

Examiner Recommendation	Action Taken
Strategic Aims of the Neighbourhood Plan	
<p>Replace “In 2031 the villages of Ansty, Staplefield and Brook Street will remain distinct communities from the larger nearby towns and villages such as Burgess Hill and Cuckfield, having seen no significant expansion of their settlements into the surrounding countryside” with “In 2031 the villages of Ansty, Staplefield and Brook Street will remain distinct communities from the larger nearby towns and villages such as Burgess Hill and Cuckfield, having seen no harmful expansion of their settlements into the surrounding countryside”.</p>	Modification made
Policy AS1 – New Housing Development	
<p>Amend AS1 to “<u>Policy AS1: New Housing Development</u> The Ansty, Staplefield and Brook Street Neighbourhood Plan area is subject to significant environmental constraints and as a result new housing should be focused within the Development Boundary of Ansty as identified in the proposal map. Other proposals for small scale housing development of up to 10 units, to meet identified local need will only be permitted subject to the criteria below and compliance with other policies within the plan, in particular AS2 and AS3:</p> <p>a) The proposed development contributes to sustainable development;</p> <p>b) Any application is supported by assessment of the environmental and visual impact of the proposal and include as necessary appropriate mitigation measures.</p> <p>c) An application is supported by a robust assessment of the impact of the proposal upon the local highway network. d) The proposal provides a mix of tenure types including private, social rented and shared equity (intermediate) to meet local housing need.</p> <p>All other development proposals outside the Ansty Development Boundary will not be permitted unless:</p> <ul style="list-style-type: none"> • They comply with the countryside policies of the Mid Sussex Local Plan 2004 or the Mid Sussex District Plan once it is adopted; Or • They relate to necessary utilities infrastructure where no reasonable alternative location is available”. 	Modification made
Policy AS2 – Preventing Coalescence	
<p>Amend AS2 to “<u>Policy AS2: Preventing Coalescence</u> Development proposals are expected to demonstrate that they would not result in the coalescence with any neighbouring settlement either individually or cumulatively or result in the perception of openness being unacceptably eroded within the following areas:</p> <ul style="list-style-type: none"> • Ansty and Burgess Hill • Brook Street and Cuckfield • Ansty and Cuckfield <p>Planning permission will not normally be granted for development which:</p> <p>Contribute towards the ad hoc or isolated development of dwellings outside the built up area, including infilling of built up frontages or linear development along roads”.</p>	Modification made

<p>Policy AS3 – High Weald Area of Outstanding Natural Beauty</p>	
<p>Amend AS3 to “<u>Policy AS3 – High Weald Area of Outstanding Natural Beauty</u>”</p> <p>Development proposals within the High Weald Area of Outstanding Natural Beauty in the neighbourhood plan area (as shown on the Proposals Map) must demonstrate how they address the requirements of the NPPF, policies of the Mid Sussex Local Plan 2004 or the District Plan once it is adopted.</p> <ul style="list-style-type: none"> • conserve and enhance the natural beauty of the AONB area; and • demonstrate how they meet the objectives of the High Weald AONB Management Plan; and • for major development, proposals must include an assessment of: <ul style="list-style-type: none"> a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.” 	<p>Modification made</p>
<p>Policy AS4 – Housing Mix</p>	
<p>Amend AS4 to “<u>Policy AS4 – Housing Mix</u>”</p> <p>Residential developments must provide a mix of dwelling sizes (market and affordable) that reflect the best available housing evidence.</p> <p>In the early part of the plan period, the housing evidence indicates a particular emphasis on the provision of 1- and 2-bed dwellings. It is therefore expected that in the early part of the plan period developments will provide a mix of dwellings include the provision of 1 and 2 bedroom dwellings to reflect the local housing need”.</p>	<p>Modification made</p>
<p>Policy AS10 – Staplefield Conservation Area</p>	
<p>Remove reference to the Mid Sussex Emerging Local Plan.</p>	<p>Modification made</p>