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REPRESENTATION MADE ON BEHALF OF

JONES HOMES (SOUTHERN) LTD

**RELATING TO
MID-SUSSEX DISTRICT COUNCIL
DRAFT SITE ALLOCATIONS DPD**

**LAND TO THE REAR OF
96 FOLDERS LANE
BURGESS HILL
(DRAFT ALLOCATION SA-12)**



REPRESENTATION STATEMENT

OUR REF: JA/20/166

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1. **INTRODUCTION**

1.1. This statement has been prepared on behalf of Jones Homes (Southern) Ltd in support of the allocation of land to the rear of 96 Folders Lane, Burgess Hill for residential development in the emerging Site Allocations DPD. It is informed by - and should be read in conjunction with - additional supporting reports and assessments which are appended to this document. These include:

- Illustrative Site Layout Plan prepared by OSP Architects;
- Indicative schedule of accommodation showing a scheme of 40 residential units (including Affordable Housing);
- Landscape and Visual Impact Assessment (LVIA) prepared by Lizard Landscape Design and Ecology;
- A Transport Assessment and Transport Technical Note prepared by DHA; and
- A Preliminary Ecological Appraisal prepared by Lizard Landscape Design and Ecology.

2. **BACKGROUND**

2.1. The Council is in the process of preparing a Site Allocations DPD following the adoption of the Mid Sussex District Plan. The DPD seeks to allocate various sites across the District for employment, economic and residential purposes.

2.2. The draft DPD identifies 22 potential additional housing allocations and, once adopted, will form part of the Local Plan for the District, sitting alongside the District Plan (2014-2031) which was adopted in March 2018.

2.3. Land south of 96 Folders Lane, Burgess Hill is identified as draft allocation reference SA-12. The Policy aims to deliver a sympathetic and well-integrated extension to Burgess Hill and identifies the site as capable of delivering 40 residential units. This statement seeks to reiterate that the site is under the control of Jones Homes (Southern) Ltd, is deliverable



in the short-term, and a scheme which meets the strategic policy objectives of the Site Allocations DPD and the Mid-Sussex District Plan can be achieved.

3. SITE AND SURROUNDING AREA

- 3.1. The site comprises the land adjacent and to the rear of 96 Folders Lane, Burgess Hill. Immediately to the east of footpath reference 59BH, this extends behind the gardens of 96 and 98 Folders Lane, stretching southwards for an approximate distance of 170m as far as the northern extent of the garden of 'Fragbarrow House'.
- 3.2. The overall site area is 1.72 hectares. It is located on the southern edge of the built-up area of Burgess Hill. The frontage of the site sits adjacent to the built confines of the town with the land noted as being in the countryside within the adopted District Plan.



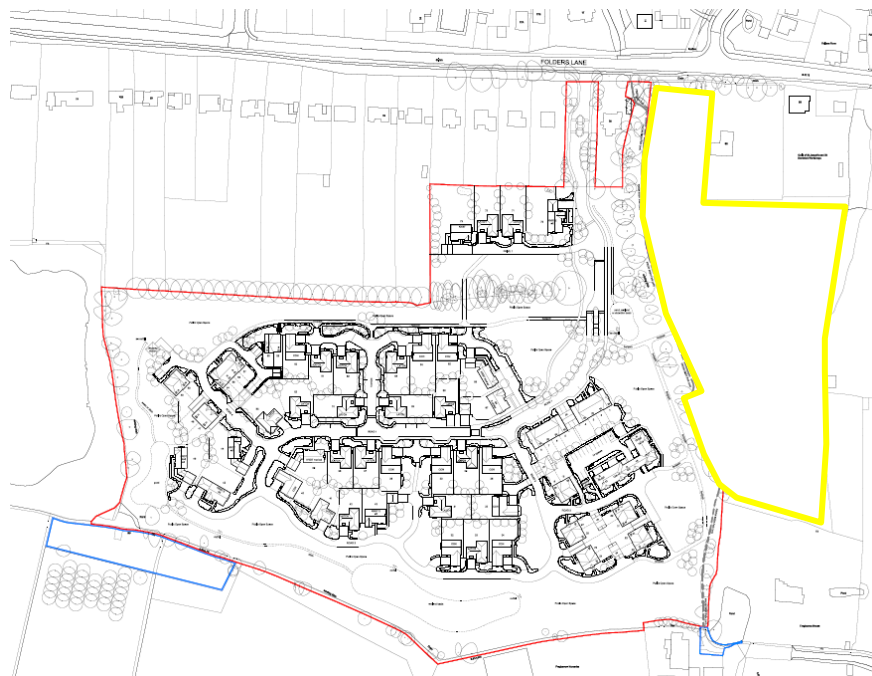
Draft Site Allocation SA 12 – Land rear of 96 Folders Lane

