

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.		
Policy option A: To allow development on open spaces. Policy option B: Retain and protect open spaces		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	+	-
2.To enhance the design and layout of new development	-	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	?	+
4.To facilitate improved number of local school places together with improved health and well being of the town	?	+
5.Support economic growth to meet the needs of the local economy	+	?
6.Maintain the rural setting of the town	--	++
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	--	++
8.To enhance the leisure and community facilities	--	++
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	?	+
Narrative: Development of these spaces would deliver housing, but one of the key characteristics of Haywards Heath are the open spaces located throughout the Town. Development of these sites would adversely affect the character and appearance of the Town. This would reduce informal and formal recreational opportunities for its community. The policy does allow for essential utility infrastructure in exceptional circumstances		

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.		
Policy Options: A to seek onsite or off site provision. B to accept lower standards of development, which do not improve the infrastructure of Haywards Heath.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	/	+
2.To enhance the design and layout of new development	+	-
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	+	-
4.To facilitate improved number of local school places together with improved health and well being of the town	++	-
5.Support economic growth to meet the needs of the local economy	?	-
6.Maintain the rural setting of the town	++	--
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+	-
8.To enhance the leisure and community facilities	++	-
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+	/
Narrative: Provision of lower standards of open space could deliver additional house building, however this would to the detriment of the quality of new development. Reduced open space provision would fail to enhance leisure opportunities and not support improved health and wellbeing of the Town. The improvements of these areas and financial contributions will enhance the well being of the Town and offer improved recreation and leisure faculties which will support a sustainable Town		

E3: A site is allocated off Hurstwood Lane to provide new allotments as shown on figure 4 and in housing policy H1.	
Policy Option: N/A on the grounds that the provision of allotments is mandatory for Town/Parish Councils and the allocation would be included in a hollistic approach to the development of land in the Hurstwood Lane area.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	-
2.To enhance the design and layout of new development	\
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	\
4.To facilitate improved number of local school places together with improved health and well being of the town	++
5.Support economic growth to meet the needs of the local economy	?
6.Maintain the rural setting of the town	+
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	?
8.To enhance the leisure and community facilities	++
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
Narrative: Development of this land could deliver housing, however it is the Council's duty to provide Allotments where demand exists. The demand at the present time out weighs the availability. The site allocated off of Hurstwood Lane has been identified as land in local authority ownership and is accessible for use. This will enhance commuity facilities in the Town, which are currently over subscribed and contibutes to the health and wellbeing of the Town.	

E4: A site is allocated off Hurstwood Lane to provide for a new cemetery as shown on figure 4 and in housing policy H1.	
Policy Options: N/A on the grounds that the Town requires a new burial site and the Town Council is the burial authority and the allocation would be included in a holistic approach to the development of land in the Hurstwood Lane area.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	-
2.To enhance the design and layout of new development	\
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	\
4.To facilitate improved number of local school places together with improved health and well being of the town	+/-
5.Support economic growth to meet the needs of the local economy	?
6.Maintain the rural setting of the town	+
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+
8.To enhance the leisure and community facilities	+/-
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
Narrative: Development of this land could deliver housing, however the Council is the burial authority for the Town and is in need of extra space to meet its obligation. The demand at the present time will soon out weigh the availability. The site allocated off of Hurstwood Lane has been identified as land in local authority ownership and is accessible for use. The land has already been subject to Geotechnical and Habitat surveys.	

E5: The land outside the proposed built up area is designated as a local gap between Haywards Heath and neighbouring Town/Parishes, see figure 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 Option A: to allow land outside the built up area to be developed: Policy Option B: to protect the remaining green space outside the built up area to avoid coalescence and to safeguard the setting of the Town and protect ecological networks.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	++	--
2.To enhance the design and layout of new development	+	-
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	-	?
4.To facilitate improved number of local school places together with improved health and well being of the town	-	++
5.Support economic growth to meet the needs of the local economy	+	?
6.Maintain the rural setting of the town	--	++
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	--	++
8.To enhance the leisure and community facilities	+	+
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+/-	+
Narrative: Development of these spaces would deliver housing, but one of the key characteristics of Haywards Heath is its rural setting, consequently the development of these areas would be harmful to the landscape setting of the Town,resulting in the erosion of the gap between Haywards Heath and nearby settlements. Safeguarding this area is consistent with MSDC Planning Policy and would retain the rural setting of Haywards Heath and ecology. Without safeguarding the setting of the Town development would be likely to come forward, which although delivering additional housing would fail to protect and enhance the rural setting of the Town. The retention of a 'Green Corridor' will offer more opportunities for lesiure and recreation thus supporting the health and wellbeing of the town. Whilst new development would be likely to support improved infrastructure this would not outweigh the benefits of retaining the rural setting of Haywards Heath.		

