

Addendum to Appendix 1: Schedule of Main Modifications

Modifications to Appendix 1 are shown in [tracked changes and yellow highlight](#)

DP5: Housing	
Mod Ref. #:	MM04
Reason for Modification:	Amended in accordance with MSDC20. Neighbourhood Plan Strategy and housing distribution to Parishes moved to DP6: Settlement Hierarchy to improve readability.
Plan Text:	<p>Paragraph 3.11 The most recent Department for Communities and Local Government (DCLG) district-level household projections for the period to 20372039 were published in February 2015–July 2016. These project that an average of 656714 new households will be formed each year over the plan period 2014-2031. The Planning Practice Guidance (PPG) indicates that these household projections should provide the starting point for the estimate of overall housing need. The DCLG projections have been subjected to sensitivity testing using development-industry recognised POPGROUP modelling software. Using this methodology maintains the robustness of the DCLG projections such that an objective assessment of the district’s housing need of 656714 homes per year is produced. It should be noted that approximately 1% of this figure (or 67 dwellings per annum) relates to the South Downs National Park which is outside the Plan area.</p> <p>Paragraph 3.12 The PPG advises that housing need numbers suggested by household projections should be adjusted if market signals or other market indicators point to an imbalance between the supply and demand for housing. The evidence and other factors detailed in the HEDNA Update (November 2015) conclude that it would be appropriate to make an adjustment in the form of an uplift of 2.3% (of 1516 dwellings per year) in response to vacancies. This results in a baseline Objectively Assessed Need (OAN) figure of 671 dwellings per year. In addition, the HEDNA Update concludes that it would be justified to uplift the OAN by 24 dwellings per annum in response to market signals analysis and the need to improve affordability for the younger age groups. This produces an OAN figure for Mid Sussex of, the examination of the District Plan identified that an uplift of 20% (146dpa) should be applied to account for ‘market signals’ in accordance with Planning Practice Guidance. This establishes the Objectively Assessed Need for Mid Sussex as 695876 dwellings per year.</p> <p>Paragraph 3.17 The District Plan Sustainability Appraisal appraised a number of plan provision options, and determined that 800 dwellings per year represents the ‘tipping point’ where the negative environmental effects of new development are not outweighed by positive social effects. Housing provision above this would lead to environmental effects that would not be outweighed by positive benefits. Therefore, the maximum plan provision figure that could be delivered sustainably in Mid Sussex is 800 homes per annum (or 13,600 for the period 2014–2031).</p> <p>Paragraph 3.18 The consequence of this proposed provision figure and the latest DCLG 20122014-based household projections, adjusted to take</p>