- 3.3. The site is a well-connected and sustainable location. Burgess Hill Town Centre and mainline rail station are located approximately 1.9km to the north, along with a wide range of shops, local services, and facilities. These include local schools, recreational and other facilities. There are good public transport links nearby as well as cycling pedestrian routes across the town.

- 3.4. The site itself is well-screened from wider views by a mature tree on the eastern and western boundaries. The southern boundary has a tree belt which screens Fragbarrow House from view, and the mature landscape containment visually separates the land from the adjoining wider countryside.

4. RELEVANT PLANNING HISTORY

4.1. It is relevant to identify that planning consent was granted on 15th June 2017 for a residential development of 73 dwellings on land to the west of the subject site. The application related to land to the rear of 88 Folders Lane and was refused by Mid-Sussex District Council under reference 14/04492/FUL. However, following a planning appeal and a Local Inquiry held in the summer of 2017 (reference APP/D3830/W/16/3149456) planning consent was granted; this development is now well underway.



Approved development at Land r/o 88 Folders Lane with SA 12 identified in yellow

4.2. The Planning Inspector concluded that the development on the adjoining land would have no appreciable effect on the purposes for which the South Downs National Park (SDNP) was designated. He was satisfied that there would be no material harm to the landscape and scenic beauty of the SDNP and, therefore, no conflict with the policies of the Framework - insofar as they relate to National Parks - arose.

4.3. This is highly relevant as the land identified in draft allocation SA12 would be further separated from the SDNP by an additional tree belt and existing development; it is

reasonable to consider, therefore, that any effect of development on land rear of 96 Folders Lane would have an even lesser effect and no measurable impact towards the SDNP

- 4.4. For reference, attached at **APPENDIX 1** are the approved site layout plan for the adjoining 73 unit scheme, as well as a separate site plan identifying the proximity of land rear of 96 Folders Lane to the development to the west which is now underway.
- 4.5. There are a number of examples of other residential developments granted nearby including two dwellings approved under reference 16/01521 on land at 98 – 104 Folders Lane and a further dwelling between 96 – 98 Folders Lane under reference 16/04041. Furthermore, there have been other residential developments granted on land to the rear of properties to the west including a dwelling rear of 74 Folders Lane (approval reference 17/3855), a dwelling on land rear of 58 Folders Lane (approval reference 13/02578) and 3 x 5 bedroom properties with detached garages and 1 x 6 bedroom property at 60 Folders Lane under reference 14/03584.

