

**Haywards Heath
Neighbourhood Plan
Submission
Basic Conditions Statement**

1. Introduction

1.1 Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

Basic conditions b and c set above do not apply to the Haywards Heath Neighbourhood Plan as the Plan does not include any Orders.

Table of Contents

1.	Background	4
2.	Legal requirements Map 1 –Haywards Heath Neighbourhood Plan Area	4
3.	National Policies and Advice	4
4.	Contribution to the achievement of Sustainable Development	10
5.	General Conformity with the Strategic Policies of the Development Plan for the Area.	12
6.	EU Obligations	29
7.	Compatibility with Convention Rights	29
8.	Conclusion	29
	Appendix A. Area Designation Decision Letter	30

1. Background

This Basic Conditions Statement sets out how Haywards Heath Town Council (HHTC) has met the legal requirements and basic conditions in producing a Neighbourhood Plan for Haywards Heath Parish and part of Ansty & Staplefield Parish (HHNP).

2. Legal requirements

The Neighbourhood Plan is being submitted by a qualifying body.

The Parish of Haywards Heath and an area within the Parish of Ansty & Staplefield has been designated a qualifying area (see Appendix A for the Mid Sussex District Council (MSDC) designation letter) and HHTC is a qualifying body.

What is being proposed is a Neighbourhood Development Plan.

The plan relates to planning matters and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect.

The HHNP period is stated as 2014 – 2031. This period has been chosen to align the HHNP with the period of the Mid Sussex District Plan (DP) being prepared by MSDC.

The policies do not relate to excluded development.

The HHNP does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed HHNP does not relate to more than one neighbourhood area and there are no other Neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated neighbourhood area of Haywards Heath Parish and part of Ansty & Staplefield Parish, by agreement with that Parish Council, and to no other area (as shown in Map 1 below).

The HHNP is informed by discussions with neighbouring Parish Councils regarding their aspirations and planning issues of cross-boundary importance.

It is not considered that there is any benefit in extending the area for the referendum beyond the designated Neighbourhood Plan Area.

There are no other prescribed matters.

3. National Policies and Advice

3.1 The National Planning Policy Framework (NPPF) provides a framework within which local people and their local councils can produce their own distinctive Neighbourhood Plans and must be taken into account in the preparation of Neighbourhood Plans (Paragraph 2). It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

3.2 This section of the statement demonstrates that the HHNP has regard to the elements set out in the NPPF relevant to the HHNP area to deliver sustainable development:

- Building a strong, competitive economy Para 18-22 in the NPPF
- Ensuring the vitality of Town centres Para 23-27 in the NPPF
- Promoting sustainable transport Para 29-41 in the NPPF
- Delivering a wide choice of high quality homes Para 47-55 in the NPPF
- Requiring good design Para 56-68 in the NPPF
- Promoting healthy communities Para 69-78 in the NPPF
- Meeting the challenge of climate change, flooding and coastal change Para 93-108 in the NPPF
- Conserving and enhancing the natural environment Para 109-125 in the NPPF
- Conserving and enhancing the historic environment Para 126-141 in the NPPF

3.3 Building a strong, competitive economy

The HHNP has a core aim of supporting a vibrant economy. It sets the following economic objectives:

- Promoting employment
- Promoting a vibrant Town centre
- Supporting local neighbourhood centres
- Supporting the ambition of Bluebell Railway to have a terminus at the station
- Safeguarding key employment sites

The HHNP sets out the following policies that aim to build a strong economy consistent with existing strengths and locally appropriate opportunities:

- Policies B1, B2, and B3, – Haywards Heath Town Centre
- Policy B1– Neighbourhood Centres
- Policy B1, B2 and B3 - Business Development
- Policy B1, B3, T3–Town Centre Car and Cycle Parking
- Policy L4– Bluebell Railway
- Policy L5, L6, L7, L8 and L9 - Community Facilities

These objectives and policies meet the NPPF's aims by supporting the retention and enhancement of business activities in Haywards Heath and its local neighbourhood centres. Further infrastructure improvements are sought particularly in relation to the Town centre and its neighbourhood centres, including tourism, traffic management measures and public realm improvements.

The development of skills locally is enabled through planning policy support for investment in the Town's primary and secondary schools.

The HHNP also seeks to conserve and enhance the built and natural environment which is important for the retention, and attraction of new employment, in the Town as well as supporting improved tourism through the arrival of the Bluebell Railway.

The HHNP has therefore had regard to the NPPF in setting out clear economic objectives and policies that seek to sustain and promote the local economy.

3.4 Ensuring the vitality of Town Centres

The HHNP sets the following economic objectives:

- Promoting a vibrant Town centre
- Supporting local neighbourhood centres
- Improving accessibility
- Supporting a range of uses in the Town centre

The HHNP defines the primary and secondary shopping areas and sets out the following policies to ensure the vitality of these centres:

- Policies B1, B2, and B3 -Haywards Heath Town Centre
- Policy B1, B3 and T3– Town centre Car and cycle parking
- Policy T1, T2 and T3– improving accessibility

These objectives and policies meet the NPPF's aims by supporting the retention and enhancement of business activities in Haywards Heath and the local neighbourhood centres and the retention of Town centre car parking. Further infrastructure improvements are sought particularly in relation to the Town centre and local neighbourhood centres including traffic management measures, improved public realm and improved accessibility.

In addition, the HHNP seeks to ensure high quality design, as included in policies E8, E9, E10, E11, E12, B1 and B3.

The HHNP has therefore had regard to the NPPF in setting out clear objectives and policies that seek to ensure the vitality of the Town centre and its local neighbourhood centres.

3.5 Promoting Sustainable Transport.

The HHNP sets the following transport objectives:

- To connect new housing into Haywards Heath and the wider area with good pedestrian, cycle and bus connections
- To improve existing pedestrian and cycle connections within Haywards Heath and surrounding destinations
- To improve the pedestrian areas in the Town centre
- To promote sustainable transport through a smarter travel programme and policy

The HHNP sets out the following policies that aim to promote sustainable transport:

- Policies E6, E8, T1 and T2 – Travel Plans, improved access by cycling and walking to the Town centre, centres of employment and the railway station
- Policy E6 and B3 – Enhancement of footpaths and cycle paths
- Policy B1 and B3 – Provision of car and cycle parking in the Town centre

These objectives and policies meet the NPPF's aims by ensuring development proposals provide sustainable transport links to the principal facilities in the Town are provided or a contribution is made towards appropriate transport measures which assist walking, cycling, public transport and other highway improvements.

