

SA5: Land at Bolney Grange Business Park - Index by ID Number

ID	Respondent	Organisation	BehalfOf	Respondent Category	Participate
696	Mr P Ranier	DMH Stallard	Ampito Group	<div>Developer</div>	<input type="checkbox"/>
706	Mr E Hanson	Barton Willmore	Glenbeigh and Dacorar	<div>Developer</div>	<input checked="" type="checkbox"/>
784	Mrs D Thomas	Bolney Parish Council		<div>Town & Parish Council</div>	<input type="checkbox"/>
1656	Miss S Fenlon	ASP	London Town Property Holdings Ltd	<div>Promoter</div>	<input type="checkbox"/>
1681	Mr and Mrs M+ J Kyndt			<div>Resident</div>	<input type="checkbox"/>
2163	Ms B Lowe			<div>Resident</div>	<input type="checkbox"/>
2186	Ms G Rowbury			<div>Resident</div>	<input type="checkbox"/>

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA5

ID: 696

Response Ref: Reg19/696/1

Respondent: Mr P Ranier

Organisation: DMH Stallard

On Behalf Of: Ampito Group

Category: Developer

Appear at Examination? x

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

Date 28 September 2020
Your ref
Our ref 547

Dear Sirs

**Mid Sussex Site Allocations DPD (Reg 19)
Objections to Proposed Site Allocations SA5 and SA9 on behalf of Ampito Group Limited**

We are writing on behalf of Ampito Group in objection to the proposed employment allocations SA5 and SA9 which lie to the north of the A2300 west of Burgess Hill and extending just east of Stairbridge Lane. Ampito Group own property just off Stairbridge Lane and will be directly effected by these proposed allocations.

For the reasons stated below we find the DPD 'unsound' and seek to reserve the right to appear at the examination.

We object to both of these allocations for the following reasons:

- Together and individually they comprise an excessive amount of employment development within this location and will have a significant adverse impact on the visual characteristics, air quality, tranquillity and biodiversity of the local area.
- The proposed allocations will push the development boundary of Burgess Hill further eastwards and will dramatically change what is currently an area characterised by agricultural land and sporadic farm buildings into an area characterised by industrial buildings and warehouses.
- SA5 will have a significant adverse impact on both our Client's property off Stairbridge Lane and The Hickstead Hotel, negatively effecting residents and an

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existing local employer, in addition to several other individual residential dwellings and businesses in the locality.

- The proposals will result in an overconcentration of employment development in one location (west of Burgess Hill) and it would be more sustainable and effective to identify and support a broader spread of employment areas at other settlements (particularly within the northern part of the District).
- SA9 is partly located in an area identified as at risk from flooding including areas identified as being within the functional floodplain therefore significant parts of the site would not be suitable and/or is required to be amended and unlikely to provide the quantum of development proposed.

We address each of the above objections in more detail below.

The north-east of Burgess Hill beyond the A273 is characterised by a network of fields with hedgerow boundaries and sporadic farm buildings. It is considered that the proposed allocations are entirely excessive and out of step with the current pattern of development to an extent that will fundamentally alter the landscape characteristics of the area. In addition to outline approval for The Hub these allocations will mean that a total of 65 hectares of employment development will have been allocated or approved along the A2300. This is considered to be an excessive amount in one location that will have drastic adverse impacts on the air quality and tranquillity of this area for local residents and other business users.

The DPD building constructed as part of The Hub development provides an indication of how stark and out of character the proposed industrial development west of Burgess Hill is and how ineffective the limited mitigation has been in reducing the significant effects on the landscape. It is considered that any further development in this location will be detrimental to the visual characteristics of this area and will result in significant harm to the amenities of the countryside. In respect of The Hub development it is considered that there has been a failure to take into account the landscape and topography of this location, the sites north of the A2300 are located in a more exposed position and their development is likely to cause more significant harm.

The excessive level of employment development will have a severe burden on residents and people using the A2300 to access services or employment locations in Burgess Hill itself. Policy areas SA5 and SA9 are not considered to lie in sustainable locations being distant from a Railway Station, local shops and services with bus services also infrequent (existing services being hourly from Hickstead services). Employees at SA5 and SA9 are likely to be almost entirely reliant on private motor vehicles for both

travelling to/from work and other daily trips to shops/services. It is considered that this will result in a significant impact on residents and other established businesses west of Burgess Hill that rely on services and access within the settlement.

The level of development proposed in this location is considered to be disproportionately high and out of scale with the existing pattern of development. It is considered that a more effective strategy would be to allocate a broader spread of employment sites throughout the District, in particular locations close to settlements to the north of the District, including Crawley. This would ensure that such a disproportionate burden is not placed on the landscape, ecology and amenity of residents in one area whilst providing a broader range of locations for employers seeking sites in Mid Sussex. It is considered that this would represent a more effective and sustainable strategy to the delivery of employment floorspace and would ensure that employment opportunities are fairly distributed through the District.

In this respect it is noted that a new outline consent for The Hub has been submitted because the previous outline consent was due to lapse. Of the units originally granted consent only 2 have received detailed approval (since 2016). This indicates a lack of demand for more employment units in this location. Consequently this could be taken as an indication of the provision of business units being saturated to the north west of Burgess Hill and supports our view that it would be more effective to distribute employment sites throughout Mid Sussex. It is considered that the allocation of more small/medium sized sites throughout the plan area is likely to result in a stronger delivery of employment land during the Plan period.