	<p>account of vacancies and market signals, is that Mid Sussex is able to contribute 105 dwellings per year<u>approximately 1,500 dwellings</u> towards meeting neighbouring authorities' housing needs. These would principally be directed to Crawley, be absorbed by those authorities<u>The evidence indicates that any supply in excess of local need is most likely to Crawley, be absorbed by those authorities</u> which is within<u>have</u> the same housing market area strongest economic and has been found to have an unmet need of approximately 5,000 dwellings over its plan period 2014–2031.<u>functional links with Mid Sussex.</u> The employment space needs of neighbouring councils are addressed in the preamble to Policy DP2: Economic Development.</p> <p>Paragraph 3.42</p> <p>As noted above, the Plan's housing provision includes a contribution of 105 dwellings per year<u>of approximately 1,500 dwellings</u> towards the unmet needs of neighbouring authorities, and the strategic allocation at Pease Pottage is proposed as a direct response to those of Crawley Borough Council.</p>
<p>Supporting Text:</p>	<p>NOTE: Due to the number of changes to this policy as a result of the examination, this policy is shown 'clean' (i.e. with no track changes) for ease of reading.</p> <p>The Objectively Assessed Need (OAN) for housing has been established as 14,892 (an average of 876 dwellings per annum). This OAN reflects household projections for the district and an uplift of 20% to improve affordability (the evidence that underpins this figure is explained in Chapter 3 under 'Meeting Housing Needs').</p> <p>The District Plan sets a minimum housing provision figure of 16,390 homes in the 17-year period 2014 – 2031 to meet the OAN as well as contributing towards the unmet need of neighbouring authorities, primarily the unmet need arising in the Northern West Sussex Housing Market Area from Crawley. For the purposes of calculating the 5 year supply a 'stepped trajectory' will be applied through the calculation of a 5-year rolling average. The annual provision in this stepped trajectory is 876 dwellings per annum (dpa) for years 2014/15 until 2023/24 and thereafter, from 1st April 2024 1,090 dpa until 2030/31.</p> <p>In conformity with the National Planning Policy Framework (Paragraph 47) the plan makes provision for a five year supply of housing with an additional 20% buffer to safeguard against under-delivery. The Council will work to maintain a rolling five year supply against the need suggested by the stepped trajectory. The status of the 5 year supply and the housing trajectory is initially set out in the evidence base for the plan and will subsequently be published in the Annual Monitoring Report (AMR).</p> <p>The start date of the Plan is 1st April 2014. A total of 2,410 new homes (dwellings) were built between 1st April 2014 and 31st March 2017. As at 1st April 2017, there were 7,091 commitments within the planning process. Some 3,500 new homes will be delivered as part of the strategic development to the north and northwest of Burgess Hill. This leaves sites for a minimum of 3,389 dwellings to be delivered through further site allocations or windfalls.</p> <p>The spatial strategy of the District Plan is to focus the majority of housing and employment development at Burgess Hill as it has greater potential to deliver sustainable communities and to benefit from the opportunities that new development can deliver than at East Grinstead and Haywards Heath. A smaller-scale development is allocated in this plan and was granted outline planning permission in 2016 at Pease Pottage as a contribution towards meeting the needs of the Northern West Sussex Housing Market</p>

Area. [A smaller-scale development is allocated at north of Clayton Mills, Hassocks.](#) The remainder of development will be delivered as sustainable developments, including possible new strategic developments and development in other towns and villages. These will also aim to support economic, infrastructure and social needs whilst maintaining the settlement pattern and protecting the quality of the rural and landscape character of the District.

The National Planning Policy Framework allows local planning authorities to make an allowance for windfall sites in the housing supply if there is compelling evidence to do so. A Windfall Study has been prepared to provide the evidence for such an allowance based on past delivery. This demonstrates that 45 units per year could be delivered on small windfall sites from year 6 of the Plan period onwards, providing a further 450 units. This allowance has been identified as a source of supply to meet the overall target. No allowance is made for large windfall sites to avoid double counting within the SHLAA.

The District Council will prepare a Site Allocations Development Plan Document (DPD). This will allocate non-strategic and strategic sites of any size over 5 dwellings (with no upper limit), in order to meet the remaining housing requirement over the rest of the Plan period as reflected in the 'stepped trajectory' of 876dpa until 2023/24 and 1,090dpa thereafter, and with the aim of maintaining a 5 year land supply to meet this requirement. Town and parish councils may also bring forward revisions to their Neighbourhood Plans.

In preparing the DPD, the Council will liaise with town and parish councils and undertake further consultation. The Council will also explore the potential to realise brownfield land housing capacity through the preparation of a Brownfield Sites register. The Council also intends to undertake a review of the Plan after the adoption of the Site Allocations DPD which will reconsider need and allocate further dwellings if required. This will be submitted to the Secretary of State in 2023.

The Habitats Regulations require that the competent authority (Mid Sussex District Council) assess the effects of land use plans on European sites to determine whether there will be likely significant effects (LSEs) on European sites as a result of the plan's implementation (either on its own or 'in combination' with other plans or projects). The European site of interest is Ashdown Forest, which is located in neighbouring Wealden district.

This plan has assessed the effects of its allocations together with Neighbourhood Plan allocations and an allowance for windfall sites to the period 2023/24, based on 876dpa. At the time of adoption there is insufficient available information about the nature and location of development being proposed to meet the step in trajectory to 1,090dpa.

The Site Allocations DPD will aim to identify the nature, scale and location of development to meet the full plan requirement (inclusive of the uplift to 1,090dpa from 2024/25 onwards). As part of the preparation of the Site Allocations DPD, the Council will need to undertake further Habitats Regulations Assessment of identified housing sites for the rest of the plan period.

