

MID SUSSEX DISTRICT COUNCIL LOCAL DEVELOPMENT SCHEME

REPORT OF: DIVISIONAL LEADER FOR PLANNING AND ECONOMY
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Wards Affected: All
Key Decision Yes
Report To: Cabinet Meeting 3 June 2019

Purpose of Report

1. This Report proposes an update to the Council's Local Development Scheme for publication.

Summary

2. The Council has a legislative requirement to prepare a Local Development Scheme setting out its timetable for the production of Development Plan Documents. This Report proposes an update to the Council's Local Development Scheme to ensure it is up-to-date, and in particular, reflects the Council's timetable for preparing the Site Allocations Development Plan Document.

Recommendations

3. **It is recommended that Cabinet approve the Council's updated Local Development Scheme (Appendix 1) for publication on the 13 June 2019**

Background: Development Plan Documents

4. The Council's current Local Development Scheme (LDS) was published in October 2017. This LDS set out a timetable for preparing the Council's Development Plan Documents (DPD), such as the District Plan, and any other documents that make up the Council's 'Development Plan' including Neighbourhood Plans. The 'Development Plan' taken as a whole is used to inform planning decisions within the District.
5. The LDS ensures that community, businesses, developers, service and infrastructure providers and other interested organisations and individuals know which DPD's are to be prepared by the Council and when they will be able to participate in the plan making process¹.
6. The documents listed within the 2017 LDS included plans prepared by West Sussex County Council relating to Minerals and Waste planning, plans prepared by the South Downs National Park for the park area, and Neighbourhood Plans prepared by Town and Parish Councils.

¹ Public consultation will continue to be advertised and stakeholders notified when important documents are published for public consultation, in accordance with our Statement of Community Involvement which is available here: <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>

7. The October 2017 LDS referred to two Development Plan Documents to be prepared by Mid Sussex District Council. These were the District Plan 2014 – 2031 and the Site Allocations Development Plan Document. The District Plan was adopted in March 2018.
8. The focus of the updated LDS (June 2019) is the Site Allocations DPD. The Site Allocations DPD is a commitment set out in the District Plan and is necessary to support the District. This document will allocate non-strategic and strategic sites to meet the residual housing requirement for the rest of the plan period, to ensure the Council meets its identified housing need, maintains a five year land supply and to allocate additional employment sites.
9. A list of DPD's included in the October 2017 and updated LDS (June 2019) is set out in **Appendix 2**.
10. It is necessary to update the timetable for the preparation of the Site Allocations DPD to reflect the current position. The District Plan adoption date was March 2018, this clearly meant the Sites Allocation work could not commence as planned in late 2017. It is anticipated that Site Allocations DPD will be submitted in 2020, with intended adoption in 2021.
11. A timetable for the Site Allocations DPD is set out in **Appendix 3**. Although the publication of a draft plan has been delayed, submission to the Secretary of State will be before the end of the 2020.
12. The Mid Sussex District Plan 2014 – 2031 includes a commitment (Development Policy 5: Planning to Meet Future Housing Need) to undertake a review of the District Plan, with submission to the Secretary of State by 2023.
13. The timetable for the District Plan review will be included in a future update to the Local Development Scheme. The updated timetable for the Site Allocations DPD will not impact the preparation of the District Plan review.
14. The Council is committed to ensure the needs for Gypsies, Travellers and Travelling Showpeople are planned for appropriately in accordance with Development Policy 33: Gypsies, Travellers and Travelling Showpeople. A Traveller Sites Allocations DPD may be required to support the identified needs during the plan period and the need for this DPD will be reviewed in due course, in line with the District Plan review
15. Work has commenced to review the Council's position regarding Community Infrastructure Levy (CIL) charging schedule in the context of changes to Government legislation and guidance. The timetable for this work will be set out in a future update of the LDS.

Background: Supporting Documents

16. Whilst not a legislative requirement, the LDS also provides a summary of any supporting documents the Council intends to prepare. These include Supplementary Planning Documents (SPDs) that complement or expand upon local plan policies, for example describing more detailed design guidance for how allocated sites should be developed.

17. A list of supporting documents included in the October 2017 and updated LDS (June 2019) is set out by **Appendix 4**.

Policy Context

18. The Corporate Plan and Budget for 2019/2020 states that a key objective for the Planning Policy and Economic Development business unit is to develop the Site Allocations DPD during the 2019/2020 period.

Other Options Considered

19. The Council is required to publish a Local Development Scheme to meet legislative requirements in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The Council is therefore required to publish an updated LDS to progress ongoing Development Plan Documents, including the Site Allocations DPD.

Financial Implications

20. There are no direct financial implications relating to the LDS per se, although failure to progress Development Plan Documents would have financial implications.

Risk Management Implications

21. The decision to publish the Local Development Scheme poses minimal, if any risk, as it is a legislative requirement on the Council. However, failure to publish an up-to-date LDS could hinder preparation of the Council's Development Plan Documents.
22. There are some risks associated with identifying a timetable for the preparation of DPD's as external factors, outside the control of the Council, may lead to the timetable being altered in the future. It should be noted that following submission to the Secretary of State the timetable is in the hands of the Planning Inspectorate and not the District Council.

Equality and customer service implications

23. Any Development Plan Documents and Supplementary Planning Documents prepared by the Council are subject to separate Equality Impact Assessments (EQIA's) that are published as part of the material consulted by the Council, alongside the documents themselves. Consultation is undertaken in accordance with the Council's Statement of Community Involvement that was updated and published in March 2019. On this basis, there are no direct impacts of the Local Development Scheme.