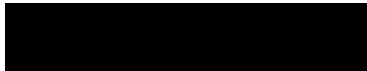
With regards specifically to Policy SA5 it is considered that in particular this proposed allocation does not take into account the current patterns of development, extending well beyond the built up boundary into the countryside that surrounds Burgess Hill. It will result in an encroachment of Burgess Hill on to the village of Hickstead causing a sense of coalescence between these two settlements.

The site at present provides some relief to the Bolney Grange Business Park from views along Job's Lane, a quiet rural road, and this allocation will push development directly on to Job's Lane. The proposal is also likely to have a significant detrimental impact on the Hickstead Hotel which currently benefits from open views of countryside which if developed will be replaced with views to an industrial estate. This proposal will have a significant adverse impact on the amenities of the hotel and is likely to substantially harm attractiveness of the hotel to visitors and the sustainability of a local established business. This proposed allocation is directly to the front (east) of our Client's dwelling and will cause significant harm to their residential amenity.

It is noted that a significant part of Policy SA9 is located in a flood risk area with part of the site located within a functional flood plain. Therefore it is queried whether it is a suitable location for development of this scale. The Sustainability Appraisal considering site options for the Science Park identifies that a significant part of the site south of the A2300 is also located in an area at risk from flooding and was discounted in preference of the site to the north. However, the identified site is partially located in an area considered to be at the highest risk of flooding. The NPPF seeks to direct development away from areas with a high likelihood of flooding such as the proposed allocation site. Consequently, it is considered that this allocation should be deleted or the area significantly reduced taking into account areas of flood risk to the northern boundary of the allocation site.

In summary we object strongly to these proposed allocations and would request that they are deleted with a preference for identifying a broader range of sites in more sustainable locations throughout Mid Sussex. It is considered that this change is necessary in order to avoid substantial adverse harm being caused to landscape characteristics and residential amenities north-west of Burgess Hill and ensure a robust and sustainable strategy for the delivery of employment floorspace within Mid Sussex.

Yours sincerely



Peter Rainier
Principal Director of Planning
For and on behalf of DMH Stallard LLP

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA5

ID: 706

Response Ref: Reg19/706/1

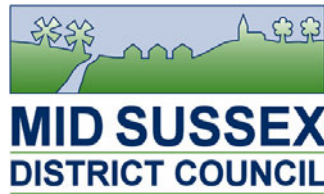
Respondent: Mr E Hanson

Organisation: Barton Willmore

On Behalf Of: Glenbeigh and Dacorar

Category: Developer

Appear at Examination? ✓



Site Allocations Development Plan Document Regulation 19 Submission Draft Consultation Form

The District Council is seeking representations on the Submission Draft Site Allocations Development Plan Document, which supports the strategic framework for development in Mid Sussex until 2031.

The Site Allocations DPD, has four main aims, which are:

- i) to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan;
- ii) to allocate sufficient employment land to meet the residual need and in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development;
- iii) to allocate a site for a Science and Technology Park west of Burgess Hill in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development, and
- iv) to set out additional Strategic Policies necessary to deliver sustainable development.

All comments submitted will be considered by a Planning Inspector, appointed by the Secretary of State, at a public examination to determine whether the plan is sound.

The Site Allocations DPD is available to view at:

www.midsussex.gov.uk/planning-building/development-plan-documents/

A number of documents have been prepared to provide evidence for the Site Allocations DPD and these can be viewed on the Council's website at the above address.

Paper copies will also be at the Council offices (see address below) and your local library and available to view if the buildings are able to open during the consultation period.

Please return to Mid Sussex District Council by midnight on 28th September 2020

How can I respond to this consultation?

Online: A secure e-form is available online at:

www.midsussex.gov.uk/planning-building/development-plan-documents/

The online form has been prepared following the guidelines and standard model form provided by the Planning Inspectorate. To enable the consultation responses to be processed efficiently, it would be helpful to submit a response using the online form, however, it is not necessary to do so. Consultation responses can also be submitted by:

Post: Mid Sussex District Council
Planning Policy
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

E-mail: LDFconsultation@midsussex.gov.uk

A guidance note accompanies this form and can be used to help fill this form in.

Part A – Your Details (You only need to complete this once)

1. Personal Details

Title	<input type="text" value="Mr"/>
First Name	<input type="text" value="Ed"/>
Last Name	<input type="text" value="Hanson"/>
Job Title (where relevant)	<input type="text" value="Associate"/>
Organisation (where relevant)	<input type="text" value="Barton Willmore"/>
Respondent Ref. No. (if known)	<input type="text"/>
On behalf of (where relevant)	<input type="text" value="Glenbeigh Developments Ltd and Dacorar Southern Ltd"/>
Address Line 1	<input type="text" value="7 Soho Square"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/>
Line 4	<input type="text" value="London"/>
Post Code	<input type="text" value="W1D 3QB"/>
Telephone Number	<input type="text" value="0207 446 6888"/>
E-mail Address	<input type="text" value="ed hanson@bartonwillmore.co.uk"/>



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The information gathered from this form will only be used for the purposes described and any personal details given will not be used for any other purpose.

Part B – Your Comments

You can find an explanation of the terms used in the guidance note. Please fill this part of the form out for each representation you make.