While the Council reasonably anticipates that the uplift in housing growth to 1,090dpa will be possible without causing further harm to the integrity of the Ashdown Forest SAC, the level of future growth will depend on the identification of further allocations that do not cause further harm to the integrity of the SAC.

The subsequent review of the plan, to be submitted in 2023, will also be subject to HRA.

Policy Text:

The District's OAN is 14,892 dwellings over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031.

The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will be delivered between 2024/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.

The Council commits to commencing preparation of a Site Allocations DPD in 2017 to be adopted in 2020. The DPD will identify further sites which have capacity of 5 or more residential units. The Council will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023.

District Plan minimum Requirement	<u>16,390</u>
Completions 2014/15	<u>630</u>
Completions 2015/16	<u>868</u>
Completions 2016/17	<u>912</u>
Total Housing Commitments (including sites with planning permission, strategic development at Kings Way, Burgess Hill (DP8) and Pease Pottage (DP9a) and allocations in made Neighbourhood Plans)	<u>7,091</u>
Strategic development north and north-west of Burgess Hill	<u>3,500</u>
Land north of Clayton Mills, Hassocks	<u>500</u>
Windfall Allowance	<u>450</u>
Elsewhere in the District, as allocated through future Neighbourhood Plans and the Site Allocations document	<u>2,439</u>

Spatial Distribution of Housing Requirement

Settlement Category	Settlements	Minimum Requirement	Minimum Residual from
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		over Plan Period	2017 onwards (accounting for completions and commitments)
1	Burgess Hill, East Grinstead, Haywards Heath	<u>10,653</u>	<u>1,272</u>
2	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield	<u>3,005</u>	<u>838</u>
3	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly	<u>2,200</u>	<u>311</u>
4	Ansty, Staplefield, Slaugham, Twineham and Warninglid	<u>82</u>	<u>19</u>
5	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead	<u>N/A</u>	<u>N/A¹</u>
Windfall:		<u>450</u>	
Total		<u>16,390</u>	<u>2,439</u>

A Housing Trajectory is set out in Appendix A. This will be updated annually through the Monitoring Report.

DP6: Settlement Hierarchy	
Mod Ref. #:	MM06
Reason for Modification:	Amended in accordance with MSDC8c. Neighbourhood Plan Strategy and housing distribution to Parishes moved from DP5: Housing to improve readability.
Plan Text:	The approach of the District Plan is to focus the majority of housing and employment development at Burgess Hill as it has greater potential to deliver sustainable communities and to benefit from the opportunities that new development can deliver than at East Grinstead and Haywards Heath. A smaller-scale development is proposed at Pease Pottage as a contribution towards meeting the needs of the Northern West Sussex Housing Market Area. A smaller-scale development is proposed at north of Clayton Mills, Hassocks. The remainder of development will be delivered at the other towns and villages to support economic, infrastructure and social needs whilst maintaining the settlement pattern and where possible enhancing the quality of the rural and landscape

¹ Assumed windfall growth only

character of the District. The District Council's preference is that the location and nature of additional development be identified through Neighbourhood Plans.
[...]

Supporting Text:

Neighbourhood Plan Strategy

The preparation of Neighbourhood Plans is a part of the strategy for the delivery of housing. Twenty Neighbourhood Plan Areas have been designated in Mid Sussex, covering all of the Towns and Parishes within the District Plan Area. As at April 2017, 16 of these plans have been 'made'. The adopted Neighbourhood Plans have contributed 1,770 new dwellings to the housing supply, with many of these allocations delivering completions during the first 5 years.

The following table gives clarity between the District housing requirement and the role of individual Neighbourhood Plans in meeting this. It shows the minimum residual amount of development for each settlement over the rest of the plan period, as at April 2017.

During the life of the plan it is likely that the settlement requirements will need to change in response to:

- The allocation of additional sites by the District Council
- Under or over-delivery by settlements – albeit the figures are assumed to be minima
- The identification of future constraints

Therefore this position will be updated annually within the Authority Monitoring Report (AMR).