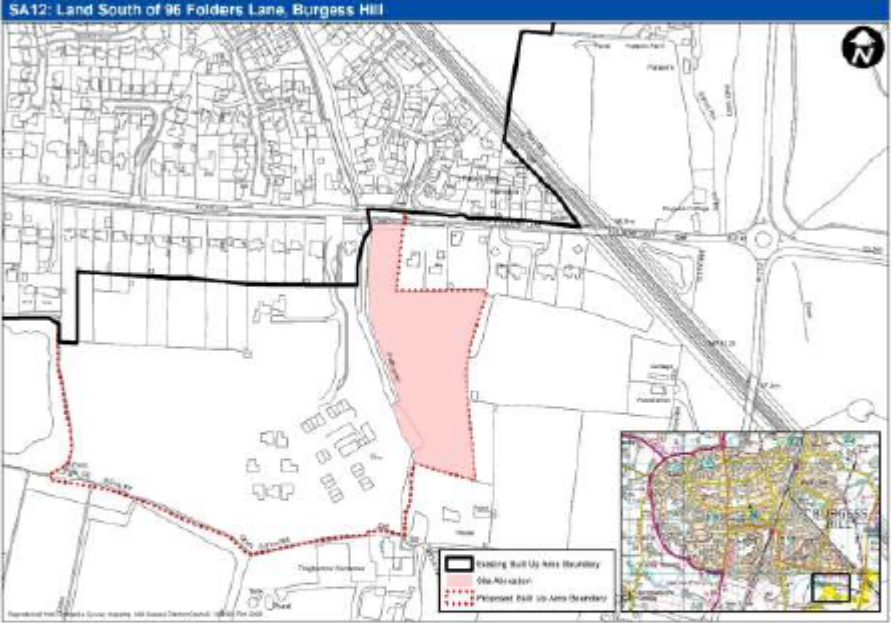
Withdrawn planning application reference DM/19/0276 – proposed development of 43 dwellings and associated works on land rear of 96 Folders Lane

- 4.6. The Council will be aware that, under reference DM/19/0276, an application for the erection of 43 dwellings and associated works was submitted to the Council. The application was the subject of extensive public consultation and generated significant local interest.
- 4.7. Jones Homes (Southern) Ltd recognised during discussions with MSDC during the course of the application that, given the countryside location, the principle of the development may not be supported. At that time, the Site Allocations DPD was at an early stage and so the draft allocation for residential development carried little weight.
- 4.8. However, generally positive comments were received in relation to the amount and mix of affordable housing, and it should be noted that no technical objection was raised by the County highway authority. The applicants elected to withdraw the application to reconsider the proposed layout and take on board the comments received by the

Council's Urban Design Officer, whilst also continuing to promote the site for residential development through the draft Site Allocations DPD.

- 4.9. Given the extensive body of supporting reports and information which was provided as part of the earlier planning application, Jones Homes (Southern) Ltd are able to demonstrate the steps that have been taken in response to the comments raised by the Council and third party commentators. This submission provides supporting evidence to demonstrate that the overall policy objectives and requirements of the draft allocation can be met.

5. MSDC SITE ALLOCATIONS DPD – DRAFT ALLOCATION SA-12

SA 12			
Land South of 96 Folders Lane, Burgess Hill			
SHELAA:	827	Settlement:	Burgess Hill
Gross Site Area (ha):	1.72	Number of Units:	40 dwellings
Description:	Housing allocation		
Ownership:	In control of a house builder		
Current Use:	Greenfield/pasture	Indicative Phasing:	1 to 5
Delivery Mechanisms:	Land owner has confirmed intent to bring the site forward for development.		
			
Objectives			
<ul style="list-style-type: none"> To deliver a sympathetic and well integrated extension to Burgess Hill, informed by a landscape led masterplan, which respects the setting of the South Downs National Park, providing attractive pedestrian and cycle routes throughout the site so residents can access existing services and facilities. 			
Urban Design Principles			
<ul style="list-style-type: none"> Orientate development to have a positive edge to the tree lined boundaries and proposed public open space to provide an attractive backdrop and avoid trees overshadowing back gardens. Provide an area of open space at the site entrance which integrates the PRow and provides an open space buffer along the tree-lined boundary on the west side. Optimise development potential for the site through the layout and design and ensure infrastructure requirements are considered at the concept stage. Maximise connectivity with the existing settlement of Burgess Hill and create a permeable layout across the site. Make a positive contribution towards local character and distinctiveness of surrounding 			