The HHNP promotes a programme of smarter travel and the HHTC will continue to work with its partners to develop a range of traffic management measures which promote pedestrian safety (such as safer routes to school) and improve sustainable transport such as enhanced footpaths and cycle ways.

The HHNP has therefore had regard to the NPPF in setting out clear transport objectives and policies that seek to promote sustainable transport options.

3.6 Delivering a Wide Choice of High Quality Homes

The HHNP sets the following housing objectives:

- Address new house building to meet the needs of the Town
- To support making best use of Brownfield sites within the Plan area
- To seek high quality development that will reinforce local character
- To minimise visual impact

The HHNP sets out the following policies to promote a wide choice of quality homes

- Policy E7, E8, E9, E10, E11, E12 and E13 - Design of New Development
- Policy H1, H2, H3, H4, H5, H6, and H7 - Housing Allocations
- Policy H8 - Housing Development within the Built Up Area Boundary
- Policy H9 – Building Extensions Within and Outside the Built Up Area Boundary

The HHNP identifies sites to meet the identified local need for approximately 1537 dwellings. The housing supply is made up of a combination of existing planning consents since the start of the plan period (April 2014), allocations, and windfall opportunities. The HHNP enables the development of suitable infill development, change of use or redevelopment to housing and the extension of existing homes.

- Policies E7, E8, E9, E10, E11, E12, E13, H1, H2, H3, H4, H5, H6, H7, H8 and H9, should ensure the quality of design of new residential development including residential extensions.

The Plan has therefore had regard to the NPPF in setting out clear housing policies that seek to deliver appropriate provision of new high quality homes to meet identified local need.

3.7 Requiring Good Design

The NPPF attaches great importance to the design of the built environment and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics whilst avoiding unnecessary prescription, detail or imposed architectural style or taste.

The HHNP places a strong emphasis on design interpreting the community's desire to ensure that new development responds to the local character of the built and natural environment.

3.8 The HHNP sets the following design objective:

Development should reinforce the character and quality of the locality of the scheme.

The HHNP describes some of the distinctive characteristics of the different character areas within the Town (including the six conservation areas). The HHNP continues to support the 8 Areas of Townscape Character identified in the Mid Sussex Local Plan 2004 and refers to the distinctive rural setting of the Town as set out in the MSDC's Landscape Capacity Study 2007.

The HHNP seeks to promote and reinforce local distinctiveness. The policies that seek to secure good design are:

- Policies E2, E7, E8, E9, E10, E11 E12 and E13 Design of New Development
- Policy E5, E6, and L3 Protect and Enhance the Countryside
- Policy H1, H2, H3, H4, H5, H6, H7 and H8 Housing Development
- Policy H9 – Building Extensions Within and Outside the Built Up Area Boundary

The Plan expects new development to be designed to a high quality which responds to the local heritage and distinctive character and reflects the identity and context of Haywards Heath.

In addition to the above policies, Policy H1, H2, H3, H4, H5, H6, and H7- Housing allocations set out requirements in relation to the form, layout and landscaping for each allocation.

The HHNP has therefore had regard to the NPPF in setting out clear design policies that seek to reinforce local distinctiveness.

3.9 Promoting Healthy Communities

The NPPF provides the policy context in relation to three key types of community facility

- Community facilities such as meeting places, sports venues and places of worship
- Schools
- Open spaces

Community Facilities/Sports venues

The HHNP sets the following objectives in relation to community facilities:

- To ensure that sufficient community and leisure facilities are maintained to serve the community including new provision in association with new development
- To protect and enhance important open spaces within the HHNP area

The HHNP identifies the provision and needs for community facilities and sports venues and the policies that seek to secure future retention and provision are:

- Policy L1, L2, L8 and L9 - Retention of Community Buildings
- Policy L1, L2, L5, L8 and L9 , - Improved Community Buildings/Facilities
- Policy H1, E3 - Proposed allotments
- Policy H1, E4 - Proposed new Cemetery

Policies seek to retain the existing provision of community buildings and the enhancement of facilities throughout the Town. In addition, Policy B2 supports a range of diverse uses in the Town centre including leisure and community.

Schools

The HHNP provides support to meet the educational needs of the Town in Policy L7 and provision of a new school Policy H1

Open Space

The HHNP identifies specific needs for provision of open spaces and the following policies seek the retention and provision of open spaces:

- Policy E1 Protection of existing open spaces in the HHNP area.
- Policy E2 Requirement for new open spaces associated with development
- Policy E3 The provision of new allotments
- Policy E5 Protect and enhance the countryside outside of the built up area
- Policy L3 New open spaces on the edge of Town

The HHNP has therefore had regard to the NPPF in setting out clear objectives and policies that seek to promote a healthy local community.

3.9 Meeting the Challenge of Climate Change, Flooding and Coastal Change.

Whilst the NPPF and the MSDC's Local Plan set out clear policy approaches to meeting the challenge of climate change nationally and in Mid Sussex district, the HHNP has had regard to climate change and flood risk at the local level. Policies below demonstrate this,

- Policy E7 supports the use of sustainable drainage systems
- Policy E8 supports recycling, travel plans, energy and water use management
- The allocation of sites for new housing development in the HHNP ensures that developments avoid flood risk areas and incorporate appropriate drainage to reduce the risk of flooding
- Policies E6 and T1 support improved pedestrian and cycle connections
- Policy T2 seeks to use developer contributions to enhance cycle routes to the railway station and Town centre

In allocating sites for development, the HHNP has had regard to the need for sustainable transport, thus reducing greenhouse gas emissions associated with travel to and from new development.

The HHNP has therefore had regard to the NPPF in setting out a local approach to help meet the challenge of climate change and flooding.

3.10 Conserving and Enhancing the Natural Environment

The NPPF states that the planning system should contribute to and enhance the natural and local environment by a range of means, including:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures

The HHNP sets the following objectives in relation to conserving and enhancing the natural environment:

- To maintain the rural setting of the Town and safeguard the high quality and sensitive landscape
- To prioritise making the best use of Brownfield sites
- To protect and enhance biodiversity in and around the Town
- To promote sustainable drainage solutions
- To maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the built up area
- To protect the identity of Haywards Heath and prevent any further coalescence of Haywards Heath with Cuckfield and Burgess Hill

The HHNP has had regard to the NPPF in the allocation of development sites, which has been informed by an analysis of:

- The Mid Sussex Landscape Capacity Study 2007
- Visual impact and preventing coalescence
- The known existing areas of nature conservation value within the HHNP area.

