read: “ Deliver safe and satisfactory access to the site and sustainable transport measures....” Change the 3rd line to read : “...to mitigate impact upon the local road network in the vicinity of the site” 29E - Delete the words “archaeological” from the 4th bullet point and insert an additional new bullet point stating: “Be informed by archaeological investigation undertaken according to a written scheme of investigation agreed in writing with the District Council’s archaeological advisor and will seek to retain archaeological remains, and particularly those of national importance, in-situ. Where it is felt that the merits of development justify the loss of archaeological remains that are identified as present a suitable programme of recording and publication of those remains will be required.”</p>	<p>Modification made</p>
<p><b>Paragraph 9.19</b></p>	
<p>Recommendation 30 – Add at the start of paragraph 9.19 “Land at the rear of Devon Villas is a site located in....”</p>	<p>Modification made</p>
<p><b>Policy H5 Beech Hurst Depot</b></p>	
<p>Recommendation 31 – 31A - Para 9.20 – Remove the reference to the site being partly in use as an area of open space – line 3 31B - Policy H5 Reduce the capacity of the site to 15 and remove the last bullet clause and replace with the following “Maintain access to the Sussex Miniature Locomotive Society. 31C - Remove the kickabout area from the allocated site on the proposals map.</p>	<p>Modification made</p>
<p><b>Policy H6 Harlands Road Car Park</b></p>	
<p>Recommendation 32 - Insert 4th bullet point as follows: • “Infrastructure : Sustainable drainage systems.....”</p>	<p>Modification made</p>
<p><b>Policy H7 Downlands Park</b></p>	
<p>Recommendation 33 - Insert 4th bullet point as follows: • “Pedestrian access should be.....”</p>	<p>Modification made</p>
<p><b>Policy H8</b></p>	
<p>Recommendation 34 – Reword the first bullet point to read: “The scale, height and form fit unobtrusively with the existing buildings and the character of the street scene”.</p>	<p>Modification made</p>
<p><b>Table at paragraph 9.25</b></p>	

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<p>Recommendation 35 – Revise the table at paragraph 9.25 as follows:</p>	<p>Modification made</p>																
<table border="1"> <thead> <tr> <th data-bbox="263 257 805 302">Source of Supply</th> <th data-bbox="805 257 1093 302">Units</th> </tr> </thead> <tbody> <tr> <td data-bbox="263 302 805 347">Completions (1/4/14 to 31/3/16)</td> <td data-bbox="805 302 1093 347">432</td> </tr> <tr> <td data-bbox="263 347 805 448">Committed / Pending Sites (Including Rookery Farm allocation and land north of Birchen Lane)</td> <td data-bbox="805 347 1093 448">837</td> </tr> <tr> <td data-bbox="263 448 805 492">Greenfield sites (H1 and H2)</td> <td data-bbox="805 448 1093 492">540</td> </tr> <tr> <td data-bbox="263 492 805 537">Brownfield Sites</td> <td data-bbox="805 492 1093 537">97</td> </tr> <tr> <td data-bbox="263 537 805 582">Allowance for Windfall sites</td> <td data-bbox="805 537 1093 582">128</td> </tr> <tr> <td data-bbox="263 582 805 627"></td> <td data-bbox="805 582 1093 627"></td> </tr> <tr> <td data-bbox="263 627 805 660">Total</td> <td data-bbox="805 627 1093 660">2034</td> </tr> </tbody> </table>	Source of Supply	Units	Completions (1/4/14 to 31/3/16)	432	Committed / Pending Sites (Including Rookery Farm allocation and land north of Birchen Lane)	837	Greenfield sites (H1 and H2)	540	Brownfield Sites	97	Allowance for Windfall sites	128			Total	2034	
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<p><b>Paragraphs 9.14 and 9.16</b></p>																	
<p>Recommendation 36 – Delete paragraph 9.14 and the second half of paragraph 9.16 after the weblink</p>	<p>Modification made</p>																
<p><b>Policies L1 and L2</b></p>																	
<p>Recommendation 37 – Reword Line 1 of policies L1 and L2 to read: “Development resulting in the loss of Clair Hall / Dolphin Centre whilst the facility remains needed and valued by the local community will be resisted....”</p>	<p>Modification made</p>																
<p><b>Policy L3 and Figure 4</b></p>																	
<p>Recommendation 38 : Identify the extent of the L3 proposal on the Proposals Map at Figure 4</p>	<p>Modification made</p>																
<p><b>Policy L4 and map</b></p>																	
<p>Recommendation 39 39A Revise policy L4 to read: “The route of the proposed Bluebell Railway western extension to Haywards Heath within the neighbourhood plan area and its terminus at Haywards Heath Station, as shown on the policies map, will be protected from development that would prevent its completion.” 39B Identify the route of the extension on the policies and proposals map.</p>	<p>Modification made</p>																
<p><b>Policies L4-L6</b></p>																	
<p>Recommendation 40 - Delete policies L6 and L7 and revise the wording of policy L5 line 1 to read : “The provision of new community service buildings including medical and educational services in the Plan area will be supported.....”</p>	<p>Modification made</p>																
<p><b>Policy L9</b></p>																	
<p>Recommendation 41 – reword the second sentence of policy L9 to read: “Should an existing facility come forward for redevelopment for non-sports use and it is shown the site or facility is not surplus to requirements the applicant will.....”</p>	<p>Modification made</p>																
<p><b>Throughout the HHNP but particularly in sections 10 and 11</b></p>																	
<p>Recommendation 42 - Replace all references to the MSDC Infrastructure Plan with “MSDC Infrastructure Delivery Plan” and all references to the MSDC Community Infrastructure Levy as the MSDC Community Infrastructure Levy Charging Schedule.</p>	<p>Modification made</p>																