development.
Landscape Considerations
<ul style="list-style-type: none"> Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, in order to minimise impacts on the wider countryside and the setting of and any potential views from the South Downs National Park to the south. Any external lighting scheme shall be designed to minimise light spillage to protect dark night skies. Retain and substantially enhance existing landscape structure, safeguarding existing trees covered by Tree Preservation Orders along the north boundary of the site and, integrating existing hedge and tree boundaries, with new native tree planting throughout the layout, to contain new housing and limit the impact on the wider landscape. Protect and enhance the character and amenity of the existing PRoW to the west of the site, including reinforcing the adjacent boundary with native tree planting and species-rich hedgerow, and provide connections from the new development.
Historic Environment and Cultural Heritage
<ul style="list-style-type: none"> Pre-determination evaluation and appropriate mitigation may be required. Archaeological field evaluation (geophysical survey) shall be undertaken to inform an archaeological mitigation strategy.
Biodiversity and Green Infrastructure
<ul style="list-style-type: none"> Undertake an holistic approach to Green Infrastructure and corridors, including including retention of existing landscape features and enhancement with new native species-rich hedgerows, native tree planting and wildflower seeding in areas of open space to provide a matrix of habitats with connections to the surrounding landscape. Conserve and enhance areas of wildlife value and ensure there is a net gain to biodiversity. Avoid any loss of biodiversity through ecological protection and good design. Where it is not possible, mitigate and as a last resort compensate for any loss through ecological protection, enhancement and mitigation measures. Incorporate SuDS within the Green Infrastructure to improve biodiversity and water quality.
Highways and Access
<ul style="list-style-type: none"> A Sustainable Transport Strategy will be required identifying sustainable transport infrastructure improvements and demonstrate how the development will integrate with the existing network, providing safe and convenient routes for walking, cycling and public transport through the development and linking with existing networks. Mitigate development impacts by maximising sustainable transport enhancements; where addition impacts remain, highway mitigation measures will be considered. Investigate access arrangements onto Folders Lane and sharing access with the adjacent development to the west, make necessary safety improvements to provide appropriate visibility, pedestrian footways and suitable pedestrian crossing facilities.
Flood Risk and Drainage
<ul style="list-style-type: none"> Informed by a site specific Flood Risk Assessment (FRA), mitigation measures are required to address flood risk and existing surface water flooding in the northern part of the site adjacent to Folder Lane. Avoid developing areas at risk of surface water flooding. Surface Water Drainage to be designed to minimise run off, to incorporate SuDS and to ensure that Flood Risk is not increased.
Minerals
<ul style="list-style-type: none"> The site lies within the brick clay (Weald clay) Minerals Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with policy M9 of the West Sussex Joint Minerals Local Plan (2018) and the associated Safeguarding Guidance.

- 5.1. The site is identified in the SHELAA as site 827. It is one of the 22 proposed housing allocations within the emerging DPD. The objectives of the Council's proposed allocation of this site for residential purposes is to deliver a '*sympathetic and well-integrated extension to Burgess Hill*' which is required to be informed by a landscape masterplan which respects the setting of the South Downs National Park. The site is potentially to be allocated for a scheme of 40 dwellings and any proposal should retain and enhance

existing landscape structures, particularly along the southern and eastern boundary. Mature trees and existing landscaping along all boundaries is required to be safeguarded along with the character and amenity of the existing public right of way to the south of the site.

- 5.2. The draft allocation requires a detailed landscape and visual impact assessment to inform the site layout, as well as steps taken to conserve and enhance areas of wildlife value to ensure that there is a net gain in terms of bio-diversity.

- 5.3. The policy calls for a sustainable transport strategy to identify sustainable transport infrastructure improvement and demonstrate how the development will integrate with the existing network, providing safe and convenient routes for walking, cycling and public transport through the development and linking with existing networks.

6. THE RESPONSE TO THE OBJECTIVES OF SA-12

- 6.1. Jones Homes (Southern) Ltd have worked closely with their architects and the project team to address the concerns raised during the course of the previous (now withdrawn) planning application and also in response to the amendments to the requirements and overall objectives of the draft allocation.