<u>Cat.</u>	<u>Settlement</u>	<u>Minimum Requirement over Plan Period (Based on stepped trajectory)</u>	<u>Minimum Requirement to 2023/24 (Based on 876dpa)</u>	<u>Commitments² / Completions (as at April 1st 2017)</u>	<u>Minimum Residual from 2017 onwards (accounting for commitments and completions)</u>
<u>1</u>	<u>Burgess Hill</u>	<u>5,697</u>	<u>3,351</u>	<u>5,697</u>	<u>N/A</u>
	<u>East Grinstead</u>	<u>2,445</u>	<u>1,020</u>	<u>1,300</u>	<u>1,145</u>
	<u>Haywards Heath</u>	<u>2,511</u>	<u>1,403</u>	<u>2,385</u>	<u>127</u>
<u>2</u>	<u>Cuckfield</u>	<u>320</u>	<u>125</u>	<u>120</u>	<u>200</u>
	<u>Hassocks</u>	<u>882</u>	<u>519</u>	<u>382</u>	<u>N/A</u>
	<u>Hurstpierpoint</u>	<u>359</u>	<u>211</u>	<u>359</u>	<u>N/A</u>

² Commitments here defined as Allocations within the District Plan, Neighbourhood Plans, Small Scale Housing Allocations DPD (2008) and planning permissions.

	<u>Lindfield³</u>	<u>571</u>	<u>190</u>	<u>31</u>	<u>540</u>
	<u>Copthorne⁴</u>	<u>437</u>	<u>228</u>	<u>388</u>	<u>49</u>
	<u>Crawley Down⁴</u>	<u>437</u>	<u>228</u>	<u>388</u>	<u>49</u>
3	<u>Albourne</u>	<u>57</u>	<u>21</u>	<u>16</u>	<u>41</u>
	<u>Ardingly</u>	<u>73</u>	<u>31</u>	<u>44</u>	<u>29</u>
	<u>Ashurst Wood</u>	<u>102</u>	<u>60</u>	<u>102</u>	<u>N/A</u>
	<u>Balcombe</u>	<u>79</u>	<u>34</u>	<u>49</u>	<u>30</u>
	<u>Bolney</u>	<u>113</u>	<u>48</u>	<u>64</u>	<u>49</u>
	<u>Handcross⁴</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>N/A</u>
	<u>Horsted Keynes</u>	<u>69</u>	<u>25</u>	<u>16</u>	<u>53</u>
	<u>Pease Pottage⁵</u>	<u>929</u>	<u>546</u>	<u>929</u>	<u>N/A</u>
	<u>Sayers Common</u>	<u>63</u>	<u>27</u>	<u>40</u>	<u>23</u>
	<u>Scaynes Hill³</u>	<u>462</u>	<u>272</u>	<u>462</u>	<u>N/A</u>
	<u>Turners Hill</u>	<u>167</u>	<u>71</u>	<u>96</u>	<u>71</u>
	<u>West Hoathly</u>	<u>43</u>	<u>21</u>	<u>36</u>	<u>8</u>
	<u>Sharpthorne</u>	<u>43</u>	<u>21</u>	<u>36</u>	<u>8</u>
	4	<u>Ansty</u>	<u>54</u>	<u>32</u>	<u>54</u>
<u>Staplefield</u>		<u>3</u>	<u>2</u>	<u>3</u>	<u>N/A</u>
<u>Slaugham⁴</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>N/A</u>
<u>Twineham</u>		<u>25</u>	<u>9</u>	<u>6</u>	<u>19</u>
<u>Warninglid⁴</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>N/A</u>
		<u>15,940</u>	<u>8,496</u>	<u>13,001</u>	<u>2,439</u>

Based on the overall housing requirement, the minimum housing requirement for each settlement for the first 8 years of the Plan (until 2021/22) can be calculated; this is the 5-year supply period at the time of adoption. On this basis, the majority of settlements have sufficient commitments to meet their need until at least 2021/22. Therefore, the District Plan requirement at 876dpa to 2023/24 does not suggest that Neighbourhood Plans will necessarily need to be reviewed within the next 5 years (as at April 2017) to meet

³ Note that Lindfield and Scaynes Hill (Lindfield Rural) are currently within the same Neighbourhood Plan area (the Lindfield and Lindfield Rural Neighbourhood Plan). A number of commitments/completions shown above at 'Scaynes Hill' are adjacent to the built-up-area of Lindfield.

⁴ Note that Copthorne and Crawley Down form Worth parish, therefore these figures should be read in conjunction with one another.