Other Material Implications

24. There are no other considerations.

Background Papers

Appendix 1: Mid Sussex District Council – DRAFT Local Development Scheme May 2019.

Appendix 2: List of DPD's set out in October 2017 and June 2019 Local Development Schemes

Appendix 3: Production timetable for Mid Sussex District Site Allocations DPD

Appendix 4: List of supporting documents set out in October 2017 and June 2019 Local Development Schemes

**Appendix 1: Mid Sussex District Council – DRAFT Local Development Scheme
June 2019.**

Refer to Separate Document

Appendix 2: List of DPD's set out in October 2017 and June 2019 Local Development Schemes

On publication of this LDS in **October 2017**, the Development Plan for Mid Sussex District Council comprises:

- Saved policies from the West Sussex Minerals Local Plan (2003);
- West Sussex Waste Local Plan (2014)
- Saved policies of the Mid Sussex Local Plan (May 2004);
- Mid Sussex Small Scale Housing Allocations DPD (April 2008);
- Mid Sussex Local Plan (2004) Proposals Maps;
- 'Made' Neighbourhood Plans;
 - Albourne Neighbourhood Plan
 - Ansty and Staplefield Neighbourhood Plan
 - Ardingly Neighbourhood Plan
 - Ashurst Wood Neighbourhood Plan
 - Balcombe Neighbourhood Plan
 - Bolney Neighbourhood Plan
 - Burgess Hill Neighbourhood Plan
 - Cuckfield Neighbourhood Plan
 - Crawley Down Neighbourhood Plan
 - East Grinstead Neighbourhood Plan
 - Haywards Heath Neighbourhood Plan
 - Hurstpierpoint and Sayers Common Neighbourhood Plan
 - Lindfield and Lindfield Rural Neighbourhood Plan
 - Turners Hill Neighbourhood Plan
 - Twineham Neighbourhood Plan
 - West Hoathly Neighbourhood Plan

On publication of this LDS in **June 2019**, the Development Plan for Mid Sussex District Council will comprise of the following documents:

- Mid Sussex District Plan 2014 – 2031 (March 2018)
- Saved policies of the Mid Sussex Local Plan (May 2004)²
- Mid Sussex Small Scale Housing Allocations DPD (April 2008)
- West Sussex Joint Minerals Local Plan (2018)
- West Sussex Waste Local Plan (2014)
- In addition, there are 16 'made' (adopted) Neighbourhood Plans:
 - Albourne Neighbourhood Plan
 - Ansty and Staplefield Neighbourhood Plan
 - Ardingly Neighbourhood Plan
 - Ashurst Wood Neighbourhood Plan
 - Balcombe Neighbourhood Plan
 - Bolney Neighbourhood Plan
 - Burgess Hill Neighbourhood Plan
 - Cuckfield Neighbourhood Plan
 - Crawley Down Neighbourhood Plan
 - East Grinstead Neighbourhood Plan
 - Haywards Heath Neighbourhood Plan
 - Hurstpierpoint and Sayers Common Neighbourhood Plan
 - Lindfield and Lindfield Rural Neighbourhood Plan
 - Turners Hill Neighbourhood Plan
 - Twineham Neighbourhood Plan
 - West Hoathly Neighbourhood Plan
 - Worth – Crawley Down Neighbourhood Plan

² The saved Mid Sussex Local Plan 2004 policies are listed in Appendix C in the Mid Sussex District Plan 2014 – 2031 adopted March 2018.

Appendix 3: Production timetable for Mid Sussex District Site Allocations DPD

	2018							2019							2020							2021																													
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J														
Site Allocations DPD (June 2019 LDS)																																																			

Key	
Preparation, analysis and/ or plan development	
Cabinet, Cabinet Member or Full Council review and decision	C
Public Consultation on 'Preferred Options' draft plan (Regulation 18)	P
Public Consultation prior to plan submission for examination (Regulation 19)	P
Submit plan and supporting documents to the Secretary of State for independent examination (Regulation 22)*	S
Examination of the plan by an independent Planning Inspector	E
Receipt of Inspector's Report	R
Formal Adoption and publication of the Plan	A

* Any dates post plan submission are subject to the Planning Inspectorate and may be affected by a range of factors, including the availability of Planning Inspector's.

Appendix 4: List of supporting documents set out in October 2017 and June 2019 Local Development Schemes

The following supporting documents have been adopted as at **October 2017**:

- Statement of Community Involvement – adopted October 2011
- Hassocks Station Goods Yard – Development Brief (SPD) adopted November 2011
- Hassocks Village Design Statement (SPD) - adopted March 2008
- Lindfield Village Design Statement (SPD) – adopted October 2011
- Turners Hill Village Design Statement (SPD) – adopted October 2011
- Haywards Heath Town Centre Master Plan – adopted June 2007
- Burgess Hill Town Centre Master Plan – adopted November 2006
- East Grinstead Town Centre Master Plan – adopted July 2006
- Sustainable Construction Supplementary Planning Document – adopted July 2006
- Development and Infrastructure Supplementary Planning Document – adopted February 2006
- Shopfront Design Guide – adopted April 2005.

The following supporting documents have been adopted as at **June 2019**:

- Statement of Community Involvement – adopted March 2019
- Development Infrastructure and Contributions SPD – adopted July 2018
- Development Viability SPD – adopted July 2018
- Affordable Housing SPD – adopted July 2018
- Hassocks Station Goods Yard – Development Brief (SPD) adopted November 2011
- Shopfront Design Guide – adopted April 2005.