Layout

- 6.2. Attached at **APPENDIX 2** is an illustrative site layout plan (reference 17261/C102) which has been updated in light of the urban design officer's comments. This site layout plan identifies the major changes that have been made to incorporate the amendments suggested by officers and these include the retention of TPO trees towards the Folders Lane frontage, and a strong frontage building line maintained. All attractive boundary trees are shown as being retained and generous soft landscaping buffers are provided along all perimeter boundaries.
- 6.3. The changes have resulted in little or no visibility through to existing properties to the south and west, minimising the visual impact of the new development. Access to the site will be via the approved development at land rear of 88 Folders Lane via a discreet break in the existing vegetation. The use of the approved vehicular access from Folders Lane has been promoted for two reasons; firstly, it will avoid the proliferation of new access points onto Folders Lane itself, which could potentially compromise road safety.
- 6.4. Secondly, this avoids the loss of trees on the Folders Lane frontage which are protected by a Tree Preservation Order. A pedestrian access from Folders Lane is provided by the existing public right of way which borders the western boundary of the site. The existing tree belts on the eastern and western sides will be retained.



1. Group TPO trees to Folders Lane frontage retained.
2. Strong frontage building line maintained.
3. Attractive boundary trees respectfully retained.
4. Generous soft landscape buffers provided along all perimeter boundaries.
5. Little or no visibility through to existing properties to the south and west minimising visual impact of the new development.
6. Discreet site access from existing development to the west into proposed scheme.
7. Public open space with integrated public right of way.
8. Road now forms a continuous loop thereby pulling dwellings away from the perimeter boundaries.
9. Attractive new properties, with active facades especially around corner plots.
10. Un-obstructive car parking incorporated, with no garages on corners.
11. Affordable housing incorporated within layout in small integrated clusters, located in two distinct areas across the site allowing both a phased delivery and social integration.
12. Housing mix to satisfy local authority's needs, with all units meeting minimum size requirements.

6.5. A new area of public open space has been integrated into the layout which connects to the public right of way. The road will now form a continuous loop thereby pulling dwellings away from the perimeter boundaries.

6.6. Whilst the layout remains indicative at this stage, Jones Homes (Southern) Ltd are keen to provide attractive new properties with active façades, especially around corner plots. This, again, is in direct response to the urban design officer's comments. Unobstructed car parking is incorporated with no garages on corners and affordable housing is shown as being incorporated within the layout in small integrated clusters. The affordable housing provision will be located in two distinct areas across the site allowing both a phased delivery and social integration. All housing will meet national recognised standards and will all meet minimum room size and space requirements.

6.7. Also attached at **APPENDIX 2** is an indicative schedule of accommodation. This identifies a scheme of 40 units including 30% (12 units) of affordable housing and include a varied mix of units. Jones Homes (Southern) Ltd have sought to provide a wider range of house types on this site including a small number of one bedroom units, with a predominance of three and four bedroom family properties which are commensurate with the wider area.

Landscape impact

- 6.8. It is clear from the wording of draft Allocation SA 12 that a landscape-led proposal will be key to a successful development on this site. Accordingly, Jones Homes (Southern) Ltd have engaged the services of Lizard Landscapes who have undertaken a full Landscape and Visual Impact Assessment. This was in support of the earlier (now withdrawn) planning application for 43 units but has been updated in response to comments received during the course of the application and in response to the updated policy requirements. This updated LVIA is attached at **APPENDIX 3**.
- 6.9. The landscape principles to be adopted in the proposed development of this site are:
- To retain and strengthen the existing tree belts on the eastern and western sides of the site
 - To develop planting to offer screening from the existing housing to the north and south
 - To offer internal areas of open amenity space and public open space for residents
 - Minimise any adverse landscape impacts
 - To accord with the landscape policies in the adopted Local Plan
- 6.10. It is of note that objections were received to the earlier planning application from the South Downs National Park authority (SDNP) and East Sussex County Council (ESCC). It is assumed that ESCC provided strategic landscape advice on behalf of the local planning authority although it must be stated that the site does not fall within East Sussex administrative area.
- 6.11. It is acknowledged that a full understanding of the landscape is required, framed within the context of the Special Qualities of the National Park and South Downs Local Plan (see Figure 1.2 of the Local Plan, page 3) to determine how the site contributes to the Landscape and/ or Visual Setting of the National Park.
- 6.12. Paragraph 5.21 of the Local Plan (page 48) refers to the definition of landscape as encompassing 'all types and forms, including the historic landscape character and also townscape'.