⁵ The required minimum provision at Pease Pottage (Slaugham Parish) is significantly greater than other settlements within Category 3 due to the allocation and subsequent permission granted for 600 homes within this settlement. Due to this, the other settlements within Slaugham Parish (Handcross, Slaugham and Warninglid) will not be required to identify further growth through the Plan process on top of windfall growth although may wish to do so to boost supply.

	<p>housing supply, although Town and Parish Councils may choose to do so in order to boost supply, or to meet need for the full plan period to 2031.</p> <p>Some settlements (Burgess Hill, Hassocks, Hurstpierpoint, Ashurst Wood, Handcross, Pease Pottage, Scaynes Hill, Ansty, Staplefield, Slaugham and Warninglid) have already identified sufficient commitments/completions to meet their minimum housing requirement for the full plan period and will not be expected to identify further sites within their Neighbourhood Plans. However, this does not preclude Town and Parish Councils from identifying further sites within their Neighbourhood Plans should they wish to do so, in order to boost supply. Similarly, further sites may be allocated in the future to ensure that the minimum residual for each settlement category (set out in DP5: Housing) is met, based on monitoring.</p> <p>The Council will provide updated guidance on the future need and requirements during the life of the plan, as part of the Monitoring Report. The amount of development planned for in each settlement will need to have regard to the settlement hierarchy, and also take account of existing delivery, local development needs including any significant local infrastructure, and other constraints to development.</p>
<p>Policy Text:</p>	<p>[...]</p> <p>The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:</p> <ol style="list-style-type: none"> 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document; <u>and or where the proposed development is for fewer than 10 dwellings; and</u> 2. The site adjoins <u>is contiguous with</u> an existing <u>built up area of</u> settlement edge; and 3. The development is demonstrated to be sustainable, having regard <u>including by reference</u> to the settlement hierarchy. <p><u>The developer will need to satisfy the Council that:</u></p> <ul style="list-style-type: none"> • <u>The proposal does not represent an underdevelopment of the site with regard to Policy DP24; or</u> • <u>A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.</u> <p>[...]</p>

DP9b: Strategic Allocation to the north of Clayton Mills, Hassocks

Mod Ref.#:	MM11
Reason for Modification	Allocation of a further strategic site in order to make the five-year supply more secure, following the conclusion reached at examination hearing (26th July), in accordance with MSDCxx
Plan Text:	Paragraph 3.28 The allocation of a strategic site is proposed to the east of Pease Pottage for 600 dwellings, a primary school and hospice. The allocation of a strategic site is proposed to the north of Clayton Mills, Hassocks for 500 dwellings and a primary school.
Supporting Text:	This greenfield site lies to the north of the existing development at Clayton Mills, Hassocks, which was an allocated housing site within the Council's Small Scale Housing DPD (2008). The Sustainability Appraisal for the District Plan assesses this site alongside other proposed alternatives for strategic development in Mid Sussex. The appraisal notes that the site is sustainably located with respect to existing health, retail and community facilities within Hassocks village. There are known deficiencies in primary school education in Hassocks, with the existing primary school operating at capacity. The development of this site would include a new primary school, which would alleviate existing deficiencies as well as providing extra capacity. The site is well located in terms of public transport, with Hassocks railway station (operating a regular service on the Brighton mainline) within walking distance. There is an Air Quality Management Area (AQMA) within Hassocks, at Stonepound Crossroads. The impact of the development has been tested through the Mid Sussex Transport Study, which shows that there are no significant impacts from the development on the AQMA, however the scheme must demonstrate that it will not cause unacceptable levels of air pollution. There are no significant environmental designations on-site or in proximity that would be negatively affected by development. The eastern area of the site lies adjacent to listed buildings - Ockley Manor (Grade II*) and Ockley Manor Barn (Grade II). Development here will need to respect their setting and provide sufficient mitigation in the form of a suitable buffer. Overall the Sustainability Appraisal concludes that this site is sustainable and suitable for strategic development. This site can deliver homes within the first five years of the Plan period and therefore will make an important contribution to the housing supply in the early part of the Plan period.
Policy Text:	DP9B: Strategic allocation to the north of Clayton Mills, Hassocks Strategic Objectives: All.