E6: New development will be required to support the enhancement of footpaths /cycle paths in the plan area and proposals should retain links between current Green Infrastructures and promote "internal Green Links" within new developments. 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 by onsite or offsite provision in accordance with the MSDC Development and Infrastructure SPD 2006 or equivalent document in place at the time.		
Policy Options: A to allow for piecemeal to take place. B to ensure that developments are designed appropriately.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs	+	+
2.To enhance the design and layout of new development	+	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/	/
4.To facilitate improved number of local school places together with improved health and	+/-	+
5.Support economic growth to meet the needs of the local economy	?	?
6.Maintain the rural setting of the town	-	+
7.Protect and enhance the natural, archaeological, historic environments and cultural	-	++
8.To enhance the leisure and community facilities	?	++
9.To reduce the need to travel, encourage sustainable transport options, improve and	--	+
Narrative: This policy supports the enhancement of green infrastructure, which supports a healthy, properly functioning natural environment that is the foundation of sustained economic growth, prosperous communities and personal wellbeing. Consequently it is important that new development is designed to take proper account of the existing green infrastructure in the Town.		

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.	
Policy Options: N/A on the grounds that it is good practise to manage surface water drainage on site, which should minimise the risk of offsite flooding.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	++
2.To enhance the design and layout of new development	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	?
4.To facilitate improved number of local school places together with improved health and well being of the town	\
5.Support economic growth to meet the needs of the local economy	?
6.Maintain the rural setting of the town	+
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	++
8.To enhance the leisure and community facilities	?
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	\
Narrative: The provision of sustainable drainage schemes will help the Town become more sustainable and prevent suffice water run off and mitigate flooding. This will help enhance the ecological value of the local environment. It would guide water in a more environmentally friendly manner.	

E8: New major development proposals, defined as 10 or more dwellings, 1000sqm floorspace or more or application sites over 1 hectare, will be required to be designed to support making the town more sustainable by having regard to the following matters when designing the scheme; provision of recycling, including commercial waste within the scheme. Submission of a travel plan including walking, cycling, public transport use and promoting of car sharing. Submission of details on how the scheme will manage energy and water use. Demonstrate how the scheme would contribute to the health and wellbeing of the community.	
Policy Options: N/A on the grounds that this is in accordance with national policy.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	++
2.To enhance the design and layout of new development	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	+
4.To facilitate improved number of local school places together with improved health and well being of the town	+
5.Support economic growth to meet the needs of the local economy	+
6.Maintain the rural setting of the town	?
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+
8.To enhance the leisure and community facilities	+
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	++
Narrative: Haywards Heath Town Council is very support of improvements to the sustainability of new developments built in the Town and the measures aimed at improving the Sustainability of the Town over time. Whilst national standards exist it is appropriate that major schemes in the Plan area demonstrate the sustainability included in the scheme and its contribution to the health an wellbeing of the community.	

<p>Policy E9: Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site.</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, <p>Car parking is designed and located so that it fits in with the character of the proposed development.</p>	
Policy Options: N/A on the grounds that this is in accordance with national policy to improve the sustainability of communities.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	+
2.To enhance the design and layout of new development	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	+
4.To facilitate improved number of local school places together with improved health and well being of the town	+
5.Support economic growth to meet the needs of the local economy	\
6.Maintain the rural setting of the town	+
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	++
8.To enhance the leisure and community facilities	+
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
Narrative: Haywards Heath Town Council is a strong supporter of measures aimed at improving the sustainability of the Town over time. The Council wishes to take this forward through the development of a Sustainable Town Plan (Forward Plan) in due course.	

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.		
Policy Option A: That developers produce schemes that are not appropriate to their location. Policy Option B: To require develop to demonstrate that they have had regard to local character when designing proposals.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	/	/
2.To enhance the design and layout of new development	-	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/	/
4.To facilitate improved number of local school places together with improved health and well being of the town	/	/
5.Support economic growth to meet the needs of the local economy	/	/
6.Maintain the rural setting of the town	-	+
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	--	++
8.To enhance the leisure and community facilities	/	/
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	/	/
Narrative: New developments are required to demonstrate the quality of design and layout to show that new schemes are appropriate to their setting and in relationship to existing developments.		