- 6.13. The LVIA has informed the developable areas, access points and key design principles that the scheme needs to undertake to minimise any negative effects on the National Park, so that it is a landscape-led approach.
- 6.14. The LVIA recognises that the approved development at land to the rear of 88 Folders Lane represents a notable change and, within the context of an extended settlement, the proposal is not out of keeping and the overall landscape sensitivity is considered to be moderate with high susceptibility to accept the proposed scheme.
- 6.15. While the LVIA recognises that the change is subsequently likely to be more pronounced across the narrower southern part of the site leading towards Fragbarrow House, this is limited through the proposed density which is lowest at the south with development drawn back from the edges of the site. Along the northern boundary the existing aspect of built form adjacent to the site provides a suburban edge which is characteristic of this location.
- 6.16. As noted above, the indicative layout has been updated to show attractive boundary trees respectfully retained with tree belts on both the east and western boundaries to be strengthened.
- 6.17. It is also important to highlight the findings of the Planning Inspector in his decision relating to the adjoining development to the west. He concluded that the proposals would result in the loss of a site which has '*moderate landscape value*' and recognised that '*significant mitigation will be included in the design and layout of the scheme and most of the important landscape features of the site would be retained*'. He also identified that views from locations outside the site would be '*very limited*' and that there would be '*no material harm to the landscape and scenic beauty of the SDNP*'.
- 6.18. In light of these findings, and particularly as the development to the west spreads further south towards the South Downs National Park, our firm view is that, in landscape visibility terms, the proposed development of 40 dwellings on site would not give rise to any unacceptable impact to the landscape.
- 6.19. The significant number of third party comments and objections in response to both the regulation 18 consultation on the DPD and the now withdrawn planning application relate

to concerns over the general principle of development to the south of Folders Lane. While these comments are noted it is important to recognise the encouragement given to the development at Burgess Hill in the adopted District Plan, and the need for the Council to identify suitable and deliverable additional housing allocations to meet an identified housing need. Our view, therefore, is that a housing development on land to the south of 96 Folders Lane would not give rise to a demonstrably negative affect on the setting of the South Downs National Park or give rise to any material harmful impacts from a landscape perspective.

Access and any impact on highway safety

- 6.20. Again, Jones Homes (Southern) Ltd commissioned a full Transport Statement in support of their now withdrawn planning application for a larger development of 43 units on the land. This clearly concluded that the approved access from Folders Lane could accommodate the additional traffic volumes generated by additional housing as proposed without any adverse impact on highway safety.
- 6.21. Attached at **APPENDIX 4** are the Transport Statement prepared in support of the 43 unit application, along with a recent update/addendum prepared by DHA which relates to a smaller 40 unit scheme.
- 6.22. The Transport Statement which accompanied the recent planning application demonstrated that the additional development would equate to approximately 15 vehicle movements per hour on average across the 12 hour day (one every four minutes) which would have only a negligible impact on the operation of the local highway network. This cannot reasonably be considered to be a material impact with regard to the capacity of the junction and would certainly not be considered to be a 'severe' residual impact which paragraph 109 of the NPPF seeks to resist.
- 6.23. The June 2020 update to the highways/transport evidence provided clearly demonstrates that a 40 unit development on the site would result in a slight reduction in trip making thereby reinforcing the conclusions of the applicant's highways consultants.
- 6.24. The indicative development of 40 units, therefore, will provide a safe and suitable access from the highway network, deliver appropriate onsite levels of car parking and will result in

negligible off-site impacts. It is acknowledged by Jones Homes (Southern) Ltd that any further mitigation required as part of a detailed planning approval would be secured by way of a Section 106 agreement in due course.