Evidence Base: A Landscape Character Assessment for Mid Sussex; Mid Sussex Landscape Capacity Study, Sustainability Assessment of Cross-Boundary Options for the Mid Sussex District Plan; Strategic Flood Risk Assessment, Mid Sussex Transport Study; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment

Strategic development, as shown on the inset map [see map at Appendix X], is allocated to the north of Clayton Mills, Hassocks for:

- Approximately 500 new homes;
- A new primary school;
- Provision of permanent pitches for settled Gypsies and Travellers to contribute, towards the additional total identified need within the District commensurable with the overall scale of residential development proposed by the strategic development; or the provision of an equivalent financial contribution towards the off-site provision of pitches towards the additional total identified need within the District (or part thereof if some on-site provision is made) commensurable with the overall scale of residential development proposed by the strategic development, if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale; unless alternative requirements are confirmed within any Traveller Sites Allocations Development Plan Document or such other evidence base as is available at the time (as appropriate);

In addition to conforming to other relevant policies in the District Plan, strategic mixed-use development in this location will:

- Provide a suitable access to the site from Ockley Lane and appropriate mitigation to support the development with regards to the local and Strategic Road Networks;
- Provide appropriate mitigation to reduce the impact of the development on the landscape and to ensure, in particular, that development respects the South Downs National Park, which lies adjacent
- Provide a greenspace buffer to form a strong defensible boundary to the north of the development site to prevent coalescence with Burgess Hill, in order to retain the separate identity and amenity of the two settlements

Incorporate a suitable buffer to protect the setting of Ockley Manor (Grade II*) and Ockley Manor Barn (Grade II), which lie adjacent to the eastern boundary of the site;

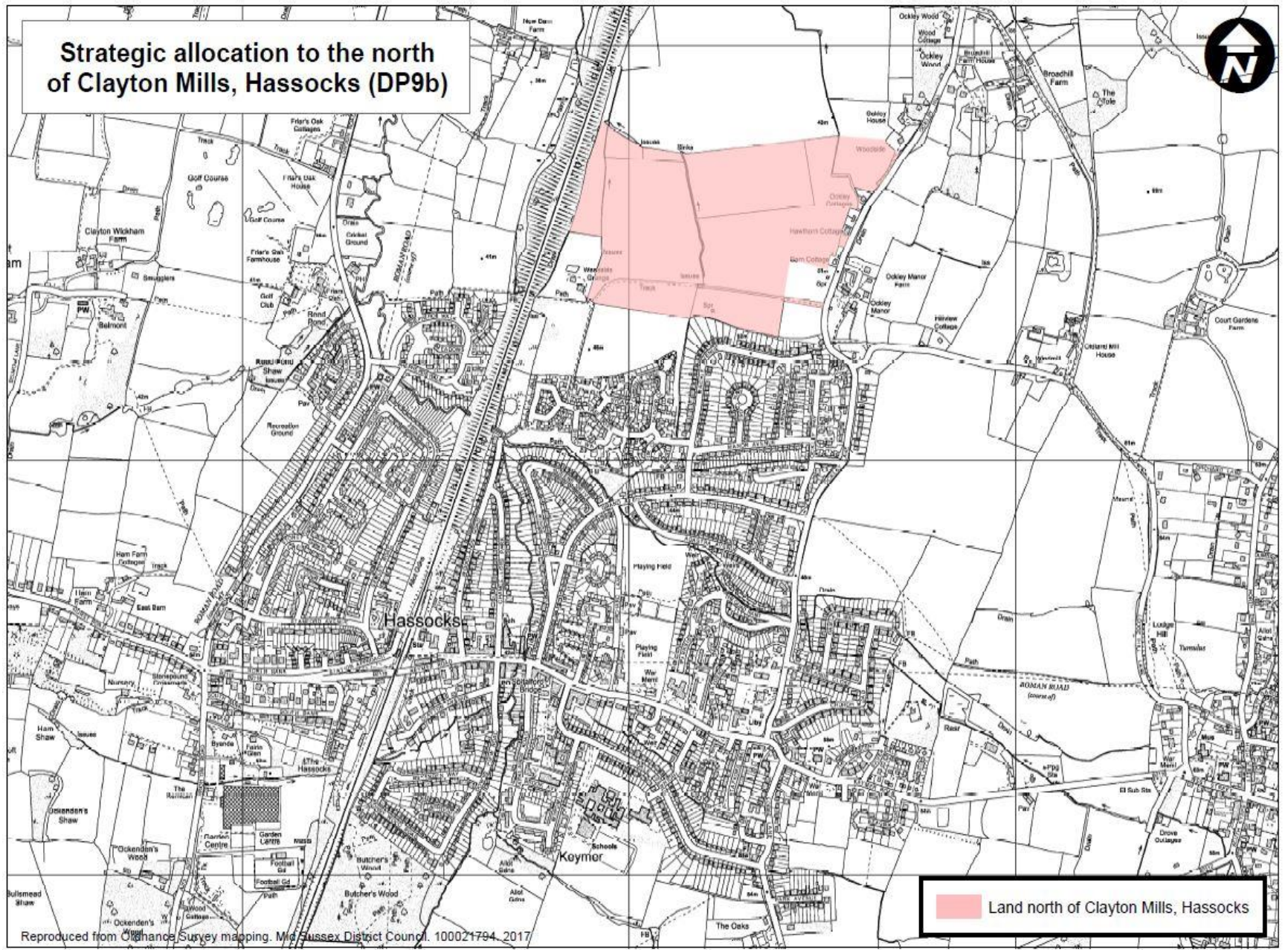
- Identify and respond to environmental and ecological constraints and deliver opportunities to enhance green infrastructure and local biodiversity;
- Identify and respond to issues relating to air quality in relation to the site's proximity to the Stonepound Crossroads