E11: Major Development proposals sited on the edge of Haywards Heath or in a visually prominent location 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.		
Policy Options A: The plan should not identify Townscape areas B The plan should recognise the different characteristics of the Town.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	+	+
2.To enhance the design and layout of new development	-	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/	/
4.To facilitate improved number of local school places together with improved health and well being of the town	?	+
5.Support economic growth to meet the needs of the local economy	+	/
6.Maintain the rural setting of the town	--	++
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	--	++
8.To enhance the leisure and community facilities	+	?
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	/	/
Narrative: The Town has a very distinct character, which this plan is seeking to maintain and enhance. Consequently it is supporting the designation of Townscape Charater Area originally put in place in by MSDC 2004. These will highlight to developers the need for a sensitive approach to development in such areas and the use of design and access statements are a useful tool that enables a developer to engage with the local community and to explain how their scheme would contribute to local character.		

<p>E12. The design of new major development must include the following items.</p> <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. <p>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.</p>		
<p>Policy Options: A to encourage designs that take account of the external features of new buildings. B risk that designers do not include all features.</p>		
<p>Proposed Sustainability Objective</p>	Scoring A	Scoring B
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	+	+
<p>2.To enhance the design and layout of new development</p>	++	--
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	?	?
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	+	-
<p>5.Support economic growth to meet the needs of the local economy</p>	/	/
<p>6.Maintain the rural setting of the town</p>	/	/
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	+	-
<p>8.To enhance the leisure and community facilities</p>	?	?
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	/	/
<p>Narrative: Haywards Heath sits in a Wealden landscape and as a result of its typography there are a number of attractive views of the surrounding landscape, which should be safeguarded and enhanced. Without such a sensitive approach to design a key characteristic of the Town would be threatened.</p>		

Policy E13: Proposals for new residential development should 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.		
Policy Options: A) not to have a policy concerning private gardens B) to have a policy that encourages good quality private space.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	-	+
2.To enhance the design and layout of new development	-	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/	/
4.To facilitate improved number of local school places together with improved health and well being of the town	-	+
5.Support economic growth to meet the needs of the local economy	/	/
6.Maintain the rural setting of the town	/	?
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	-	+
8.To enhance the leisure and community facilities	/	/
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	/	/
Narrative: There are a number of key design elements and this includes the quality of private space. This policy seeks to encourage good quality housing developments, which provide sufficient private space for the occupiers.		

<p>Policy B1: Planning permission for new retail development will be granted within the town centre as defined in figure 5 provided it can be demonstrated, in accordance with policies E9, and E10, that</p> <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. <p>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.</p>		
<p>Policy Options Option A would be to allow new retail development to take place anywhere within the town. Option B would be to encourage investment into the town centre and neighbourhood centres.</p>		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	/	/
2.To enhance the design and layout of new development	+	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	--	++
4.To facilitate improved number of local school places together with improved health and well being of the town	-	+
5.Support economic growth to meet the needs of the local economy	+	++
6.Maintain the rural setting of the town	-	++
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	-	+/-
8.To enhance the leisure and community facilities	?	?
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	--	++
<p>Narrative: In order to support existing business/retailers in the town centre and minor schemes elsewhere, as well as providing, the opportunity for further competition for the benefit of the shoppers new major retail investment should be within the existing town centre. This would maximise the benefits of the existing public transport system, enable the centre to be visually improved and make good use of the parking already available in the centre. With out a clear policy there is a risk that major retail development will be promoted in the in locations, which are less sustainable.</p>		

<p>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. 		
<p>Policy Options: Option A would be to be restrictive in the range of uses considered acceptable in the town centre. Option B would be to encourage a range of uses into the town centre</p>		
<p>Proposed Sustainability Objective</p>	Scoring A	Scoring B
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	?	+
<p>2.To enhance the design and layout of new development</p>	-	+
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	?	++
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	?	?
<p>5.Support economic growth to meet the needs of the local economy</p>	+/-	++
<p>6.Maintain the rural setting of the town</p>	/	/
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	?	?
<p>8.To enhance the leisure and community facilities</p>	?	+
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	?	++
<p>Narrative: New development in the town centre would be likely to increase the pressure on the existing public car and cycle parks and it will be important that adequate provision is made to enable the new and existing businesses are able to trade successfully and attract customers and visitors</p>		

Policy B5: 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 permission provided that: <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. 		
Policy Options: Option A to allow the employment stock to gradually deteriorate or be lost to non employment uses. B to support investment and renewal of the commercial sites in the Town to ensure key employment sites are retained.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	?	+
2.To enhance the design and layout of new development	-	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	?	++
4.To facilitate improved number of local school places together with improved health and well being of the town	?	?
5.Support economic growth to meet the needs of the local economy	+/-	++
6.Maintain the rural setting of the town	/	/
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	?	?
8.To enhance the leisure and community facilities	?	+
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	?	++
Narrative: Town Centres have evolved in the last few years with a wider range of uses and activities now encouraged to support them. It is considered that by supporting a range of uses this will help the vitality and vibrancy of the town centre and encourage inward investment.		

