



Northern Arc – Guide to Planning

Homes England are working closely with Mid Sussex District Council as the local planning authority to design and build the Northern Arc. There are many checks, balances and legal agreements that go into the development of a scheme of this kind and scale - they're often highly technical documents. Sometimes the process can seem overly complex to those who aren't specialists, but Homes England is committed to working closely and transparently with the local community throughout the process of building the Northern Arc in Burgess Hill. With that in mind, this document seeks to explain the purpose of some key documents in the planning process and how they guide and govern the delivery of the Northern Arc.

Local Plan

Local plans are prepared by one or more local planning authorities in consultation with their local communities to set out the plan for future development of a local area within a specified plan period. The local planning authority for the Northern Arc scheme is Mid Sussex District Council. The local plans are typically supported by a robust technical evidence base and set stringent policies against which the local planning authority will decide on development proposals. The [Mid Sussex District Plan \(2014-2031\)](#) is the local plan for Mid Sussex adopted by Mid Sussex District Council in 2018. Mid Sussex District Council identified the Northern Arc as a site for development within the Mid Sussex District Plan under Strategic Allocation Policy DP9. Proposals to develop the Northern Arc have been considered by the Local Planning Authority against the policies in the Mid Sussex District Plan.

Masterplan

A masterplan is a document that provides a conceptual layout, high-level design vision and principles to guide future growth and development at a site. It is informed by environmental, social and physical constraints. For example, this may include protecting valuable wildlife, access to local amenities and the contours of the landscape. Mid Sussex District Plan policy required an Approved Masterplan for the Northern Arc before any planning consents (formal agreements) could be granted. Homes England prepared and submitted a [Masterplan](#) for the entire Northern Arc allocation in September 2018 which was approved by Mid Sussex District Council. As such the Approved Masterplan is a material consideration (a document that should be taken into account in deciding a planning application) for all future development proposals at the Northern Arc.

Outline Planning Application

An application for outline planning permission seeks to establish whether the scale and principle of a proposed development is acceptable to the local planning authority. Consent for development is required under the Town and Country Planning Act 2008. Once outline planning permission is granted, future planning applications are required to seek approval for 'reserved matters' (the technical details of the proposals). In the instance of the Northern Arc, Homes England have secured outline planning permission (i.e. the principle of development at the site has been approved by MSDC) for the whole of the site and we are now working with developers to bring forward individual development plots at the Northern Arc through a series of reserved matters applications which include more detail about the development proposals. Homes England submitted an application for outline planning permission in



December 2018 to Mid Sussex District Council, this was granted approval subject to a Section 106 Agreement and planning conditions in October 2019 (application ref. [DM/18/5114](#)).

Reserved Matters

Reserved matters are the details of a proposed development chosen to be excluded in the application for outline permission. This typically includes information and details about the layout, access, scale and appearance of a development (what the houses will look like, the layout of streets etc.) These details are submitted to the local planning authority for approval as part of a Reserved Matters Application. It is typical at this stage of the planning process for a developer to carry out community consultation in advance of the submission of the reserved matters application.

Design Guide

The Design Guide is an approved document that was submitted to Mid Sussex District Council alongside the outline planning application in December 2018. The purpose of the Design Guide is to set out the key urban design, public realm and place-making principles that will be applied across the development site, for example creating walkable neighborhoods, designing streets that encourage social interaction and incorporating trees, gardens and green spaces throughout the development. Planning conditions on the outline planning permission require future reserved matters applications at the Northern Arc to broadly accord with the principles and specifications as set out in the Design Guide.

Environmental Impact Assessment

An Environmental Impact Assessment (EIA) is a process of evaluating the likely environmental impacts of a proposed development at the planning application stage. An EIA will use the best available sources of objective information to assess environmental effects. The EIA is a systematic process which is written into an Environmental Statement, which is submitted to the local planning authority as part of a planning application for them to consider potential environmental effects and proposed mitigation before deciding on a proposed development. Homes England submitted an Environmental Statement as part of the outline planning application to MSDC in December 2018. This assessed potential effects relating to ecology, air quality, socio-economics, climate change, traffic, ground conditions, flood risk, landscape, heritage and noise.

Section 106 Agreement / Planning Obligations

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), are a set of agreements (referred to as S106 agreements) between the local planning authority and 'Applicant' that act as a mechanism to make a proposed development acceptable in planning terms that might not otherwise be acceptable. A S106 agreement is a tool commonly used to secure the provision of affordable housing and financial contributions towards new infrastructure required to mitigate the impacts of development (these are often referred to a 'developer contributions'). A [Section 106 Agreement](#) has been signed between Homes England, Mid Sussex District Council and West Sussex County Council for the Northern Arc and includes obligations of Homes England to contribute towards facilities such as new schools, healthcare, parks and leisure.





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Planning Conditions

A planning condition is a condition imposed on the grant of a planning permission in accordance with the Town and Country Planning Act 1990. Conditions might require additional approvals for specific aspects of the development, for example details on drainage, ecological mitigation or public transport. Additionally, planning conditions might restrict use of the site, such as construction hours, demolition methods and/or compliance with approved land uses.

All planning documents relating to the Northern Arc can be found on the Mid Sussex District Council planning portal, including consultation and correspondence as relevant. If you have any further questions about the planning process, you can contact us at northernarc@homesengland.gov.uk