Air Quality Management Area (AQMA). The scheme must demonstrate that it will not cause unacceptable levels of air pollution and is consistent with the Stonepound Crossroads Air Quality Action Plan;

- Make provision for charging electric vehicles by installing a dedicated electrical socket suitable for charging electric vehicles at each residential unit (either internally such as within a garage, or externally at an allocated parking space) and making parking areas 'charger ready' by making it possible to install a dedicated electric vehicle charging device (such as fast chargers) at a later date.
- Provide safe pedestrian/cycling routes within the development;
- Provide safe pedestrian/cycling routes to connect with existing development, the services within Hassocks village centre, Hassocks railway station, and to Burgess Hill;
- Retain existing open space and provide new formal play facilities and informal open space on the site;
- Provide a range of housing including affordable housing, in accordance with Policy DP29: Affordable Housing and housing for older people;
- Wherever possible, incorporate on-site 'community energy systems', such as Combined Heat and Power, ground-source heat pumps or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability;
- Provide infrastructure, as set out in the Council's infrastructure Delivery Plan and identified in technical assessments, implemented before or alongside development to an agreed programme of delivery; and
- Provide surface water drainage, based on sustainable drainage principles in accordance with DP41: Flood Risk and Drainage.

Map:

**Strategic allocation to the north
of Clayton Mills, Hassocks (DP9b)**



DP31: Gypsies, Travellers and Travelling Showpeople	
Mod Ref.#:	MM22
Reason for Modification:	To account for and accord with the revised definition of Gypsies, Travellers and Travelling Showpeople for the purposes of planning, provided by the PPTS (2015).
Plan Text:	No changes to plan text.
Supporting Text:	<p>[...]</p> <p>The Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment <u>was first produced in 2013 and updated in 2014 and 2016. The Assessment</u> provides information on the amount of permanent <u>Gypsy and Traveller</u> accommodation required in the district <u>for the period to 2031. The 2016 update takes account of the revised version of Planning Policy for Traveller Sites (PPTS) (2015) that includes a change to the definition of Gypsies, Travellers and Travelling Showpeople for planning purposes [footnote 1].</u> The Local Development Scheme sets out the timetable for the preparation of a Traveller Sites Allocations Document which will provide sufficient sites to satisfy local need for permanent Gypsy and Traveller accommodation.</p> <p>The Local Development Scheme sets out the timetable for the preparation of a Traveller Sites Allocations Document which will provide sufficient sites to satisfy local need for permanent Gypsy and Traveller <u>and Travelling Showpeople</u> accommodation <u>[footnote 4].</u></p>
Policy Text:	<p>[...]</p> <p>The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment (2013 and 2014 update) identifies the need for permanent pitches and plots for the period up to 2031 as 34 additional permanent Gypsy and Traveller pitches with no identified need for Travelling Showpeople sites. does not identify any need for permanent pitches and plots for Gypsies and Travellers and Travelling Showpeople sites who still travel for the period up to 2031 [footnote 2]</p> <p><u>The Assessment identifies the need to accommodate 23 households for settled Gypsies and Travellers for the period up to 2031 and does not identify any need to provide sites for Travelling Showpeople who no longer travel [footnote 3].</u></p> <p>To ensure <u>that a sufficient provision amount</u> of permanent <u>culturally suitable housing for settled Gypsies, Travellers and Travelling Showpeople</u> Gypsy and Traveller sites <u>is delivered</u> to meet identified needs within an appropriate timescale, the Council makes provision for:</p> <ul style="list-style-type: none"> • <u>the allocation of pitches 24 Gypsy and Traveller pitches</u> within the strategic allocation to the north and north-west of Burgess Hill; (Policy DP9 refers) <u>or the provision of an equivalent financial contribution towards the off-site provision of pitches if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale (Policy DP9 refers);</u>