In addition to considering the location of new development, the following policies that seek to conserve and enhance the natural environment:

- Policies E8, E9, E10, E11 E12 and E13 - Design of New Development
- Policies E1 and E2 - Protection of Open Space
- Policies E5 - Preventing Coalescence between Haywards Heath, Cuckfield and Burgess Hill
- Policy E5– Protect and Enhance Biodiversity
- Policy E5 - Protect and Enhance the Countryside
- Policy E9 - expects all development to protect and sensitively incorporate natural features such as trees, hedges and ponds, protect and enhance biodiversity and high quality and sensitive landscape.

The HHNP has therefore had regard to the NPPF in setting out clear objectives and policies in relation to conserving and enhancing the natural environment.

3.11 Conserving and Enhancing the Historic Environment

There are 6 conservation areas, 8 townscape character areas and over 50 listed buildings within the HHNP area.

The overall vision for Haywards Heath is to continue to seek good design, to improve the public realm, retain and protect listed buildings and the conservations areas in the Town.

- The HHNP sets the following objectives in relation to conserving and enhancing the historic environment
- To preserve and enhance the distinctive heritage of the conservation areas
- To ensure development is well designed and reflects the distinctive character of the locality of the development site
- To protect and enhance the high quality and sensitive landscape within the HHNP area and the setting of the Town

The HHNP policies that seek to conserve and enhance the historic environment are:

- Policies E9, E10, H9 and H10 - Design of New Development
- Policies E5, and L3 - Protect and Enhance the Countryside
- Policy H9 - Building Extensions Within and Outside the Built Up Area Boundary
- Policy B1 - Town centre development

All development is expected to be designed to a high quality which responds to the heritage and distinctive character of the area and reflects the identity of the conservation areas, townscape character areas and be sympathetic to the setting of any heritage asset.

The MSDC Landscape Capacity Study 2007 has assessed the historic landscape characterisation of the countryside around the Town which in turn fed into the landscape sensitivity and landscape value assessments. The HHNP has had careful regard to this in the allocation of development sites and Policies E3, E4, E5, and L3 - Protect and enhance the countryside should have the effect of enhancing and maintaining the landscape setting of the Town.

The HHNP has therefore had regard to the NPPF in setting out clear objectives and policies in relation to conserving and enhancing the historic environment.

4. Contribution To The Achievement Of Sustainable Development

4.1 The NPPF states that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking' (paragraph 14).

The HHNP has been subject to a Sustainability Appraisal (SA), and this has helped to ensure that the principles of sustainable development have been considered throughout the plan-making process.

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

The HHNP's vision for Haywards Heath closely reflects this approach:

Our vision for Haywards Heath is;

- *A healthy, family focused and safe Town*
- *A strong community spirit embracing both young and old*
- *Supporting a vibrant economy*
- *Having excellent public services*
- *High quality public spaces with the countryside on its doorstep*

4.2 Following a careful assessment of the evidence and responses from public consultation, the planning strategy for Haywards Heath is to focus on well designed development whilst protecting and enhancing the characteristics of the Town and the attractive countryside beyond. A built-up area boundary is defined for the Town which seeks to enable development opportunities whilst retaining its rural setting and the surrounding countryside from inappropriate development. The HHNP contributes to the achievement of sustainable development by:

- Planning positively for housing development to meet the needs of present and future generations by identifying opportunities to meet housing need up to 2031
- Locating new development where it relates well to the existing infrastructure, incorporating good sustainable transport links, and protecting the high quality environmental assets within the HHNP area
- Contributing to building a strong local economy and supporting the local economy by focussing on the vitality of the Town centre, key employment areas and local neighbourhood centres and supporting the redevelopment, change of use or extension of existing buildings for business purposes
- Supporting the retention and enhancement of community and leisure facilities which are important to the health and wellbeing and social fabric of the Town
- Protecting and enhancing the high quality natural, built and historic environment of Haywards Heath parish by requiring high quality development that responds to the distinctive local character and protecting and enhancing public open space, biodiversity, landscape quality and historic asset
- Securing the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the HHNP which can be provided in a timely manner.

5. General Conformity with the Strategic Policies of the Development Plan for the Area.

5.1 The adopted Mid Sussex Local Plan

The Mid Sussex Local Plan was adopted in 2004 for the period up to 2006. It was produced under legislation which preceded the new planning system heralded by the Planning and Compulsory Purchase Act 2004, and subsequently the Localism Act 2011. It also preceded the NPPF. The Local Plan was based on Regional Planning Guidance for the South East (RPG9) - March 2001 which preceded the South East Plan (2010).

The Local Plan attaches great weight to the protection and improvement of the urban and rural environment of Mid Sussex, the quality of life which residents and visitors enjoy, their amenity and the conservation of its natural and created resources.

The strategic policies relevant to the HHNP are not highlighted in the Local Plan and the following policies are assumed to represent the strategic approach to development in the adopted Local Plan.

Adopted Sussex Local Plan Policy	Mid Sussex Local Plan	Adopted Policy Summary of content	Plan Policies which are in general conformity with adopted policy
R2		Resists the loss of existing open space with recreational or amenity value.	Policy E1: Planning applications which would result in the loss of existing open spaces will generally be resisted except where there is a proven need for essential utility infrastructure where the benefits outweigh any harm or loss and it can be demonstrated that there are no reasonable alternative sites available.
R3, R4 and R6		Seek the provision of outdoor playing space and informal open space within or adjacent to new housing developments, or appropriate financial contributions so that the outdoor playing space requirement generated by the development can be provided elsewhere.	Policy E2: New development will be required to provide new multi-functional green/open spaces as part of the development or make financial contributions for offsite provision in accordance with the MSDC Development and Infrastructure SPD2006 or equivalent document in place at the time.
CS10		Seeks the retention of existing allotments.	Policy E3: A site is allocated off Hurstwood Lane to provide new allotments as shown on figure 4 and in housing policy H1.
HH22		Allocates land for a new Burial Ground	Policy E4: A site is allocated off Hurstwood Lane to provide for a new cemetery as shown on figure 4 and in housing policy H1.
C1 and C2		Countryside beyond the built up area protected for its own sake. Safeguards a strategic	Policy E5: The land outside the proposed built up area is designated as a local gap between Haywards Heath and neighbouring Town/Parishes, see figure