Name or Organisation:

Barton Willmore on behalf of Glenbeigh Developments Ltd

3a. Does your comment relate to:

Site
Allocations
DPD

☒

Sustainability
Appraisal

☐

Habitats Regulations
Assessment

☐

Community
Involvement
Plan

☐

Equalities
Impact
Assessment

☐

Draft Policies
Maps

☐

3b. To which part does this representation relate?

Paragraph

Policy SA

Draft Policies Map

4. Do you consider the Site Allocations DPD is:

4a. In accordance with legal and procedural requirements; including the duty to cooperate.

Yes ☒

No ☐

4b. Sound

Yes ☐

No ☐

5. With regard to each test, do you consider the Plan to be sound or unsound:

	Sound	Unsound
(1) Positively prepared	<input type="checkbox"/>	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>	<input type="checkbox"/>
(4) Consistent with national policy	<input type="checkbox"/>	<input type="checkbox"/>

6a. If you wish to support the legal compliance or soundness of the Plan, please use this box to set out your comments. If you selected '**No**' to either part of question **4** please also complete question **6b**.

Refer to representations.

t is

6b. Please give details of why you consider the Site Allocations DPD is not legally compliant or is unsound. Please be as precise as possible.

Refer to representations.

7. Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness.

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Refer to representations.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick below as appropriate)

☐

No, I do not wish to participate at the oral examination

☒

Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Refer to representations.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Please notify me when:

(i) The Plan has been submitted for Examination

☒

(ii) The publication of the recommendations from the Examination

☒

(iii) The Site Allocations DPD is adopted

☒

Signature:



Date:

25/09/2020

Thank you for taking time to respond to this consultation

Regulation 19 Consultation

Mid Sussex Site Allocations Development Plan Document

Representations prepared by Barton Willmore on behalf of
Glenbeigh Developments Ltd and Dacorar Southern Ltd

September 2020

Regulation 19 Consultation

Mid Sussex Site Allocations Development Plan Document

Representations prepared by Barton Willmore on behalf of
Glenbeigh Developments Ltd and Dacorar Southern Ltd

Project Ref:	20253/A5/Site Allocations Reps	20253/A5/Site Allocations Reps
Status:	Draft	Draft
Issue/Rev:	01	02
Date:	23 September 2020	24 September
Prepared by:	Sophie Jamieson	Ed Hanson
Checked by:	Ed Hanson	
Authorised by:		

Barton Willmore LLP
7 Soho Square
London
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Tel: 020 7446 6888
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Ref: 20253/A5/SJ
Date: September 2020

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APPENDICES

APPENDIX 1	:	SITE LOCATION PLAN (PL-150)
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1.0 INTRODUCTION

1.1 These representations are submitted on behalf of Glenbeigh Developments Ltd and Dacorar Southern Ltd in response to the draft Site Allocations Development Plan Document (DPD) Regulation 19 consultation being undertaken by Mid Sussex District Council (MSDC).

1.2 Glenbeigh control some 8.9 ha of land south of the A2300 (the Hub), Gatehouse Lane, Goddards Green for employment development. An application for employment development (LPA ref. DM/19/2641) was submitted in June 2019 and on 19th September 2019, Planning Committee resolved to grant permission for the following:

"Employment development comprising up to 40,695sqm (Class B1(b), B1(c), B2 and B8) with ancillary offices, car parking and associated infrastructure. Access to be determined."

1.3 Since planning permission DM/19/2641 was granted, a further application has been prepared under Section 73 of the TCP Act to amend condition 18 which limits the quantum of B8 floorspace at The Hub. This is due for submission by the end of September.

1.4 The Site was also subject to a previous planning permission (LPA ref. 13/0168/OUT) approved on 10th November 2015 for the following:

"Employment development comprising up to 50,000sqm (Class B1(b), B1(c), B2 and B8) with ancillary offices, access, car parking and associated infrastructure. Access to be determined."

1.5 This permission expired in November 2018 prior to the submission of all reserved matters applications.

1.6 A reserved matters application for landscaping only (LPA ref. DM/16/0007) was approved in April 2016. Approval was secured for two further reserved matters applications (LPA refs. DM/16/5637 and DM/18/4588) in September 2017 and March 2019, allowing for 4,076 sqm of B1b, B1c, B2 and B8 employment uses and 5,229 sqm of B1c, B2 and B8 employment uses respectively.

