

Appendix 1: Planning Policy Context

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In the preparation of the Twineham Neighbourhood Plan Policies, there are references to national and local planning policies in force (or emerging) at the time of the preparation of this plan. Inevitably, these may change during the lifetime of the Twineham Neighbourhood Plan. To assist in understanding the references, those relevant planning policies are listed below.

National Planning Policy Framework (NPPF)

The NPPF published by the Government in March 2012 is an important guide in the preparation of local plans and neighbourhood plans. The NPPF contains a number of key principles that will shape the Neighbourhood Plan.

The following paragraphs are considered the most relevant to the Twineham Neighbourhood Plan:

- Paragraph 14: Presumption in favour of sustainable development
- Paragraph 16: Role of Neighbourhood Plans
- Paragraph 17: Recognises intrinsic character and beauty of countryside
- Paragraph 21: Support existing businesses
- Paragraph 28: Support a prosperous rural economy and promote the retention and development of local services and community facilities
- Paragraph 42: Supporting high quality communications infrastructure
- Paragraph 50: deliver a choice of high quality homes
- Paragraph 54: Plan housing development to reflect local needs (affordable and market housing)
- Paragraph 55: Housing located where it will enhance or maintain the vitality of rural communities)
- Paragraphs 56, 58 & 66: Good design and quality of development
- Paragraph 69: Promoting healthy communities
- Paragraph 97: Energy generation from renewable and low-carbon sources
- Paragraphs 99-103: Flood risk
- Paragraphs 109-114: Conserving and enhancing the natural environment
- Paragraph 117: Minimise impacts on biodiversity
- Paragraph 126: Conserving and enhancing the historic environment
- Paragraphs 183-185: Neighbourhood Plans

Planning Policy Context: Mid Sussex Local Plan 2004

The policies in the adopted Local Plan continue to be used for development management in the district until they are superseded either by the new Mid Sussex District Plan 2013–2031 or by the Twineham Neighbourhood Plan.

The following policies are considered the most relevant to the Twineham Neighbourhood Plan:

- C1: Protection of the Countryside
- C5: Areas of Importance for Nature Conservation
- C6: Trees, Hedgerows and Woodlands
- C12: Rural Diversification
- C13: Re-use and Conversion of Rural Buildings
- B1: Design
- B3: Residential Amenities
- B4: Energy and Water Conservation
- B7: Trees and Development
- B10: Listed Buildings
- B23: Noise Pollution
- H2: Housing Density and Dwelling Mix
- H4: Affordable Housing
- H5: Rural 'Exception' Housing
- H11: Housing in the Countryside
- H13: Extensions to Dwellings in the Countryside
- E2: Retention of Land for Business Purposes
- E3: Storage & Warehousing
- E5: Additional Business Development
- E6: Business Development in the Villages
- E7: New Business Development in the Countryside
- R2: Protection of Existing Recreational Open Space
- BH: Future Development of Burgess Hill

Planning Policy Context: Mid Sussex District Plan to 2031

MSDC submitted its District Plan to the Secretary of State in July 2013. The first hearing session took place on the 12th November 2013. The Inspector stated that he was not satisfied that the Council had met the Duty to Cooperate and the Council formally withdrew the District Plan on 27th May 2014. At the time of preparing the Twineham Neighbourhood Plan, the Council is preparing a revised District Plan with an aspiration for adoption in February 2016 (subject to the outcome of a Public Examination).

The policies in the adopted Local Plan continue to be used for development management in the district until they are superseded either by the new Mid Sussex District Plan 2013–2031 or by the Twineham Neighbourhood Plan.

The following policy in Mid Sussex's Submission District Plan to 2031 is considered the most relevant to the Twineham Neighbourhood Plan:

- DP1: Sustainable Development
- DP2: Sustainable Economic Development
- DP5: Housing
- DP8: Strategic Allocation to the north and northwest of Burgess Hill
- DP9: Protection and Enhancement of Countryside
- DP11: Sustainable Rural Development and the Rural Economy
- DP12: New Homes in the Countryside
- DP14: Ashdown Forest Special Protection Area (SPA)
- DP22: Leisure and Cultural Facilities and Activities
- DP24: Character and Design
- DP30: Rural Exception Sites