	gap between Haywards Heath and Cuckfield, and Haywards Heath and Burgess Hill.	4, to create a landscape buffer that will support and enhance ecological connectivity, maintain the landscape character of the areas and individual settlements. New development including essential utility infrastructure, will be required to demonstrate that it would not unduly erode the landscape character of the area and /or harm its ecology. Development outside the built up area will only be permitted if it does not harm the setting of the Town and it enhances and retains the separate identity of communities.
Policy T4	Sets sustainability requirements for all new development	Policy E6: New development will be required to support the enhancement of footpaths /cycle paths in the plan area and proposals must retain links between current Green Infrastructure and promote "internal Green Links" within new development. It must also protect and maintain the rich natural features that are a key component of the Haywards Heath landscape which provide habitats for a diverse range of species either onsite or by offsite provision in accordance with the MSDC Development and Infrastructure SPD 2006 or equivalent document in place at the time.
CS13 and B4	Seeks adequate drainage for development proposals including natural drainage solutions.	Policy E7: New development proposals will be required to incorporate Sustainable Urban Drainage where practical as part of the design of new housing and commercial development and indicate how such schemes will be managed and maintained.
CS18,G3 and B4	Seek sustainable development including energy efficiency, waste management, necessary infrastructure.	Policy E8: New major development proposals will be required to be designed to support making the town more sustainable including economic, transport, social and environmental requirements by having regard to the following matters; <ul style="list-style-type: none"> • provision of recycling, including commercial waste within the scheme, • submission of a travel plan including walking, cycling and public transport use, promoting car sharing, • submission of details on how the scheme will manage energy and water use, • demonstrate how the scheme would contribute to the improvement of the health and wellbeing of the

		community.
B1, B2, B3 and H3	Seek to ensure a high standard of design, layout, safeguarding nature conservation areas, character and form respect that of the locality and in Conservation areas and Townscape character areas the specific character is preserved.	<p>Policy E9: Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. Proposals affecting a listed building or conservation area or their setting must conserve and enhance their special quality and distinctive character.</p> <p>This will include having regard to the following design elements:</p> <ul style="list-style-type: none"> • height, scale, spacing, layout, orientation, design and materials of buildings, • the scale, design and materials of the development (highways, footways, open space and landscape), and Is sympathetic to the setting of any heritage asset, • respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, • creates safe, accessible and well-connected environments that meet the needs of users, • Will not result in unacceptable levels of light, noise, air or water pollution, • Makes best use of the site to accommodate development, • Car parking is designed and located so that it fits in with the character of the proposed development <p>Proposals affecting a listed building or conservation area or their setting should conserve and enhance their special quality and distinctive character.</p>
B1, B2, B3, B16 and H3	Seek to ensure a high standard of design, layout, safeguarding nature conservation areas, character and form respect that of the locality and in Conservation areas and Townscape character areas the specific character is preserved.	<p>Policy E10: Development proposals in an Area of Townscape Character will be required to pay particular attention to retaining the special character and to demonstrate how they support and enhance the character of the area in question. Their boundaries are shown on figure 4.</p>
B1,B2,B3 and H3	Seek to ensure a high standard of design, layout, safeguarding	<p>Policy E11: Major Development proposals sited on the edge of Haywards Heath or in a visually prominent location</p>

	nature conservation areas, character and form respect that of the locality and in Conservation areas and Townscape character areas the specific character is preserved	will be required to be supported by an assessment of the views to and from the proposed development and this must be included in a planning statement. Any identified visual impact must be addressed through the design of the buildings, site layout, and the landscaping of the site.
B1	Seeks a high standard of design, construction and layout	Policy E12: The design of new major development must include the following items: <ul style="list-style-type: none"> • bin stores and recycling facilities • cycle stores • meter boxes • lighting • flues and ventilation ducts • gutters and pipes • satellite dishes and telephone lines. The design statement accompanying the proposal must show how these detailed elements have been addressed as part of the overall design approach for the scheme.
B1 and H3	Seeks a high standard of design, construction and layout and a high quality environment for prospective occupiers	Policy E13: Proposals for new residential development must provide good quality private outdoor space which is appropriate to the development proposed. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling(s) and the character of the area, and should be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.
S1, S2, S3, S4, S5, S6 and S7	Seek to promote and enhance Town centres, support secondary and local shopping areas.	Policy B1: New retail development will be supported within the town centre as defined in figure 5 provided it can be demonstrated, in accordance with policies E9, and E10, that <ul style="list-style-type: none"> • the scheme has satisfactory access and servicing arrangements, • the design will enhance the visual appearance of the town centre, • is supported by an appropriate level of car and cycle parking and • any harm to local amenity can be mitigated. Outside the defined town centre retail development will be considered if they serve local or specialist needs and their location is demonstrated to be

		appropriate in terms of traffic, access, servicing, cycle and car parking and amenity
E2 and E5	Support the local economy as a source of local employment.	<p>Policy B2: Planning permission will be granted to development or change of uses that will encourage a diverse range of uses in the Town Centre including new office, leisure, community, hotel retail and residential which can be shown to support the core retail offer and generate vitality and add viability to the Town Centre whilst avoiding harm to existing businesses and residential properties. Schemes that result in the loss of residential accommodation in the town centre will only be granted</p> <ul style="list-style-type: none"> • in cases of upper floor accommodation where an independent access does not exist and cannot be provided, • in cases where there are insurmountable environmental factors which mitigate against continued residential use, • where an employment or retail uses is proposed, providing that use would enhance the vitality and viability of the town centre. where additional residential accommodation is being provided
E2, E5, E5, T4, T5 and T6	Support the local economy as a source of local employment. Seek to retain land for business purposes, allow for suitable schemes including the extension or re-development of existing premises. Seeks development to conform to adopted parking standards, including cycle provision.	<p>Policy B3: The modernisation /redevelopment of existing commercial sites to create an improved commercial offer in the Town and proposals which seek to improve existing employment areas, including a possible small business park will be granted planning permission provided that:</p> <ul style="list-style-type: none"> • there would be no adverse impacts on the amenities of surrounding uses • the improvements maintain or enhance pedestrian and cycle access • the improvements maintain or enhance access to bus stops • provides adequate servicing and parking provision • the Council would be supportive of a novel design approach to such properties. there is no increased risk of local flooding.
T4 and G3	Seek sustainable forms of development including	Policy T1: Planning application for new major development proposals will be