2.0 REPRESENTATIONS TO THE DRAFT LOCAL PLAN

EVIDENCE BASE

- 2.1 The **Site Selection Paper 4: Employment Sites (February 2020)** confirms that the Council have updated the Employment Need evidence which has identified that an additional 10-15ha of B-Class employment land in addition to the 25ha allocated within the District Plan. This comprises 3.08 ha of B1 (office) use, 3.69 ha of B2 (general industrial) use and 8.23 ha of B8 (storage/distribution) use, albeit this should be treated as a guideline.
- 2.2 The **Sustainability Appraisal (SA) (July 2020)** states that “the employment need figure does not take account of the proposed Science and Technology Park allocated as a ‘broad location’ to the west of Burgess Hill in policy DP1. The aim of this site is to serve a niche market, and to help meet a wider regional need. It will, of course, provide jobs for those residents already economically active within Mid Sussex but is being treated as a separate instance – it is intended that the employment need will be met but allocating additional employment sites within the Site Allocations DPD.”
- 2.3 The SA provides an assessment of alternative employment strategies, namely:
- **Option A:** Allocate sufficient ‘new’ employment sites to meet the 10-15ha
 - **Option B:** Meet the need in part through allocating ‘new’ site and relying on ‘windfall’ from expansion/redevelopment/intensification of existing sites to meet the remainder
 - **Option C:** ‘Do Nothing’ i.e. solely rely on the Science and Technology Park to meet remaining need (as well as contributing to wider regional need).
- 2.4 Whilst the SA concludes that Option A is the most suitable approach for meeting employment need, Glenbeigh consider that the need for B8 accommodation could be through expansion and intensification of the existing Hub site.
- 2.5 With regards to land use and impacts upon the countryside, the assessment notes that option A will likely require development of greenfield sites, as would option C. However, expanding or intensifying existing sites such as the Hub would minimise the need to develop greenfield land elsewhere in the District for employment use.

- 2.6 In looking at employment and economic growth, the assessment also confirms that option A would provide more certainty that employment need would be met, compared to option B which relies on windfall development and option C which is likely to only provide employment opportunities in certain fields.

DRAFT SITE ALLOCATIONS DPD

Policy SA5: Land at Bolney Grange Business Park

Policy Reference	Site Name	Settlement Type	Settlement / Parish	Employment Uses	Available Development Land (ha)
SA5	Land at Bolney Grange Business Park	Category 3 – Medium Sized Settlement	Bolney	B1/B2/B8	7

- 2.7 Policy SA5 allocates land at Bolney Grange Business Park for a mix of employment uses (B1/B2/B8). The policy also seeks improvements to public transport links, particularly between the site and proposed Science and Technology Park.
- 2.8 Reflecting the arguments above, development of the land at Bolney Grange Business Park is not considered necessary. Indeed, the District's B8 requirements could be met by delivering further B8 uses at The Hub.
- 2.9 Furthermore, given the nature of B8 uses, namely for storage and distribution, the use of larger vehicles is expected. Stairbridge Lane to the east of the site is unsuitable for HGVs and access to and egress from the existing Business Park is via a left-in, left-out arrangement. Glenbeigh consider that the Hub would be a more appropriate location for B8 accommodation where there are no restrictions to vehicle movements or parking.

Policy SA6: Marylands Nursery, Cowfold Road

Policy Reference	Site Name	Settlement Type	Settlement / Parish	Employment Uses	Available Development Land (ha)
SA6	Marylands	Category 3 –	Bolney	B8	2.4

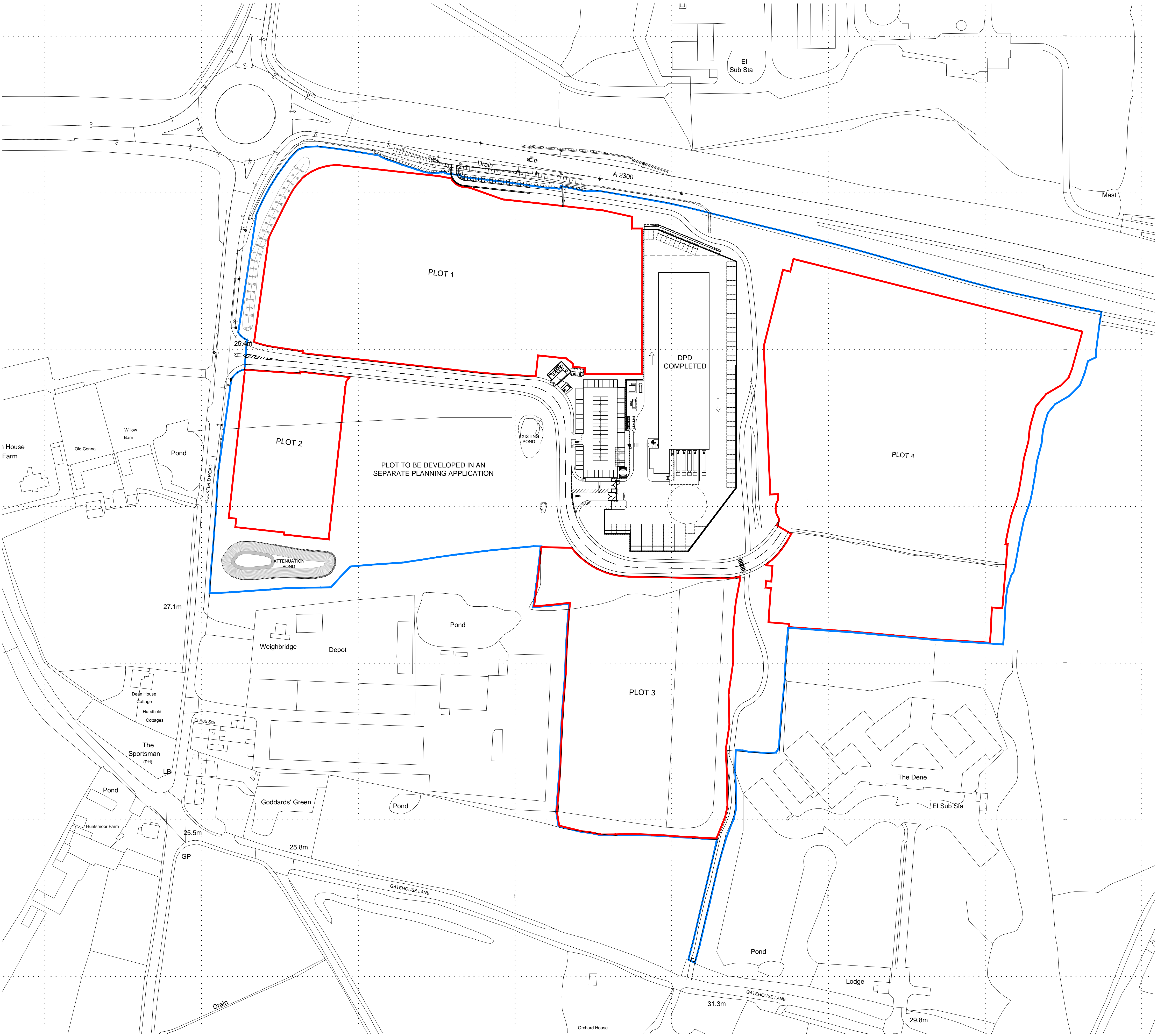
	Nursery, Cowfold Road	Medium Sized Settlement			
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- 2.10 Policy SA6 allocates Marylands Nursery for B8 employment use, as well as enabling non-business classes where B8 uses alone would not be economically viable. The policy requires the existing access from the northern roundabout to be used.
- 2.11 Glenbeigh do not consider Marylands Nursery to be a suitable site for B8 uses. The site offers only 2.4ha of development land, which is not considered to be sufficient for accommodating B8 uses. In addition, the two completed parcels at the Hub operate on a 24/7 basis with no planning restrictions, thus it is appropriate to concentrate these uses in one location. Again, given the availability of land at the Hub, it is not considered necessary to allocate this SA6 to meet the District's B8 employment needs.
- 2.12 In light of the above, Glenbeigh object to the proposed employment allocations at Bolney Grange Business Park and Marylands Nursery. These allocations are not considered necessary to meet B8 employment need and the quantum of B8 use sought under Policies SA5 and SA6 could instead be provided by development at the Hub.