Ecological impacts

- 6.25. SA-12 also requires any proposal to have due regard for bio-diversity and seeks to mitigate any ecological impacts with the use of suitable protection and good design. The previous planning application for a 43 unit development on site was accompanied by a Preliminary Ecological Appraisal, a Preliminary Bat Roost Assessment and an HSI Assessment. This appraisal has been updated and accompanies this submission at **APPENDIX 5**.
- 6.26. The Ecological Survey identified habitats of species – poor/semi-improved grassland and dense scrub with scattered trees beyond. The site comprises common species typical of the habitat type, and no rare or unusual plant species were recorded. In general, the site offers a limited floral assemblage and any loss of diversity is concluded as being easily replaced through the use of a native planting scheme and suitable habitat creation areas.
- 6.27. The Ecological Appraisal concludes that the habitats on site are considered to provide suitable reptile habitat and a number of trees to the site boundaries have been assessed as offering some bat roost suitability. It is of note that the indicative development of 40 units seeks to retain trees as far as possible and looks to enhance the quality and amount of soft landscaping as part of the overall scheme.
- 6.28. The assessment also acknowledges the potential suitability for the presence of Great Crested Newts and, accordingly, GCN surveys will be required to be undertaken. Similarly, in respect of birds it is anticipated that a full Ecological Appraisal would accompany a future planning application as part of a redevelopment proposal for the site. It should be identified that no badger setts were recorded within or adjacent to the site and no other suitable habitat for other protected species was recorded.
- 6.29. The Ecological Appraisal sets out a series (at section 7) of ecological enhancements which would be incorporated into a full proposal for the site which would mitigate any bio-diversity or ecological impact alongside enhancement and suitable mitigation measures.

This would include new planting with a mix of species that would provide additional value to birds, bats and invertebrates; enhancing the tree screening around the site; the provision of hibernacula for reptiles and hedgehogs, new bird nesting boxes installed into the fabric of houses and other boxes placed around the site; and the provision of bat boxes around the edge of the site itself.

Summary

- 6.30. Overall, we consider that this site is similarly sustainable to that which was accepted by the Planning Inspectorate at the adjoining site to the west. The development of land rear of 96 Folders Lane will build on the changed character of the immediate area without giving rise to any adverse impacts.
- 6.31. The allocation of this site for housing development alongside other smaller sites will satisfy an identified housing requirement and is in line with the Inspector's report during the adoption of the District Plan.

7. **RELEVANT PLANNING POLICY CONSIDERATIONS**

- 7.1. A future planning application proposing the delivery of 40 units on this site would need to be assessed in light of the objectives and guidance within the National Planning Policy Framework (2019), the adopted planning policies within the Mid-Sussex District Plan (2014-2031) as well as having due regard for the Burgess Hill Neighbourhood Plan (2015-2031).

Mid-Sussex District Plan (2014-2031)

- 7.2. The Mid-Sussex District Plan was adopted in March 2018 and contains a number of relevant policies. These include:
- 7.3. Policy DP4 – Housing – which sets out that the plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter, an average of 1,090 dpa will be delivered between 2024/25 and 2030/31.
- 7.4. Policy DP5 – planning to meet future housing need – recognises that there is a minimum district housing requirement of 16,390 dwellings between 2014 and 2031.
- 7.5. Policy DP6 – settlement hierarchy – sets out that development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to Policy DP26 – character and design) and not cause harm to the character and function of the settlement. The growth of settlements will be supported where this meets identified local housing, employment, and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:
1. The site is allocated in the District Plan, a Neighbourhood Plan, or subsequent Development Plan Document or where the proposed development is for fewer than ten dwellings and
 2. The site is contiguous with an existing built-up area of the settlement; and

3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy

N.b. It should be noted that Burgess Hill is noted as a Category 1 settlement.