	safe and convenient pedestrian routes and cycle routes.	required to provide good pedestrian and cycle connections with safe crossing points to the town centre and other local destinations and proposals for residential or commercial developments will be required to deliver good pedestrian and cycle connections as part of a comprehensive approach to movement that aims to encourage walking and cycling and reduce reliance on vehicles. This information would be required to form part of a travel plan for the development, which should include the promotion of public transport use and car sharing.
T4 and G3	Seek infrastructure payments towards accessibility and sustainability measures.	Policy T2: Planning application for new major development proposals will be required to contribute towards the funding of cycle routes to Haywards Heath Railway Station and the town centre in accordance with the proposed MSDC CIL/Section 106 obligations or equivalent document in place at the time.
T5	Sets criteria when assessing the provision of car parking in the town centre.	Policy T3: Planning applications which result in the loss of existing off-street parking provision will be resisted unless it can be demonstrated that the development will enhance the vitality and viability of the town centre, and where possible such schemes should aim to improve parking provision in the town centre. Developments will be expected to make financial contributions in accordance with the requirements of the Mid Sussex District Council Infrastructure Plan for Haywards Heath via s106 agreements or CIL payments or equivalent document in place at the time Development outside the defined town centre boundary should provide on-site parking in accordance with the standards adopted by MSDC.
B1, B2 ,B3 and H3	Seek high standard of design, construction and layout	Policy H1: Land at Hurst Farm Hurstwood Lane - Land is allocated either side of Hurstwood Lane for a strategic mixed use development for approximately 350 additional homes together with employment and school provision, informal open space to include a burial ground and allotments. <ul style="list-style-type: none"> The development to be progressed in accordance with a Master plan, Infrastructure delivery strategy and phasing

		<p>strategy prepared in collaboration with HHTC and other stakeholders.</p> <ul style="list-style-type: none"> • Provide infrastructure as set out in the MSDC Infrastructure Development Plan. • Deliver sustainable transport measures and other infrastructure requirements identified in technical assessments of transport impact, including measures to mitigate impact upon the roads in the Haywards Heath area. • Identify and take account of environmental, landscape and ecological constraints. Take account of onsite water features and comply with SUD policy E7. <p>To be acceptable the planning application (s) must be accompanied by a master plan and delivery statement that sets out:</p> <ul style="list-style-type: none"> • Site specific infrastructure requirements • Details of the phasing • Details of the housing mix and location of the affordable housing element of the development • Details on the delivery of the allotments, cemetery, school and informal open space • Details on how the proposed publicly accessible space and facilities would be managed and maintained.
B1,B2, B3 and H3	Seek high standard of design, construction and layout.	<p>Policy H2: Land South of Rocky Lane and West of Weald Rise and Fox Hill Village for a strategic housing development for approximately 150 additional homes together with informal open space.</p> <ul style="list-style-type: none"> • The development to be progressed in accordance with a Master plan, Infrastructure delivery strategy and phasing strategy prepared in collaboration with HHTC and other stakeholders. • Provide infrastructure as set out in the MSDC Infrastructure Development Plan.

		<ul style="list-style-type: none"> • Deliver sustainable transport measures and other infrastructure requirements identified in technical assessments of transport impact, including measures to mitigate impact upon the roads in the Haywards Heath area. • Identify and take account of environmental, landscape and ecological constraints. • Take account of onsite water features and comply with SUD policy E7 <p>To be acceptable the planning application (s) must be accompanied by a master plan and delivery statement that sets out:</p> <ul style="list-style-type: none"> • Site specific infrastructure requirements. • Details of the phasing. • Details of the housing mix and location of the affordable housing element of the development. • Details on the delivery of the informal open space. • Details on how the proposed publicly accessible space and facilities would be managed and maintained
B1, B2, B3 and H3	Seek high standard of design, construction and layout.	<p>Policy H3: Caru Hall (Site Area: 0.45 ha)</p> <ul style="list-style-type: none"> • Capacity: The site should provide for approximately 12 dwellings. • Form, Layout and Landscaping: Access is to be from the Bolnore Estate and the form, scale and layout of the site must demonstrate that development is well integrated into its setting and the design reflects the character of existing adjacent buildings. • Infrastructure: Sustainable drainage systems (SuDS) should be used to minimise run off from this development. Pedestrian access should be provided to Bolnore Road.
B1, B2, B3 and H3	Seek high standard of design, construction and layout	<p>Policy H4: Rear of Devon Villas (Site Area: 0.25ha)</p> <ul style="list-style-type: none"> • Capacity: The site should provide for approximately 9 dwellings. • Form, Layout and Landscaping: This is a back land site with a

		<p>narrow in/out access arrangement. Care will need to be taken in designing a scheme which respects the existing adjoining residential development and the form, scale; layout and landscaping of the development should ensure that it responds sensitively to its back land location.</p> <p>Infrastructure Sustainable drainage systems (SUDS) should be used to minimise run off from this development</p>
B1, B2, B3 and H3	Seek high standard of design, construction and layout.	<p>Policy H5 - Land at Bolnore Road (Site Area: 0.8ha)</p> <ul style="list-style-type: none"> • Capacity: The site should provide for approximately 24 dwellings. • Form, Layout and Landscaping: This is a mixed use site, partly in use as a depot/storage area for Mid Sussex District Council and partly an area of open space. It has prominent frontage to Bolnore Road and adjoins Beechurst Gardens. The character of Bolnore Road is mixed with a number of larger detached properties, sheltered accommodation together with some new housing development. The existing strong hedge and treed boundaries should be retained and reinforced by new planting and the mature individual specimen native trees should be retained as part of the development. Proposals should respect the character of the Bolnore Road and the form, scale, layout and landscaping of the development should ensure that it responds sensitively to its setting alongside Beechurst Gardens. • Infrastructure: Sustainable drainage systems (SUDS) should be used to minimise run off from this development. • Arising from the loss of open space alternative open space must be provided as part of the proposals.
B1, B2, B3 and H3	Seek high standard of design, construction and	Policy H6 – Harlands Road Car Park (Site Area: 0.2 ha)

	layout	<ul style="list-style-type: none"> • Capacity: The site should provide for approximately 40 dwellings. • Form, Layout and Landscaping: This is a prominent corner site fronting a busy road. • Care will need to be taken in designing a scheme which respects the existing adjoining residential and business development and the form, scale, layout and landscaping of the development should ensure that it responds sensitively to its prominent location. • Build heights should be similar to that which adjoins the site • Infrastructure: Sustainable drainage systems (SuDS) should be used to minimise run off from this development • The developer will be required to demonstrate that the loss of the private car park will have no adverse effect on street parking in the locality.
B1, B2, B3 and H3	Seek high standard of design, construction and layout	<p>Policy H7: Within the Ground of Downlands Park (Site Area: 2.6 ha)</p> <ul style="list-style-type: none"> • Capacity: The site should provide for approximately 20 bungalows for occupation for the elderly (Use class C2). • Form, Layout and Landscaping: Access is to be from the old Isaacs Lane and the form, scale and layout of the site must demonstrate that development is well integrated into its setting and the design reflects the character of existing adjacent buildings. • Infrastructure: Sustainable drainage systems (SuDS) should be used to minimise run off from this development. Pedestrian access should be provided to Bolnore Lane and to the new development north of the site. • Identify and take account of environmental, landscape and ecological constraints.
B1, B2, B3 and H3	Seek high standard of design, construction and layout.	<p>Policy H8: Housing Development within the Built up Area Boundary - Housing development within the Haywards Heath built-up area boundary, as defined, will</p>