3.0 CONCLUSIONS

- 3.1 Glenbeigh object to the proposed employment allocations at Bolney Grange Business Park (Policy SA5) and Marylands Nursery (Policy SA6).
- 3.2 The updated employment land requirement for the District does not take account of the availability of land at The Hub for additional B8 use, but this site is available now. Accordingly, allocations for new employment sites in Bolney are not considered necessary to meet the District's B8 requirements.
- 3.3 Further assessment of the proposed new employment sites in Bolney has identified additional issues associated with development of these sites, namely unnecessary development of greenfield land, potential highways impacts and insufficient land for the uses proposed.

APPENDIX 1



NOTES:

SUBJECT TO STATUTORY CONSENTS

SUBJECT TO SURVEY

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PLANNING BOUNDARY
TOTAL AREA:
8.92 HA / 22.05 ACRES

OWNERSHIP BOUNDARY
14.84 HA / 36.67 ACRES

—	18/06/2019	First issue	GZ	AC
REV	DATE	NOTE	DRAW	CHK



CHARTERED ARCHITECTS

11 PLATO PLACE
ST DIONIS' ROAD
LONDON SW6 4TU

TELEPHONE 020 7736 6162
FAX 020 7736 3896
www.mso-architects.co.uk

TITLE

GODDARDS GREEN

DRAWING

SITE LOCATION PLAN

CLIENT

GLENBEIGH DEVELOPMENTS

DATE	SCALE	DRAWN
APRIL 2019	1:1250@A1	GZ
	STATUS	CHECKED
	PLANNING	AC

DRAWING NUMBER

30425-PL-150

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA5

ID: 784

Response Ref: Reg19/784/2

Respondent: Mrs D Thomas

Organisation: Bolney Parish Council

On Behalf Of:

Category: Town & Parish Council

Appear at Examination? x

[REDACTED]

From: Debbie Thomas [REDACTED]
Sent: 28 September 2020 20:02
To: ldfconsultation
Subject: Consultation response
Attachments: DPD Site Allocations Sept 2020.docx

Please find attached comments from Bolney Parish Council on the Draft Site Allocations DPD

Kind regards

Debbie Thomas
Clerk to Bolney Parish Council

[REDACTED]

Email: clerk@bolney.com

Bolney Parish Council (BPC) comments on MSDC's Submission Draft Site Allocations Development Plan

General comments:

1. Bolney Parish Council support MSDC in not including any requirement for any extra housing development in the parish.
2. Bolney Parish Council support the comments made by Cuckfield Parish Council in their response to MSDC and especially the comments about the number of windfall developments.

Comments about specific policies:

SA5: Land at Bolney Grange Business Park.

The Statement of Consultation, Regulation 18, notes that BPC requested a landscape scheme to minimise the impact on views from the South Downs and the MSDC response was 'to include biodiversity/landscaping requirements to the policy'. No such requirements have been included in the Submission Draft. We request that they should be included.

SA6: Marylands Nursery, Cowfold Road, Bolney.

BPC request MSDC to reconsider its decision not to include a site-specific lighting plan to reduce light pollution. The site is likely to be in use 24 hours per day and is close to residential housing and the Grade 1 listed parish church which is floodlit.

