



ROBINSON ESCOTT PLANNING LLP



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

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OUR REF: JA/20/166/LD

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████████████████████
Planning Services
Mid-Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH6 1SS

Dear Ms ██████████

**MID-SUSSEX DISTRICT COUNCIL DRAFT SITE ALLOCATIONS DPD
REGULATION 19 (PRE-CONSULTATION CONSULTATION)**

I write on behalf of Jones Homes (Southern) Limited who, as you know, are promoting land to the rear of 96 Folders Lane, Burgess Hill as a residential development site. The site is identified as a draft allocation reference SA-12 in the Regulation 19 draft submission Site Allocations DPD.

Following the full Council meeting held on 22nd July 2020 it is encouraging that SA-12 remains one of the 22 proposed housing sites within the emerging document. Jones Homes have consistently promoted the site as an appropriate and logical residential development opportunity to deliver 40 high quality dwellings which would have minimal landscape or other impacts.

The Draft Site Allocations DPD has four main aims, chief of which is to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the District up to 2031. As per the detailed representations already submitted to the Council during earlier consultation periods, our firm view remains that this site directly speaks to the principal aim of the site allocations document.

Once this final round of consultation expires on 28th September 2020, the plan will be considered by an independent Planning Inspector at an independent examination at a future date. The Inspector will be considering whether the plan is both legally compliant and meets the test of 'soundness' set out at paragraph 35 of the NPPF. It is our firm view that the plan meets these objectives and, as such, represent a plan which is 'sound' and is able to move to the next stage, i.e. formal adoption by the Council.

Our view is that the plan has been positively prepared and seeks to meet the area's objectively assessed needs. It also is justified as it represents an appropriate strategy which takes account of all reasonable alternatives and is based on a proportionate and robust evidence base. Adoption of the plan would be effective in that it would be deliverable, particularly in relation to draft allocation SA-12, and would be consistent with national policy as it would

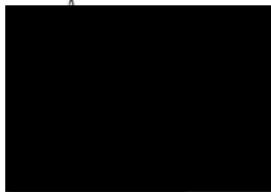
enable the delivery of sustainable development and much needed high quality family housing to serve the district.

In specific relation to SA-12 Jones Homes (Southern) Limited have worked extensively with their architects and the wider project team to ensure that a scheme which meets the Council's overall objectives for the draft allocation can be delivered. The Inspector will have sight of the detailed Regulation 18 representation submitted on behalf of Jones Homes which included wide-ranging technical assessments and reports in relation to the key issues affecting this specific site. Namely an appropriate layout given the context of the area, a robust assessment of any landscape impact, details of an appropriate access and a review of any effect on conditions of highway safety, plus any ecological implications. The evidence demonstrates that the site is sustainable and will be built on the changed character of the immediate area without giving rise to any adverse impacts.

Overall, our client's fully support the adoption of the Site Allocation DPD. The formal allocation of land rear of 96 Folders Lane for the delivery of 40 residential properties and other identified sites will, in our view, represent a plan that is legally compliant and sound.

We would wish to be kept informed of progress with the examination process of the draft document. I would be grateful if we could be advised when the plan has been formally submitted for examination and, in due course, when it is anticipated that the examination hearings will be held.

Yours sincerely



Joe Alderman MA MRTPI

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