		<p>be permitted including infill development and change of use or redevelopment to housing where it meets the following criteria:</p> <ul style="list-style-type: none"> • The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene. • Spacing between buildings would respect the character of the street scene. • Gaps which provide views out of the town to surrounding countryside are maintained. • Materials are compatible with the materials of the existing building. • The traditional boundary treatment of an area is retained and, where feasible, reinforced and • The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded
B1, B2, B3 and H3	Seek high standard of design, construction and layout	<p>Policy H9 - Building extensions to existing dwellings will be permitted where it meets the following criteria:</p> <ul style="list-style-type: none"> • The scale, height and form fit unobtrusively with the existing building and the character of the street scene. • Spacing between buildings would respect the character of the street scene. • Gaps which provide views out to surrounding countryside are maintained. • Materials are compatible with the materials of the existing building. • The traditional boundary treatment of an area is retained and, where feasible, reinforced. • The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded
R1	Seeks to support enhanced recreational facilities.	<p>Policy L1: Development resulting in the loss of Clair Hall will be resisted unless there is re-provision of an equivalent or better facility within the Town provided before the existing facilities are lost.</p>
R1	Seeks to support enhanced recreational facilities.	<p>Policy L2: Development resulting in the loss of the Dolphin Centre will be resisted unless there is re-provision of an equivalent or better facility within the</p>

		Town provided before the existing facilities are lost.
HH20 and HH22	Allocates land as informal open space and for a burial ground.	Policy L3 Land is allocated land as open space to provide a landscape setting to the proposed Allotments and Cemetery as shown on figure 4 and in housing policy H1 and to safeguard the rural setting of the Town.
R14	Safeguards the line of Bluebell Railway into Haywards Heath	Policy L4: Land is allocated at Haywards Heath Railway station t to provide a terminus for Bluebell Railway at Haywards Heath Railway Station.
R1	Seeks to support enhanced community facilities and requires the design of schemes to accommodate different group's needs and activities.	Policy L5: The provision of new community buildings in the Plan area will be supported where demand exists provided the proposal can demonstrate the site is suitable in terms of access, servicing, car/cycle parking and design and will not lead to a loss of amenity for local residents.
CS5	Supports the provision of medical facilities.	Policy L6: Planning applications for new development or a change of use of a building within the built up area boundary to deliver a D1 medical services facility will be supported, provided the proposals can demonstrate the site is suited to this purpose in terms of access, car parking and that design will not lead to a loss of amenity for local residents
CS1 and CS4	Supports additional school and pre-school facilities.	Policy L7: Planning applications for additional school facilities in the town will be supported provided the proposals can demonstrate the site is suitable in terms of access, servicing, car parking and design and will not lead to a loss of amenity for local residents.
R1, R2, R5, HH3 and HH7	Supports the retention and the provision of new sporting and recreational development.	Policy L8: Land is allocated at the St Francis Sports Site for the enhancement of the existing facilities. Proposals will have to demonstrate, <ul style="list-style-type: none"> • that the height, scale, design and materials of any proposed buildings are appropriate to the site and its location, • the height, scale, design and materials of the development will not harm the setting of the adjacent listed building, • there is no harm arising to the adjoining ancient woodland, • that satisfactory vehicular arrangements and servicing are secured, that there will be no unacceptable levels of light, noise, air

		<p>or water pollution to the nearby residential properties, that adequate car and cycle parking can be provided onsite</p> <ul style="list-style-type: none"> • that the development will safeguard the amenities of the neighbouring properties
R1, R2 ,R5 ,HH3 and HH7	Supports the retention and the provision of new sporting and recreational development.	Policy L9: Existing playing fields and sporting facilities within the Plan area shall be retained and where possible enhanced to the benefit of the Town. Should an existing facility come forward for redevelopment the applicant will be required to provide alternative provision within the Plan area.

The analysis of the adopted Local Plan policies above (some of which may not be strategic) illustrates that the HHNP is in general conformity with the strategic policies of the adopted Local Plan. MSDC has advised HHTC that the HHNP is in general conformity with the strategic policies of the adopted Local Plan.

5.2 Small Scale Housing Allocation Development Plan Document - April 2008

This Plan allocates small scale sites for housing for the period 2006 - 2016 and is a key component of the Mid Sussex Local Development Framework.

The Plan allocates a number of sites for housing development and only one, land south of Rocky Lane for some 45 (Rookery Farm) dwellings have yet to come forward for development. The site makes a contribution to the total housing land supply for the HHNP period 2014 – 2031.

In responding to the pre-submission HHNP, MSDC did not raise any strategic issues with HHNP.

5.3 Mid Sussex District Plan 2014-2031 Pre-Submission draft June (amended November 2015)

Whilst general conformity to an emerging Local Plan is not a legal requirement set out in the Act, however the emerging strategic policies can provide some additional clarity to the neighbourhood plan making process.

The Local Plan policies were designed to be relevant up to 2006 (when the South East Plan was adopted) whereas the HHNP extends to 2031. MSDC is preparing a new DP expected to be subject to examination later this year, which must be in general conformity with the NPPF.

Where neighbourhood planning is undertaken before an up to date local plan is in place, collaboration between the MSDC Sussex District Council has taken an active role in advising and supporting the HHNP sharing evidence and information and ensuring the HHNP fits with any relevant up to date evidence of strategic needs. In order to future proof the HHNP, HHTC has ensured through close dialogue with MSDC that the HHNP is appropriately in line with up to date evidence of any strategic needs identified for the area and in general conformity with the strategic policies of the emerging District Plan.

This DP has been prepared in the context of the Localism Act and the NPPF. It reflects the aspirations of Central Government to give local people more ownership and control over the planning of their area, so that development is seen as a positive thing that can help communities maintain a high quality of life, increase economic prosperity and protect the environment to meet current needs and the needs of future generations. The DP encourages all Town and Parish Councils to prepare and keep up-to-date local Neighbourhood Plans as envisaged in the Localism Act and the NPPF.

The DP sets out a vision for how Mid Sussex wants to evolve up to 2031. MSDC have followed the advice in the National Planning Policy Guidance (NPPG) to establish the objectively assessed housing need for the District as a whole from April 2014 – April 2031. In February 2015 MSDC published its Draft Housing and Economic Development Needs Assessment (HEDNA). This document was updated in June 2015 following the release of DCLG Household Projections in February 2015. This document concludes that 656dpa is the objectively assessed need (OAN) for Mid Sussex. This has been further revised in November 2015 to 695dpa and is likely to be further amended by MSDC before submission to the Secretary of State.