The boundary of the site in the south west corner provides a pinch point to the layout of the London Road junction with the A272. The current developer has offered some land to enable the addition of a second lane for the traffic queuing to access the A272. However, this may not be the developer who carries out the work and this new developer may not be so accommodating. This issue is addressed further in our comments about SA35: Safeguarding of Land for Strategic Highway Improvements.

SA9: Science and Technology Park

BPC consider that the addition of 2,500 jobs would inevitably increase the volume of traffic using the A23 northbound off slip and the junction with the A272. The residents of Chapel Road have already experienced an increase of traffic at peak times since the DPD distribution centre has been in operation in the new business park on the A2300. Vans use Hickstead Lane and Chapel Road to access the A272 and thus avoid queuing at the junction. Other vehicles use The Street for the same purpose. Both of these roads are narrow and do not have pedestrian pavements. Children need to use the road to walk to the village primary school. Also, if Horsham District Council opt for the strategic development at Bucks Barn, it is highly likely that a proportion of the new residents will find work at the STP or elsewhere in Mid Sussex. The volume of traffic along the A272 as well as the extra turning traffic will increase the queuing time at the junction.

BPC request that the words "and the A23/A2300 junction" are added to the 'Highways and Access' bullet point 3.

SA35: Safeguarding of Land for and Delivery of Strategic Highway Improvements

The Statement of Consultation notes that BPC request that the junction of A272/London Road should be safeguarded to enable delivery of SA6: Marylands Nursery. However, this misrepresents what BPC tried to get over to Council officials during a consultation meeting. Our concern is that the massive increase in housing numbers in the district and especially at the Northern Arc together with the extra employment opportunities, increases the problems at the junction. We, and others who have witnessed the very risky driving that happens at peak times, consider the junction to be extremely dangerous.

BPC understand that the northbound off slip (London Road) junction with the A272 is due to be signalised as part of the Northern Arc development. BPC consider that traffic signals would produce long queues on the A272 and an increase in the rerouting of vehicles onto the narrow lanes in the parish to the north of the A272 as well as onto The Street.

BPC consider that a roundabout would not produce the same length of queuing traffic as a signal-controlled T junction. This would require some land take outside the current highway land. However, as the developer for the Maryland's Site SA6 has shown, adding an extra Lane to the south end of London Road requires some land take. Providing a safe central island for pedestrians is also likely to increase the road width.

BPC request that "A23 junction upgrades at A272 Bolney" be added to the 3 schemes already included.

1656

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA5

ID: 1656

Response Ref: Reg19/1656/2

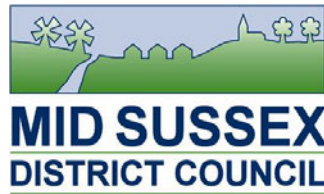
Respondent: Miss S Fenlon

Organisation: ASP

On Behalf Of: London Town Property Holdings Ltd

Category: Promoter

Appear at Examination? x



Site Allocations Development Plan Document Regulation 19 Submission Draft Consultation Form

The District Council is seeking representations on the Submission Draft Site Allocations Development Plan Document, which supports the strategic framework for development in Mid Sussex until 2031.

The Site Allocations DPD, has four main aims, which are:

- i) to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan;
- ii) to allocate sufficient employment land to meet the residual need and in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development;
- iii) to allocate a site for a Science and Technology Park west of Burgess Hill in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development, and
- iv) to set out additional Strategic Policies necessary to deliver sustainable development.

All comments submitted will be considered by a Planning Inspector, appointed by the Secretary of State, at a public examination to determine whether the plan is sound.

The Site Allocations DPD is available to view at:

www.midsussex.gov.uk/planning-building/development-plan-documents/

A number of documents have been prepared to provide evidence for the Site Allocations DPD and these can be viewed on the Council's website at the above address.

Paper copies will also be at the Council offices (see address below) and your local library and available to view if the buildings are able to open during the consultation period.

Please return to Mid Sussex District Council by midnight on 28th September 2020

How can I respond to this consultation?

Online: A secure e-form is available online at:

www.midsussex.gov.uk/planning-building/development-plan-documents/

The online form has been prepared following the guidelines and standard model form provided by the Planning Inspectorate. To enable the consultation responses to be processed efficiently, it would be helpful to submit a response using the online form, however, it is not necessary to do so. Consultation responses can also be submitted by:

Post: Mid Sussex District Council
Planning Policy
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

E-mail: LDFconsultation@midsussex.gov.uk

A guidance note accompanies this form and can be used to help fill this form in.

Part A – Your Details (You only need to complete this once)

1. Personal Details

Title	<input type="text" value="Miss"/>
First Name	<input type="text" value="Shannon"/>
Last Name	<input type="text" value="Fenlon"/>
Job Title (where relevant)	<input type="text" value="Planner"/>
Organisation (where relevant)	<input type="text" value="ASP"/>
Respondent Ref. No. (if known)	<input type="text"/>
On behalf of (where relevant)	<input type="text" value="London Town Property Holdings Ltd"/>
Address Line 1	<input type="text" value="c/o ASP"/>
Line 2	<input type="text" value="Old Bank Chambers"/>
Line 3	<input type="text" value="London Road"/>
Line 4	<input type="text" value="Crowborough"/>
Post Code	<input type="text" value="TN6 2TT"/>
Telephone Number	<input type="text" value="01892 610408"/>
E-mail Address	<input type="text" value="sfenlon@asplanning.co.uk"/>



Information will only be used by Mid Sussex District Council and its employees in accordance with the Data Protection Act 1998. Mid Sussex District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

The information gathered from this form will only be used for the purposes described and any personal details given will not be used for any other purpose.