<p>11: Planning applications for new major development proposals will be required to provide good pedestrian and cycle connections with safe crossing points to the town centre and other local destinations. 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.</p>	
<p>Policy Options N/A on the grounds that improving sustainability, accessibility and safety throughout the Town would be comprised without this policy.</p>	
<p>Proposed Sustainability Objective</p>	<p>Scoring A</p>
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	<p>+</p>
<p>2.To enhance the design and layout of new development</p>	<p>+</p>
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	<p>+</p>
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	<p>+</p>
<p>5.Support economic growth to meet the needs of the local economy</p>	<p>?</p>
<p>6.Maintain the rural setting of the town</p>	<p>?</p>
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	<p>+</p>
<p>8.To enhance the leisure and community facilities</p>	<p>+</p>
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	<p>++</p>
<p>Narative: The provision of pedestrian and cycle connections throughout the town should help enhance the sustainability of the Town, support the health and well being of the community and reduce the reliance on the motor car.</p>	

T2: Planning applications 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.		
Policy Options Option A To allow piece meal provision. Option B to adhere to a strategy that is in place to guide investment in the town overtime.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	+	+
2.To enhance the design and layout of new development	+/-	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	-	++
4.To facilitate improved number of local school places together with improved health and well being of the town	+/-	++
5.Support economic growth to meet the needs of the local economy	-	+
6.Maintain the rural setting of the town	?	+
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	-	+
8.To enhance the leisure and community facilities	+/-	+
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+/-	++
Narrative The provision of a co-ordinated approach to improving cycle routes and connections overtime will enhance accessibility in and around the town and ensure the infrastructure is properly planned and implemented during the life of the plan.		

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.		
Policy Options A To ensure that sufficient town centre car parking is provided to support its vitality. Option B To accept piecemeal car parking provision.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	-	?
2.To enhance the design and layout of new development	+	-
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	++	-
4.To facilitate improved number of local school places together with improved health and well being of the town	+	-
5.Support economic growth to meet the needs of the local economy	++	-
6.Maintain the rural setting of the town	+	-
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+/-	?
8.To enhance the leisure and community facilities	+	?
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+/-	?
Narrative Development of existing car parks could deliver housing in the Town Centre. However, the provision of adequate Town Centre parking will support the viability and vitality of the Town Centre and reduce congestion in nearby residential roads. The provision of Town Centre Parking needs to be co-ordinated and prioritised to support local business and visitors to the Town.		

<p>for a strategic mixed use development for approximately 275 additional homes together with employment and school provision, informal open space to include a burial ground and allotments. (Site Area: 13.5 ha)</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. • 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 will be delivered. • Details on how the proposed publicly accessible space and facilities would be managed and maintained. • Details on how the existing ancient woodland within the site will be safeguarded, managed and maintained • Details of the mitigation measures for Hurstwood Lane to include its closure to through traffic. 		
Policy Options: A) allocate this site for a sustainable mixed use development. B) Not allocate the site and retain as rural setting of the Town.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	++	--
2.To enhance the design and layout of new development	++	/
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	+	-
4.To facilitate improved number of local school places together with improved health and well being of the town	+	-
5.Support economic growth to meet the needs of the local economy	+	--
6.Maintain the rural setting of the town	--	++
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	--	++
8.To enhance the leisure and community facilities	++	-
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+	+