The data that the NPPG advises should inform such an assessment only exists at district level and does not go down to parish level. Therefore, in order to establish the objectively assessed housing need of each parish, the methodology advised by MSDC is to distribute the overall Mid Sussex figure according to the proportion of the District's households that were in each parish at the time of the 2011 Census. This is a reasonable assumption since the need figure is in part based on demographic growth, and the more existing households there are in a town or village the more new households will emerge from them. In the updated HEDNA, MSDC has produced an OAN for parishes/towns based on the proposed 695 dpa (see Table 24 under paragraph 8.23 on page 36 of the OAN November 2015).

Table 24 of the document shows that for the HHNP area there is an OAN of 2,204 for the period April 2014 to April 2031 (or 130 per annum).

A policy identifies Haywards Heath Town centre as key Town centre which plays an important role in serving the Town and surrounding villages and rural areas. The DP supports the regeneration and renewal of the town centre including for mixed uses and tourism will be permitted.

The DP indicates that all the policies in the DP are higher level strategic policies that will guide the nature and quality of development in the District (Paragraph 1.2.).

The overall strategy is set out under the following themes in Chapter 3 of the emerging DP following the model sustainable development policy from the NPPF:

- Protecting the Unique Character of Mid Sussex
- Increasing the sustainability of the District'
- * Supporting Economic Growth
- Meeting Local Housing Need
- Ensuring Housing Development is in Suitable Locations
- Supporting Neighbourhood Plans
- Ensuring Housing Delivery
- Meeting Local Infrastructure Needs

In order to provide some additional clarity to the neighbourhood plan making process, the Neighbourhood Plan policies have been assessed for their general conformity with these broad themes and those emerging policies which have particular relevance to Haywards Heath.

Mid Sussex District Plan 2014-2031 Pre-Submission Draft 2014	Mid Sussex District Plan 2014-2031 – Pre-Submission Draft summary of policy content	Haywards Heath Neighbourhood Plan Policies which are in general conformity with Consultation Plan
Policy DP1: Sustainable Development in Mid Sussex	Sets out a positive approach to sustainable development	E6, E7 and E8
Policy DP2: Sustainable Economic Development	Encourages high quality development and supports existing business	B1, B2 and B3
Policy DP3: Town Centre Development	Supports regeneration and renewal and environmental enhancements in town centres	B1,B2, B3, and T3
Policy DP4: Village and Neighbourhood Centre Development	Seeks to create maintain vibrant centres	B1, B2, B3, and T3
Policy DP5: Housing.	Strategic housing policy.	H1, H2, H3, H4, H5, H6, and H7
Policy DP6: Settlement Hierarchy	Sets out the hierarchy for the location of housing development in the District.	N/A
Policy DP7: General Principles for Strategic Development at Burgess Hill	Sets out the strategic approach to major development in Burgess Hill	N/A
Policy DP8: Strategic Allocation to the east of Burgess Hill at Kings Way	Allocates a major housing site in Burgess Hill	N/A
Policy DP9: Strategic Allocation to the north and north-west of Burgess Hill	Allocates a strategic site for development in Burgess Hill	N/A
Policy DP10: Protection and Enhancement of Countryside	Aims to protect valued landscapes	E5
Policy DP11: Preventing Coalescence	Aims to promote well located and designed development that reflects the Districts distinctive town and villages, retains their separate identity and character and prevents coalescence.	E5
Policy DP12: Sustainable	Supports a healthy rural economy	N/A

Rural Development and the Rural Economy		
Policy DP13: New Homes in the Countryside	Sets out the special justifications required for new homes in the countryside.	N/A
Policy DP14: High Weald Area of Outstanding Natural Beauty	Seeks to protect valued landscapes	N/A
Policy DP15: Ashdown Forest Special Area of Conservation and Special Protection Area	Seeks to protect valued landscapes	N/A
Policy DP16: Setting of the South Downs National Park	Seeks to protect valued landscapes	N/A
Policy DP17: Sustainable Tourism	Supports a healthy rural economy	L4
Policy DP18: Securing Infrastructure	Seeks the necessary infrastructure to support development and sustainable communities.	E2, E3, E4, E6, H1, H2, H3, H4, H5, H6, H7, L3, L5, L6, L7, L8, L9
Policy DP19: Transport	Seeks the necessary infrastructure to support development and sustainable communities.	T1, T2, T3
Policy DP20: Rights of Way and other Recreational Routes	Supports the creation and maintenance of accessible green infrastructure, green corridors and spaces around towns and villages and support a healthy lifestyle.	E6
Policy DP21: Communication Infrastructure	Supports investment to attract businesses and to reduce commuting	N/A
Policy DP22: Leisure and Cultural Facilities and Activities	To create places that encourage a healthy and enjoyable lifestyle	L1, L2, L3, L4, L5, L6, L7, L8 and L9
Policy DP23: Community Facilities and Local Services	Seeks the provision of necessary infrastructure	E3, E4, L1, L2, L3, L4, L5, L6, L7, L8, L9,
Policy DP24: Character and Design	Promotes well located and designed development	E6,E7,E8,E9,E10,E11,E12, E13,B1,B3,H1,H2,H3,H4,H5,H6,H7 H8 and H9,
DP24A: Housing Density	Promotes housing densities are as high as practicable without resulting in cramped forms of development or harm to the established character of surrounding areas	H1, H2, H3, H4, H5, H6, H7 and H8