- the allocation of pitches within the strategic allocation to the east of Pease Pottage; or the provision of an equivalent financial contribution towards the off-site provision of pitches if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale (Policy DP9a refers);
- the allocation of pitches within the strategic allocation to the north of Clayton Mills, Hassocks; or the provision of an equivalent financial contribution towards the off-site provision of pitches if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale (Policy DP9b refers); and
- is-seeking the provision of such pitches on strategic sites (Policy DP28 refers).

andThe Council is progressing a Traveller Sites Allocations Development Plan Document to allocate further sites over the plan period as required.

The provision of permanent Gypsy and Traveller sites accommodation to meet the changing needs of current and future Gypsy and Traveller and Travelling Showperson households will be monitored to ensure a suitable supply of such sites is provided at the appropriate time.

The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment does not indicate a need to consider transit provision at this time as there is an operational public transit site in Chichester. Levels of unauthorised encampments in Mid Sussex by Gypsies and Travellers and Travelling Showpeople will be monitored over the plan period to identify any additional requirement for such provision.

[...]

Any new or extensions to existing Gypsy and Traveller or Travelling Showpeople sites [footnote 4] granted permanent planning permission shall also be safeguarded for Gypsies, Travellers or Travelling Showpeople such use.

New Gypsy, Traveller and Travelling Showpeople sites [footnote 2], and extensions to existing sites, including transit sites, will be permitted provided:

- The site or extension satisfies a clearly defined local need, as evidenced by the Mid Sussex Gypsy and Traveller Accommodation Assessment or the best available evidence;
- The site is reasonably accessible to schools, shops, health and other local services and community facilities;
- The development is appropriately located and designed to/or capable of being designed to ensure good quality living accommodation for residents and that the local environment (noise and air quality) of the site would not have a detrimental impact on the health and well-being of the Travellers;

- The sites are compatible with neighbouring land uses, and minimise impact on adjacent uses and built form and landscape character;
- In rural and semi-rural areas sites should not dominate the nearest settled community; ~~and~~
- Any site within the 7km zone of influence around Ashdown Forest will require an appropriate assessment under the Habitats Regulations to be undertaken and appropriate mitigation provided as required (Policy DP15 refers); and
- In the case of proposals within the High Weald AONB, Policy DP14: High Weald Area of Outstanding Natural Beauty will apply.

The determination of planning applications for new sites or extensions to sites providing accommodation for settled Gypsy and Traveller and Travelling Showpeople [footnote 3] use will be considered under the relevant District Plan policies.

~~In the case of proposals within the High Weald AONB, DP14 High Weald Area of Outstanding Natural Beauty will apply.~~

Footnotes:

1. See Annex 1 – Planning Policy for Traveller Sites (August 2015)

2. For Gypsies, Travellers and Travelling Showpeople who meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015)

3. For Gypsies, Travellers and Travelling Showpeople who do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015)

4. For Gypsies and Travellers who meet and do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015) i.e. Gypsies and Travellers who still travel and settled Gypsies and Travellers who no longer travel