<p>Narrative: This is a large site located outside the existing built up area of the town. As the assessment suggests allocating this site would provide a number of benefits for the town including a substantial boost to the delivery of private sector and affordable housing, opportunity for a comprehensive approach to design and layout of the development, an economic boost during the construction phase, a significant contribution to improved infrastructure within the town and a number of community benefits. The size of the site does allow for the formation of a master plan and this would include the use of land on the opposite side of Hurstwood Lane resulting in the delivery of community facilities and safeguarding other land from future development. There are a number of benefits arising from the allocation of the site which are summarised above. However developing the site will result in the substantial expansion of the town beyond the existing built up area boundary resulting in the loss of green space as well as having a potential impact on the setting of a listed building and being close to ancient woodland.</p> <p>A number of mitigation measures would be required including green corridors new public open spaces, access to the open space south of Hurstwood Lane including to the proposed new Allotments and Cemetery. Furthermore the aforementioned land to the South of Hurstwood Lane would need to be safeguarded from development. MSDC Local Plan 2004 allocates part of this site for informal open space and if development is permitted, re-provision elsewhere in the locality will be required.</p> <p>On balance there is a case to allocate the site subject to the imposition of planning requirements to achieve a holistic and comprehensive scheme that ensures the delivery of associated green space/community requirements south of Hurstwood Lane, which is incorporated into the green corridor.</p>		
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<p>allocated South of Rocky Lane and West of Weald Rise and Fox Hill Village for a strategic housing development for approximately 275 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. • 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. 		
<p>Policy Options: A) allocate this site for a sustainable development. B) Not allocate the site and retain as rural setting of the Town.</p>		
<p>Proposed Sustainability Objective</p>	<p>Scoring A</p>	<p>Scoring B</p>
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	<p>++</p>	<p>--</p>
<p>2.To enhance the design and layout of new development</p>	<p>++</p>	<p>/</p>
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	<p>+</p>	<p>-</p>
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	<p>+</p>	<p>-</p>
<p>5.Support economic growth to meet the needs of the local economy</p>	<p>+</p>	<p>--</p>
<p>6.Maintain the rural setting of the town</p>	<p>--</p>	<p>++</p>
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	<p>--</p>	<p>+</p>
<p>8.To enhance the leisure and community facilities</p>	<p>+</p>	<p>-</p>
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	<p>+</p>	<p>+</p>
<p>This is a large site located outside the existing built up area of the town. As the assessment suggests allocating this site would provide a number of benefits for the town including a substantial boost to the delivery of private sector and affordable housing, opportunity for a comprehensive approach to design and layout of the development, an economic boost during the construction phase, a significant contribution to improved infrastructure within the town and a number of community benefits.</p> <p>The size of the site does allow for the formation of a master plan of a site and it already adjoins a housing construction site. However, the site is constrained by ancient woodland adjoining and within the site and will impact on an existing footpath on the site. There is no vehicular access to this site at the present time and it is not apparent how this will be gained, which makes it unclear if the site is deliverable at any time in the future.</p> <p>The site is accessible to local services and facilities, but would represent an extension of the built-up area into the countryside effecting the setting of the town and impacting on the landscape, which includes ancient woodland to the west and affecting the route of the public footpath. There are a number of benefits arising from the allocation of the site which are summarised above. Developing the site will result in an expansion of the town beyond the existing built up area boundary resulting in the loss of green space as well as having a potential impact on ancient woodland and the route of a public footpath.</p> <p>However the site is accessible to local services and facilities, and whilst it would represent an extension of the built-up area into the countryside this could be mitigated by careful masterplanning and therefore limit the harm to the strategic gap between Haywards Heath and Burgess Hill. Overall the identified benefits outweigh the harm of developing the site for housing purposes.</p>		

<p>Policy H3 - Caru Hall (Site Area: 0.45 ha)</p> <ul style="list-style-type: none"> • Capacity: The site should provide for approximately 10 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. 	
<p>Policy Options: No option as National Policy and the strategy of plan promotes the best use of Brownfield Sites.</p>	
<p>Proposed Sustainability Objective</p>	<p>Scoring A</p>
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	<p>+</p>
<p>2.To enhance the design and layout of new development</p>	<p>+</p>
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	<p>+/-</p>
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	<p>+/-</p>
<p>5.Support economic growth to meet the needs of the local economy</p>	<p>+</p>
<p>6.Maintain the rural setting of the town</p>	<p>++</p>
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	<p>/</p>
<p>8.To enhance the leisure and community facilities</p>	<p>+/-</p>
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	<p>+</p>
<p>Narrative: As the assessment suggests allocating this site would provide some modest benefits for the Town including some on site employment during the construction phase, a minor contribution to infrastructure within the town and a small addition to the housing stock. This modest housing site is located adjacent to Bolnore Village with footpath links to Bolnore Village. The site bordered by ancient woodland on its eastern boundary which would require appropriate buffer zones. Access would be gained through Bolnore development. This site is within the built up area of the town and should be allocated to meet housing needs. Mitigation measures will need to include careful site layout so to avoid harm to the nearby woodland and to safeguard the amenity of neighbouring properties. HHTC has been advised that this site is available for housing.</p>	

<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 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. • Infrastructure Sustainable drainage systems (SUDS) should be used to minimise run off from this development. 	
Policy Options: No option as National Policy and the strategy of plan promotes the best use of Brownfield Sites.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	+
2.To enhance the design and layout of new development	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	+/-
4.To facilitate improved number of local school places together with improved health and well being of the town	+/-
5.Support economic growth to meet the needs of the local economy	+
6.Maintain the rural setting of the town	++
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	/
8.To enhance the leisure and community facilities	+/-
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
As the assessment suggests allocating this site would provide some modest benefits for the Town including some on site employment during the construction phase and a small addition to the housing stock. Mitigation measures will need to include careful site layout to safeguard the amenities of the neighbouring properties.	