- 7.6. In respect of an assessment of this site against Policy DP6 it is clear that the focus for the majority of housing and employment development is within Category 1 Settlements, including Burgess Hill. It is clear, therefore, that this area has greater potential to deliver sustainable communities. The policy makes reference to the built up boundaries of the settlement and it is recognised that the site falls outside of the settlement boundary. However, PolicyDP6 does allow for settlement beyond settlement.
- 7.7. Policy DP6 does allow for development beyond the settlement boundary where a site is allocated, where it is contiguous with the built up area of the settlement, and where it is demonstrated to be sustainable.
- 7.8. In this case, the proposal is considered to meet two of these criteria. It is contiguous with the built up area and is clearly in a recognised sustainable location (having due regard for the Inspector's findings during the appeal of the adjacent site). The adoption of the allocation within the emerging Site Allocations DPD would also mean that a residential proposal would accord with all three of the requirements for new developments which fall outside of defined settlement boundaries. The continued development of the adjoining site is such that this proposal would sit comfortably within the context of the built up area of Burgess Hill, with a lesser landscape impact than the larger development to the west.
- 7.9. Policy DP7 – General Principles for Strategic Development at Burgess Hill – sets out that all strategic development at Burgess Hill is required to support the general principles set out in the policy.
- 7.10. Policy DP12 – Protection & Enhancement of the Countryside – sets out that the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built up

area boundaries on the policies map, provided it maintains and where possible enhances the quality of the rural and landscape character of the District.

- 7.11. Again, having due regard for recent developments and the extent to which this site is contained within the landscape, our firm view is that it is a logical and reasonable extension to the existing built form on the southern side of Folders Lane.
- 7.12. Policy DP21 relates to transport. The submitted Transport Statement and recent addendum further confirms that a residential development of 40 units on this site would accord with the overall strategic objective of the Council having due regard to those listed within the sub-text of Policy 21.
- 7.13. Policy DP22 – Rights of Way & Other Recreational Routes – requires any proposal to ensure that development provides safe and convenient links to rights of way and other recreational routes, whilst supporting the provision of additional routes within and between settlements.
- 7.14. In this case, the use of the approved access onto Folders Lane and the linking of a 40 unit scheme to the 73 unit scheme to the west would maintain the public rights of way and would continue to provide a suitable and appropriate link between the settlements.

8. OVERALL CONCLUSION

- 8.1. In light of the representations already made by Jones Homes (Southern) Ltd and the additional information provided as part of this submission, we are of the firm view that the allocation of site SA-12 and land to the rear of 96 Folders Hill, Burgess Hill for a residential development of 40 dwellings is logical, appropriate and would have minimal landscape or other impacts.
- 8.2. The overall strategic objectives for new development within the District Plan would be adhered to, and the policy requirements and objectives of the draft allocation as set out within SA-12 could be appropriately delivered.
- 8.3. The site is within the control of a recognised and respected house builder and the site could be delivered in the short term. Jones Homes (Southern) Ltd would be seeking to submit a detailed planning application for the delivery of a 40 unit scheme on site, taking account of the concerns raised by the Council during the course of the earlier planning application and having due regard to the Council's objectives set out within the draft allocation.
- 8.4. While it is recognised that the proposed allocation has generated significant local interest, having due regard for the policy requirements and objectives of the Council's adopted Development Plan and the emerging Site Allocations DPD, our view is that the allocation is appropriate and would allow the delivery of a much needed, high quality residential development to supplement the adjoining development to the west.
- 8.5. It should be stressed, again, that in terms of landscape and visual impact the proposed 40 unit development on land to the rear of 96 Folders Lane would have less effect on the setting of the South Downs National Park, would utilise the existing approved and safe access onto the highway, and would deliver an appropriate mix of new housing, including affordable housing, which would assist the Council in meeting the identified need across the District.

- 8.6. We therefore fully support the allocation of the site within the emerging Site Allocations DPD and look forward to working with the Local Planning Authority to deliver the proposed scheme.

LIST OF APPENDICES

APPENDIX 1	Approved site layout plan for adjoining 73 unit scheme plus plan identifying SA-12 draft allocation in context
APPENDIX 2	Illustrative site layout plan (reference 17261/C102) showing 40 unit scheme and indicative schedule of accommodation
APPENDIX 3	Updated Landscape and Visual Impact Assessment (LVIA) prepared by Lizard Landscape Design & Ecology
APPENDIX 4	Transport Statement and Transport Technical Note (June 2020) prepared by DHA
APPENDIX 5	Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and HSI Assessment prepared by Lizard Landscape Design & Ecology