

HOUSING

Topic	NPPF (what it says about this topic)	NPPF ref/page	MSDC (District Plan – draft 2012) What it has proposed under this topic	MSDC Policy num/ref
MSDC Total Allocations	.		MSDC area 10,600 over 20 years of which 1,721 – 2,221 have not been identified.	Page 19
Mix (Affordable, Social & Market)	<p>55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>	Ref 55 page 14	<p>DP27 Housing Mix <i>Strategic Objectives: 12) To develop sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community. Evidence Base: Local Housing Assessment; Parish Housing Needs Assessments; West Sussex Strategic Housing Market Assessment.</i></p> <p>DP28 Affordable Housing <i>Strategic Objectives: 12) To develop sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community. Evidence Base: Local Housing Assessment; Parish Housing Needs Assessments; West Sussex Strategic Housing</i></p>	<p>DP27 page 45</p> <p>DP28 page 46</p>

		<p><i>Market Assessment.</i> The Council will require the following percentage of affordable housing: A minimum of 30% affordable housing provision on all residential development of 4 dwellings and above; On residential developments of 1- 3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment towards off-site provision will be required, equivalent to providing 30% on – site affordable housing provision; A mix of tenure (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix).</p> <p>DP29 Rural Exception Sites <i>Strategic Objectives: 10) To support a healthy rural economy in the villages and the countryside; 12) To develop sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets</i></p>	<p>DP29 page 47</p>
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			<p><i>the needs of all sectors of the community.</i> <i>Evidence Base: Local Housing Assessment; Parish Housing Needs Assessments; Town and Parish Council submissions; West Sussex Strategic Housing Market Assessment.</i></p> <p>DP30 Gypsies and Travellers <i>Strategic Objectives: 12) To develop sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.</i> <i>Evidence Base: West Sussex Gypsy and Traveller Accommodation Needs Assessment.</i></p>	DP30 page 48
Potential Housing & Industrial Sites				
Design Control	56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.	Ref 56 Page 14	<p>DP23 Character and Design <i>Strategic Objectives: 2) To promote well located and designed development that reflects our distinctive towns and villages, and retains their separate identity and character;</i> <i>14) To create environments that</i></p>	DP23 page 40

		<p><i>are accessible to all members of the community; and 4) To protect valued characteristics of the built environment for their historical and visual qualities. Evidence Base: CABE Good Practice; Town and Parish Council submissions.</i></p> <p>DP24 Dwelling Space Standards <i>Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community. Evidence Base: Mid Sussex Sustainable Communities Strategy 2008-2018, The Lifetime Homes Design Guide, November 2011.</i></p> <p>DP25 Accessibility <i>Strategic Objectives: 14) To create environments that are accessible to all members of the community. Evidence Base: CABE Good Practice.</i></p> <p>DP26 Noise, Air and Light Pollution <i>Strategic Objectives: 2) To</i></p>	<p>DP24 page 41</p> <p>DP25 page 42</p> <p>DP26 page 44</p>
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