<p>Policy Options: A) allocate the site for housing. B) to allocate the Brownfield part of the site.</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. 		
<p>Policy Options: A) allocate the site for housing. B) to allocate the Brownfield part of the site.</p>		
<p>Proposed Sustainability Objective</p>	<p>Scoring A</p>	<p>Scoring B</p>
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	<p>++</p>	<p>+</p>
<p>2.To enhance the design and layout of new development</p>	<p>+</p>	<p>+</p>
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	<p>/</p>	<p>/</p>
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	<p>+</p>	<p>+/-</p>
<p>5.Support economic growth to meet the needs of the local economy</p>	<p>+</p>	<p>+/-</p>
<p>6.Maintain the rural setting of the town</p>	<p>-</p>	<p>+</p>
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	<p>--</p>	<p>+</p>
<p>8.To enhance the leisure and community facilities</p>	<p>+/-</p>	<p>+/-</p>
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	<p>+</p>	<p>+</p>
<p>As the assessment suggests allocating this site would provide some benefits for the Town including on site employment during the construction phase, a contribution to infrastructure within the town and an addition to the housing stock including affordable housing. This site comprises a depot/storage area occupied by MSDC and a kick about area accessed from Beechurst Gardens. The site lies in a sustainable location adjacent to footpath links to station and footpath links to Bolnore Village. Site bordered by Beech Hurst Gardens to the east and the land to the south is already developed. The loss of the kick about area will have some impact on the setting of Beechurst and will need to be replaced as part of a proposed development of the site. This site is partly open space and partly a Brownfield site located adjacent to Beechurst and opposite existing development within the proposed built up area of the town. Mitigation measures would need to include careful site layout so to avoid harm to the setting of Beech Hurst Gardens, the replacement of the lost kick about area and to safeguard the amenity of neighbouring properties. HHTC has been advised that this site is available for housing and could contribute around 25 family housing units.</p>		

<p>Policy 116 - Hainands Road Car Park (Site Area: 0.2ha)</p> <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 height should be similar to that which exists adjoining the site. • Infrastructure Sustainable drainage systems (SUDS) should be used to minimise run off from this development. <p>The developer will be required to demonstrate that the loss of the private car park will have no adverse effect on on street car parking in the locality.</p>	
Policy Options: No option as National Policy and the strategy of plan promotes the best use of Brownfield Sites.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	+
2.To enhance the design and layout of new development	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	-
4.To facilitate improved number of local school places together with improved health and well being of the town	+
5.Support economic growth to meet the needs of the local economy	+/-
6.Maintain the rural setting of the town	++
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+
8.To enhance the leisure and community facilities	+
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	++
As the assessment suggests allocating this site would provide benefits for the Town including some on site employment during the construction phase and a small addition to the housing stock in a sustainable location. Mitigation measures will need to include careful site layout, consideration of the height of the development to safeguard the amenities of the neighbouring developments. HHTC has been advised that this site is available for housing.	

<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). <p>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.</p> <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> • Identify and take account of environmental, landscape and ecological constraints. 	
<p>Policy Options: No option as National Policy and the strategy of plan promotes the best use of Brownfield Sites.</p>	
<p>Proposed Sustainability Objective</p>	Scoring A
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	+
<p>2.To enhance the design and layout of new development</p>	+
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	-
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	+
<p>5.Support economic growth to meet the needs of the local economy</p>	+/-
<p>6.Maintain the rural setting of the town</p>	++
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	+
<p>8.To enhance the leisure and community facilities</p>	+
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	++
<p>This site is located on the Bolnore Farm Lane and has been identified for a housing development for the elderly. Development would produce a modest number of specialist units within the grounds of the existing care home. The site is located adjacent to Beech Hurst Gardens and share a boundary with Beech Hurst depot which subject to a proposed housing allocation in this plan (H5). The site also has a common boundary with a housing site for the elderly currently under construction. The site includes mature ground and is well enclosed by existing vegetation.</p>	

<p>No Housing Development within the Built-up Area Boundary – Housing development within the Haywards Heath built-up area boundary, as defined, will 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. • The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. 	
Policy Options: No option as National Policy and the strategy of plan promotes the best use of Brownfield Sites.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	++
2.To enhance the design and layout of new development	++
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/
4.To facilitate improved number of local school places together with improved health and well being of the town	+
5.Support economic growth to meet the needs of the local economy	+
6.Maintain the rural setting of the town	+/-
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+
8.To enhance the leisure and community facilities	+
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
Narrative: There is a presumption in favour of making best use of sites in the built up area and this policy provides guidance to developers and the local community.	