Part B – Your Comments

You can find an explanation of the terms used in the guidance note. Please fill this part of the form out for each representation you make.

Name or Organisation:

ASP (submitted on behalf of London Town Property Holdings Ltd.)

3a. Does your comment relate to:

Site
Allocations
DPD

☒

Sustainability
Appraisal

☐

Habitats Regulations
Assessment

☐

Community
Involvement
Plan

☐

Equalities
Impact
Assessment

☐

Draft Policies
Maps

☐

3b. To which part does this representation relate?

Paragraph

Policy SA

5

Draft Policies Map

4. Do you consider the Site Allocations DPD is:

4a. In accordance with legal and procedural requirements; including the duty to cooperate.

Yes ☒

No ☐

4b. Sound

Yes ☒

No ☐

5. With regard to each test, do you consider the Plan to be sound or unsound:

	Sound	Unsound
(1) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6a. If you wish to support the legal compliance or soundness of the Plan, please use this box to set out your comments. If you selected '**No**' to either part of question **4** please also complete question **6b**.

We consider policies SA1 and SA5 contained within the proposed plan to be sound. These policies propose to allocate an overall area of 7 hectares of employment land at and adjacent to Bolney Grange Business Park. It is considered that the location of this site is well related to the strategic road network and is contiguous to the Northern Arc mixed use development, this is supported by a robust evidence base and is demonstrated within the Burgess Hill Employment Study 2015 demonstrating that the proposed allocation is justified.

The land at Bolney Grange Business Park remains available, suitable and deliverable in the short term and will provide employment land in a location which is in accordance with the overall strategic vision set out for the District. It should be recognised that the landowner has submitted a planning application for b-class commercial development on parcel reference 906, this is currently under consideration. The landowner is committed to delivering b-class commercial development within the remaining landholdings.

6b. Please give details of why you consider the Site Allocations DPD is not legally compliant or is unsound. Please be as precise as possible.

N/A

7. Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness.

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

N/A

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change,

as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick below as appropriate)

☒

No, I do not wish to participate at the oral examination

☐

Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Please notify me when:

(i) The Plan has been submitted for Examination

☒

(ii) The publication of the recommendations from the Examination

☒

(iii) The Site Allocations DPD is adopted

☒

Signature:

Date:

23/09/2020

Thank you for taking time to respond to this consultation

1681

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA5

ID: 1681

Response Ref: Reg19/1681/1

Respondent: Mr and Mrs M+ J Kyndt

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Martin Kyndt [REDACTED]
Sent: 23 September 2020 16:35
To: ldfconsultation
Cc: clerk@bolney.com; Judy Llewellyn-Burke (Cllr); John Belsey (Cllr)
Subject: Response to the Draft Site Allocations DPD (Regulation 19) Consultation
Attachments: Response to MSDC proposed Site Allocations.pdf

Dear Sir/Madam,

Please see attached our response to the [Draft Site Allocations DPD \(Regulation 19\) Consultation Document](#). We would be grateful if you would acknowledge receipt of our response by return email.

Kind regards,

Martin & Jo Kyndt

[REDACTED]

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

23rd September 2020

Dear Sir/Madam,


Draft Site Allocations DPD (Regulation 19) Consultation

We are writing in response to the above consultation document (published 3rd August 2020) on the proposed allocation of sites that have been identified to support the MSDC District Development Plan. Specifically, this feedback expresses our deep concerns and strong objections on the proposed site allocation to extend the Bolney Grange Business Park (SA5). We believe this specific proposal represents a clear breach of the MSDC District Plan's commitments to sustainable development which states it:

- protects, enhances, restores and utilises natural and environmental assets, including special protections for irreplaceable habitats;
- respects the intrinsic character and beauty of the countryside;
- maximises the use of previously developed land and buildings within the built-up areas and reduces the environmental impacts of development; and
- reflects the need to adapt to the impacts of climate change.

We also believe this proposed site extension is in direct conflict with the Bolney Neighbourhood Plan 2015-2031 (published September 2016) which commits only a further 0.65 hectare extension to the Bolney Grange Business Park immediately adjacent to its existing boundary. Importantly, this does not include the 6 hectare area of land that lies immediately to the south of the business park, which is the subject of our concerns and strong objections for the following reasons.

- **Wildlife** - The area of land in question has remained untouched by any human intervention for more than 20 years. Left alone it has undergone a dramatic natural rewilding process. The land now supports a highly developed and rich biodiverse ecosystem that is unique to the immediate area of countryside. A large proportion of the surrounding countryside is intensively farmed, but this area of land remains one of very few places that have not been subjected to any human activity. It is now a critical breeding sanctuary supporting wildlife that extends well beyond its boundaries. This includes colonies of bats, owls, kestrels, Buzzards, stoats, weasels, toads, grass snakes, frogs and deer. The diversity of flora now supports an abundance of insect life and it is the breeding site of many birds such as warblers (chiffchaffs, blackcaps, garden, hedge and reed warblers), nuthatches, tree creepers, woodpeckers (great spotted and green), various finches (bullfinches and chaffinches), and song birds (thrushes, blackbirds, robins, dunnocks). The extension of Bolney Grange Business park into this area of land would have a catastrophic impact on the decline of wildlife across a wide area of countryside extending west of Burgess Hill.

