



Planning Policy
Mid Sussex District Council
Oaklands House
Oaklands Road
Haywards Heath
RH16 1SS

Date 28 September 2020
Your ref SA30
Our ref 0704/315317-7

Dear Sirs

**Site Allocations DPD - Regulation 19 Consultation
Land to the rear of Lyndon, Reeds Lane, Sayers Common – Policy SA30
On behalf of Reside Developments Ltd**

DMH Stallard LLP act on behalf of Reside Developments Limited (“Reside”) in relation to the promotion of land north of Lyndon, Reeds Lane, Sayers Common, as allocated within the Regulation 19 Site Allocations DPD (“SA DPD”) under policy SA30. These representations refer to Policy SA30 and the assessment of land north of Lyndon, which we submit is sound.

Policy SA30 identifies the land north of Lyndon, Reeds Lane, Sayers Common for 35 dwellings, we wholly support the identification of the site, which is based on sound evidence, submitted to the Council as part of the Call for Sites process. The Council’s detailed assessment of the site, through the SHELAA site assessment and the Sustainability Appraisal (SA), is sound and robust. The SHELAA assessment of the site reflects the detailed site assessment work submitted to the Council which has then followed through to the SA process, identifying the site as a part of a suite of sites ‘that perform well’. These are sites that perform well individually but are also assessed as being compliant with the District Plan strategy.

Additionally, the site has been subject of a previous planning application which considered the suitability of the site for housing development. That application, which was submitted prior to the adoption of the District Plan, was only dismissed on the basis of prematurity, that it was outside the development boundary on land not allocated for development; the Council and their statutory consultees otherwise accepted the suitability of the site, particularly from a technical perspective. That

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information has been uploaded to the Council's Site Library which also accompanies these representations.

A site layout has been submitted to the Council, and accompanies these representations, this demonstrates that the 35 dwellings proposed can be accommodated on the site, whilst also providing a good mix of dwellings types, sizes and tenures, including a policy compliant proportion of affordable housing. This reflects the wording of the emerging policy, demonstrating that the scheme can deliver against the proposed urban design principles whilst ensuring the numbers identified within the policy can be delivered.

At Regulation 18 stage, Reside submitted representations requesting small changes to the policy wording, this included a request for the policy wording to reflect a slight variation in final numbers achieved on the site (higher or lower). We submit that the policy, or the SA DPD, is made to clearer to ensure that there is flexibility in the number that can be delivered on the site, for example, that it is allocated for around 35, the current policy wording states a fixed figure.

Additionally, it was submitted that the policy should not place onerous requirements on connectivity to adjoining sites where this may not be possible for reasons outside the control of the developer, for example, the final design and layout of the adjoining scheme. We welcome the amendments that have been made thus far, but request that a minor policy revision is considered, to ensure connectivity where possible, we suggest the following policy wording:

Enhance connectivity with Sayers Common village by providing pedestrian and/or cycle links to adjacent existing networks-, where possible.

We submit that the allocation of land north of Lyndon, Reeds Lane (Policy SA30) will make an important contribution towards meeting the residual housing needs arising from the District Plan and the housing requirement. We also welcome the Council's approach to the distribution of housing, noting the importance of distributing housing throughout the sustainable settlements of the district, including Sayers Common, a category 3 settlement. Furthermore, we support the Council's identification of a range of site sizes which will assist in the delivery of new homes across the District. The identification of land north of Lyndon, a small – medium sized site, will make an important contribution towards housing delivery, particularly in the first 5 year period. The NPPF (paragraph 68) acknowledges that sites such as this make an important contribution, noting that they are often built-out relatively quickly and we welcome the council's approach in this regard.

Reside are committed to early delivery of the proposal and intend to bring forwards a planning application at the earliest opportunity, aiding the early delivery of housing.

Subject to some minor changes to policy SA30, Reside wholly support the allocation of land north of Lyndon at policy SA30, which meets the tests of soundness, as follows:

- a) It is **positively prepared** - acknowledging the important contribution the site can makes towards meeting the housing requirement set out in the District Plan.
- b) It is **justified** - policy SA30 is based on solid evidence base, including technical site assessment and consideration by the Council's statutory consultees through the planning application process.
- c) It is **effective** – it has been demonstrated that the site is deliverable and capable of coming forwards quickly to meet housing need in the next 5 year housing period. The promoter is a regional housebuilder who intends to make an application as soon as possible in order to bring the site forward and to meet the housing requirement.
- d) It is **consistent with national policy** – policy SA30 will deliver sustainable development in accordance with national policy and the District Plan. It acknowledges the importance of delivering housing to meet local housing needs in a range of settlement sizes. It also recognises the benefits of identifying small-medium sized sites for development, to aid delivery of housing, in accordance with national policy.

Following submission of the SA DPD to the Secretary of State, Reside would like the opportunity to participate in the Examination Hearings, and look forward to receiving notification in due course. Please contact Katie Lamb (Director of Planning) on 01293 605192 or katie.lamb@dmhstallard.com for further information.

Yours faithfully



DMH Stallard LLP

Enclosures:

Illustrative Site Layout
Arbicultural Implications Assessment
Archeological Assessment
Ecological Assessment
Dormouse Survey
Flood Risk and Surface Water Drainage Assessment
Phase 1 Contamination Report
Transport Statement
Stage 1 Safety Audit
Transport Note