<p>Policy H9 - 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. 		
<p>Policy Options: A not to produce a policy to inform the design and impact of extensions to existing properties. B to set out a policy that enables extensions to be consistently assessed.</p>		
<p>Proposed Sustainability Objective</p>	Scoring A	Scoring B
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	-	+
<p>2.To enhance the design and layout of new development</p>	-	++
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	/	/
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	/	/
<p>5.Support economic growth to meet the needs of the local economy</p>	/	/
<p>6.Maintain the rural setting of the town</p>	/	+
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	-	+
<p>8.To enhance the leisure and community facilities</p>	/	/
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	/	/
<p>Narrative: The existing building stock in the Town will provide the majority of the residential properties in the life of this plan. It can be expected that occupiers will wish to adapt and extend their properties to meet their housing needs. This policy helps and guides these proposals.</p>		

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 prior to the loss of the existing facilities.		
Policy Options: Option A is to keep the facilities and services provide or B lose the facilities.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	--	++
2.To enhance the design and layout of new development	?	?
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	+	-
4.To facilitate improved number of local school places together with improved health and well being of the town	/	/
5.Support economic growth to meet the needs of the local economy	+	-
6.Maintain the rural setting of the town	/	/
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	++	--
8.To enhance the leisure and community facilities	++	--
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	++	-
Narrative: The services and facilities offered by Clair Hall are crucial to the health and wellbeing of the Town. As a result the Council feels these services should be retained and would object to their loss. It is recognised that facilities/building at Clair Hall are in need of improvement. It is felt that the current location is suitable but if the opportunity arises the HHNP allows the relocation and this option should be considered. If the facilities were re-provided else where in the Town the HHNP stipulates that the new facilities must be in place before the existing are removed. The loss of this facility without replacement would offer the opportunity for additional housing development however for the reasons set out above this is not considered to be an acceptable outcome.		

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 Town prior to the loss of the existing facilities.		
Policy Options: Option A is to keep the facilities and services provide or B lose the facilities.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	--	++
2.To enhance the design and layout of new development	?	?
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	+	-
4.To facilitate improved number of local school places together with improved health and	/	/
5.Support economic growth to meet the needs of the local economy	+	-
6.Maintain the rural setting of the town	/	/
7.Protect and enhance the natural, archaeological, historic environments and cultural	++	--
8.To enhance the leisure and community facilities	++	--
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+	-
Narrative: The services/facilities offered by the Dolphin Leisure Centre are crucial to the Town. As a result the Council feels these services should be retained and would object to their loss. It is recognised that facilities/building at the Centre are past their best and in need of improvements. As a result the Council feels these services should be retained and would object to their loss. It is felt that the current location is suitable but if the opportunity arises the HHNP allows the relocation and this option should be considered. If the facilities were re-provided else where in the Town the HHNP stipulates that the new facilities must be in place before the existing are removed. The loss of this facility without replacement would offer the opportunity for additional housing development however for the reasons set out above this is not considered to be an acceptable outcome.		

L3: Land is allocated 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 setting of the Town.		
Policy Options: Option A the provision of open space and green corridor B not to safeguard the land outside the built up area of the Town.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	--	++
2.To enhance the design and layout of new development	+/-	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/	/
4.To facilitate improved number of local school places together with improved health and well being of the town	+	+/-
5.Support economic growth to meet the needs of the local economy	?	+
6.Maintain the rural setting of the town	++	--
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	++	--
8.To enhance the leisure and community facilities	++	+/-
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	?	+/-
Narrative: There is evidence for the need for allotments and cemetery which could be included within the open space and this would sit within the wider rural setting of the Town. Without safeguarding the setting of the Town development would be likely to come forward, which although delivering addition housing would fail to protect and enhance the rural setting of the Town.		

L4: Land is allocated at Haywards Heath Railway station t to provide a terminus for Bluebell Railway at Haywards Heath Railway Station.	
Policy Options: N/A on the grounds that the station is the only location for this terminus.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	/
2.To enhance the design and layout of new development	/
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	++
4.To facilitate improved number of local school places together with improved health and well being of the town	/
5.Support economic growth to meet the needs of the local economy	++
6.Maintain the rural setting of the town	/
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+
8.To enhance the leisure and community facilities	++
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
Narrative: The linking of the Bluebell Railway would be of benefit to the Town as it would lead to increased Tourism and visits to the Town. Haywards Heath Train station offers the only opportunity for the Bluebell to reach the Town and the redevelopment of the station will still allow the Bluebell to arrive and leave the station.	