Policy DP25: Dwelling Space Standards	Promotes housing that meets the needs of all sectors of the community	N/A
Policy DP26: Accessibility	To create environments that are accessible to all members of the community	E6, E8, T1 and T2
Policy DP27: Noise, Air and Light Pollution	Promotes well located and designed developments	H1, H2, H3, H4, H5, H6, H7, H8 and H9
Policy DP28: Housing Mix	Supports sustainable communities	H1, H2, H3, H4, H5, H6, H7 and H8
Policy DP29: Affordable Housing	Supports sustainable communities	N/A
Policy DP30: Rural Exception Sites	Supports a healthy rural economy and sustain communities	N/A
Policy DP31: Gypsies, Travellers and Travelling Show people	Supports sustainable communities	N/A
Policy DP32: Listed Buildings and Other Buildings of Merit	Promotes well located and designed development and protect valued characteristics of the built environment	E9 and E10
Policy DP33: Conservation Areas	Promotes well located and designed development and protect valued characteristics of the built environment	E9 and E10
Policy DP34: Historic Parks and Gardens.	Seeks to protect valued landscapes for their visual, historical and biodiversity qualities	N/A
Policy DP35: Archaeological Sites	Seeks to protect valued landscapes for their visual, historical and biodiversity qualities	H2
Policy DP36: Trees, Woodland and Hedgerows	Seeks to protect valued landscapes for their visual, historical and biodiversity qualities	E5 and E9
Policy DP37: Biodiversity	Seeks to protect valued landscapes for their visual, historical and biodiversity qualities	E5 and E9
Policy DP38: Green Infrastructure	Seeks to protect valued landscapes for their visual, historical and biodiversity qualities	E1, E2, E5 and E6
Policy DP39: Sustainable Design and Construction	Promotes development that makes the best use of resources and increases the sustainability of communities.	E6, E7, E8, H1, H2, H3, H4, H5, H6, H7 H8 and H9
Policy DP40: Renewable Energy Schemes	Promotes development that makes the best use of resources and increases the sustainability of communities.	E8
Policy DP41:	Promotes development that makes the	E7 and E8

Flood Risk and Drainage	best use of resources and increases the sustainability of communities.	
Policy DP42: Water Infrastructure and the Water Environment	Promotes development that makes the best use of resources and increases the sustainability of communities.	E1, E5, E7 and E8

Although not a legal requirement as set out in the Act, the analysis of the DP Pre-Submission Draft 2014-2031 November 2015 strategic themes and policies above illustrates that the HHBP is in general conformity with the strategic policies of the adopted Local Plan. In responding to the pre-submission HHNP MSDC did not raise any strategic issues with HHNP.

6. EU Obligations

The HHNP has been the subject of a Sustainability Appraisal (SA) incorporating the provisions of Strategic Environmental Assessment (SEA) required by European law.

An SA Scoping Report was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency) as well as MSDC and neighbouring Parish Councils and was made available to local people via the HHTC website. Comments from statutory and non-statutory consultees were taken into account in adjusting the scope of the SA. A final SA report together with a non-technical summary is submitted in support of the HHNP.

MSDC have undertaken a **Habitats Regulations Assessment Screening Report Produced for Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 dated 4th December 2015 and concluded the following**

The screening assessment table above shows that there would be no likely significant effects on the Ashdown Forest SPA and SAC from the policies included within the Haywards Heath Neighbourhood Plan. A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the Haywards Heath Neighbourhood Plan is not required as the development proposed in the Neighbourhood Plan is outside of the 7km zone of influence and, therefore, unlikely to have a significant effect on the Ashdown Forest SPA and SAC.

Therefore the HHNP is considered to be compatible with EU obligations.

7. Compatibility with Convention Rights

Section 4B(6) states that the examiner is not to consider any matter that does not fall within subparagraph 4B(1) apart from considering whether the HHNP is compatible with Convention Rights. HHTC HHNP has regard to the fundamental rights and freedoms guaranteed under the EU convention on Human Rights. It has particularly had regard to Article 1- respecting rights, Article 8 privacy and Article 14 – discrimination. It is submitted that the HHTC HHNP complies with the Human Rights Act 1998.

8. Conclusion

The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to be met by the HHNP. It is therefore respectfully suggested to the Examiner that the HHNP complies with Paragraph 8(1) (a) of Schedule 4B of the Act.

Appendix 1

Neighbourhood Plan Designation Area



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166

DX 300320 Haywards Heath 1
www.midsussex.gov.uk

Contact:
Ms Claire Tester 01444 477322, Fax: 01444 477507
E-Mail: Claire.Tester@midsussex.gov.uk

Your Ref:
Our Ref: CT/

Date:
16th July 2012

Dear Parish Clerks,

Neighbourhood Plan Areas

I am writing to let you know that, on 9th July, Mid Sussex District Council Cabinet approved the designation of Neighbourhood Plan Areas for the following parishes:

Albourne; Ardingly; Ashurst Wood; Balcombe; Burgess Hill; Cuckfield; East Grinstead; Hassocks; Haywards Heath; Horsted Keynes; Hurstpierpoint & Sayers Common; Lindfield & Lindfield Rural; Slaugham; Turners Hill; Twineham; West Hoathly; and Worth.

Details of these designated Plan Areas can be viewed on
www.midsussex.gov.uk/neighbourhoodplans

This webpage also includes links to responses made to the publication of these Plan Areas. Your attention is drawn particularly to the two representations from Natural England, which includes information that may help you in preparing your Neighbourhood Plans. We also received a representation from Tandridge District Council asking that it be consulted on any draft Neighbourhood Plans for the East Grinstead Town and Worth Parish areas. Two letters of objection were received from a household in Burgess Hill concerned that the Town Council's Neighbourhood Plan would not cover the Northern Arc or the Kings Way strategic sites.

Congratulations to these parishes for achieving the first formal stage in the Neighbourhood Plan preparation process. Albourne, Hassocks and Hurstpierpoint & Sayers Common parishes are reminded that they also need to wait for Plan Area designation by the South Downs National Park Authority before proceeding with any formal consultation on their draft Neighbourhood Plans.

I would be grateful if you could all provide me with an update on your timetable for producing a Neighbourhood Plan. This will help me to start planning for the examination and referendum stages. If you have a dedicated webpage for your Plan please send me a link so I can put it on our webpage.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Claire Tester'.

Claire Tester
Head of Economic Promotion and Planning

Working together for a better Mid Sussex



Head of Economic Promotion and Planning





Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166

DX 300320 Haywards Heath 1
www.midsussex.gov.uk

Contact:

Ms Claire Tester 01444 477322, Fax: 01444 477507
E-Mail: Claire.Tester@midsussex.gov.uk

Your Ref:

Our Ref: CT/

Date: 14.03.13

To
Haywards Heath Town Council

Dear Steve Trice,

Neighbourhood Plan Area

I am writing to let you know that, on 11th March, Mid Sussex District Council Cabinet approved the amendment to the designation of the Neighbourhood Plan Area for Haywards Heath.

Details of the designated Plan Area can be viewed on
www.midsussex.gov.uk/neighbourhoodplans

I would be grateful if you could provide me with an update on your timetable for producing the Neighbourhood Plan. This will help me to start planning for the examination and referendum stages. If you have a dedicated webpage for your Plan please send me a link so I can put it on our webpage.

Yours sincerely,

Claire Tester
Head of Economic Promotion and Planning

Cc Ansty and Staplefield Parish Council

Working together for a better Mid Sussex



Head of Economic Promotion and Planning



Figure 1 - Neighbourhood Plan Boundary