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.		
Policy Options: Option A support the development of new community buildings where there is demand or Option B not to seek further community buildings in the Town.		
Proposed Sustainability Objective	Scoring A	Scoring B
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	-	-
2.To enhance the design and layout of new development	+	?
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/	/
4.To facilitate improved number of local school places together with improved health and well being of the town	+	/
5.Support economic growth to meet the needs of the local economy	?	?
6.Maintain the rural setting of the town	/	/
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+	-
8.To enhance the leisure and community facilities	++	--
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+	-
Narrative: the Council acknowledges that the growth of the Town will lead to the need for more community facilities and that through consultation it has been stated that there is already a need for facilities in certain areas of the Town. This leads the Council to promote support for new facilities where demand and a strong business case for the introduction of new facilities.		

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/cycle parking and that the design will not lead to a loss of amenity for local residents.	
Policy Options: Improved Infrastructure is important to support the existing community and the growth of the Town. Medical facilities are a key local service, which means there is no policy option.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	/
2.To enhance the design and layout of new development	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/
4.To facilitate improved number of local school places together with improved health and well being of the town	++
5.Support economic growth to meet the needs of the local economy	+
6.Maintain the rural setting of the town	/
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	/
8.To enhance the leisure and community facilities	++
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
Narrative: The policy supports improved infrastructure and the design of such schemes requires guidance to ensure they are acceptable within the built up area.	

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/cycle parking and that design will not lead to a loss of amenity for local residents	
Policy Options: Improved Infrastructure is important to support the existing community and the growth of the Town. School places are a key local service, which means there is no policy option.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	/
2.To enhance the design and layout of new development	+/-
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/
4.To facilitate improved number of local school places together with improved health and well being of the town	++
5.Support economic growth to meet the needs of the local economy	+
6.Maintain the rural setting of the town	/
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	/
8.To enhance the leisure and community facilities	++
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+
Narrative: HHTC supports the improvement of educational infrastructure in the Town and this policy reflect such support subject to the suitability of the scheme and its location.	

<p>L8. Land is allocated at the St Francis Sports Site for the enhancement of the existing facilities. Proposals will have to demonstrate,</p> <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 or water pollution to the nearby residential properties, • that adequate car and cycle parking can be provided onsite, and • that the development will safeguard the amenities of the neighbouring properties. 	
<p>Policy Options: N/A on the grounds that this is an existing facility and the owners wish to enhance the facilities. There is no known alternative option.</p>	
<p>Proposed Sustainability Objective</p>	<p>Scoring A</p>
<p>1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford</p>	<p>/</p>
<p>2.To enhance the design and layout of new development</p>	<p>+</p>
<p>3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre</p>	<p>/</p>
<p>4.To facilitate improved number of local school places together with improved health and well being of the town</p>	<p>+</p>
<p>5.Support economic growth to meet the needs of the local economy</p>	<p>+</p>
<p>6.Maintain the rural setting of the town</p>	<p>/</p>
<p>7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town</p>	<p>+</p>
<p>8.To enhance the leisure and community facilities</p>	<p>++</p>
<p>9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure</p>	<p>+/-</p>
<p>Narrative: there are existing funds allocated to the site, a drive from the club to develop land and invest monies from another site which they own. There are five sports clubs that will be housed on the site. The model of a multi sports site will attract more funding than that of individual clubs. HHTC is not aware of any other available options in the Town for a multi sports site.</p>	

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.	
Policy Options: N/A on the grounds that HHTC is aware that MSDC Leisure Strategies indicate a shortage of facilities in the Town.	
Proposed Sustainability Objective	Scoring A
1.To provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford	/
2.To enhance the design and layout of new development	+
3.To provide sufficient town centre public car and cycle parking and enhance the vitality of the town centre	/
4.To facilitate improved number of local school places together with improved health and well being of the town	++
5.Support economic growth to meet the needs of the local economy	+
6.Maintain the rural setting of the town	+/-
7.Protect and enhance the natural, archaeological, historic environments and cultural assets of the town	+/-
8.To enhance the leisure and community facilities	++
9.To reduce the need to travel, encourage sustainable transport options, improve and make best use of existing transport infrastructure	+/-
Narrative: in line with the District Plan and its supporting Leisure Strategy the Town Council requires that the loss of any recreational land is reprovided elsewhere within the plan area.	