- 
- **Health and wellbeing** – the countryside surrounding Burgess Hill is under extreme pressure from the relentless pursuit of human development. The quality of wildlife areas left around Burgess Hill are in sharp decline. The recent Covid-19 pandemic has demonstrated unequivocally just how critical the access to unspoilt countryside is to the health and mental well-being of people who live in urban centres. This site allocation will significantly reduce the quality of that access, as much of the wildlife that people from Burgess Hill enjoy and experience when jogging, cycling, horse riding or walking along Jobs Lane, is sustained and supported by the natural rewilding process of this area of land.
 - **Economic justification** - Bolney Neighbourhood Plan states the importance of preserving the rural nature of the parish and places an emphasis on preserving wildlife it currently enjoys. In that context, the plan has approved a limited development extension of Bolney Grange Business Park (0.65 hectares) which is immediately adjacent to its existing boundary. It has not approved the wider extension into the area of land south of the business park because it recognises the importance of limiting the impact of the development on the surrounding countryside. A number of the business units in the park are vacant and have been vacant for a long time. Since residing in the area for the past 18 years we have never known a time when the business park has had full occupancy. There is no current demand for more units and future demand, in a current post Covid-19 world, is also likely to be very limited, as the economic downturn is now predicted to last for several years to come.
 - **Traffic/pollution** – the proposed extension of the business park would significantly increase the level of traffic accessing the A2300. Stairbridge Lane is a country lane which currently struggles to cope with the heavy traffic loads accessing the park now. It has no capacity to cope with any increase in current levels of traffic movement. The widening of the A2300 road only provides a T junction access for traffic joining from Stairbridge Lane with no joining slip lane. This already poses a significant danger to current traffic movement. Any increase traffic movement accessing the A2300 from this junction resulting from an expanded business park, will just increase the dangers even more. Additionally, the tailback of traffic trying to access the A2300 will just by pass this junction using Jobs Lane as a cut through to avoid the congestion and this is a narrow lane not built for commercial traffic.

Expanding this business park will not only increase traffic volumes and the likelihood of added road congestion (the widening of the A2300 will not ease increased traffic flow from the business park), but it will also significantly lead to further decline in the surrounding air quality, with increased emissions of climate change gases. In this respect, the proposal is in complete contradiction to the commitments made by John Belsey (MSDC Cabinet member for Environment and Service Delivery) in a letter published in the Mid Sussex Times earlier this year, where he stated that *"As a Council, we are committed to tackle climate change, to actively seek ways to protect the environment"*. In the same letter he goes on to say, *"We are embedding environment and sustainability action in our Council strategy and will always continue to do so"*.

The expansion of this park will also lead to increased traffic levels travelling north along Stairbridge Lane. Recent attempts at reinforcing the traffic islands to prevent exiting vehicles from Bolney Grange Business Park from turning right up stairbridge Lane, have

[REDACTED]

largely failed, as vehicles still persistently ignore the clear signage and use Stairbridge Lane to access the A272 and A23.

We believe the serious issues raised above deserve your serious consideration and attention. Every day we hear more and more concerns in the national and global media about the catastrophic decline of our natural world and the devastating impact that climate change is having on our planet. The people of Mid Sussex have entrusted the MSDC with a serious responsibility to protect and preserve the natural beauty and health of our surrounding countryside. We sincerely hope you will demonstrate that responsibility by rejecting the proposal to expand Bolney Grange Business Park at the cost of destroying an important and special natural area that is rich in biodiversity.

Yours sincerely,

[REDACTED]

[REDACTED]

Martin & Jo Kyndt

2163

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA5

ID: 2163

Response Ref: Reg19/2163/1

Respondent: Ms B Lowe

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: lowe855 [REDACTED]
Sent: 28 September 2020 17:29
To: ldfconsultation
Subject: Fwd: MSDC Draft Site Allocations DPD (Regulation 19) Consultation
Attachments: Letter to MSDC about extension to Bolney Grange Business Park.odt

Categories: [REDACTED]

Dear Sir/Madam

Sending slightly adapted letter, confirming my strong objections to the above proposal.

Kind Regards

Belinda Lowe

----- Original Message -----

From: "lowe855" [REDACTED]
To: LDFconsultation@midsussex.gov.uk
Sent: Monday, 28 Sep, 2020 At 17:01
Subject: MSDC Draft Site Allocations DPD (Regulation 19) Consultation

Dear Sir/Madam

Please find enclosed my letter vehemently opposing the above proposal.

Thank you for your time.

Kind Regards

Belinda Lowe



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

27th September 2020

Dear Sir/Madam

Re: Draft Site Allocations DPD (Regulation 19) Consultation

I am writing to express my utter disapproval and objection to the proposed site allocation to extend the Bolney Grange Business Park (SA5) in the consultation document, published on 3rd August 2020.

This proposal is a clear breach of your own District Plan's commitments to sustainable development as listed below:

- to protect, enhance, restore and utilise the natural environmental assets, including special protection for irreplaceable habitats
- to respect the intrinsic character and beauty of the countryside
- to maximise the use of previously developed land and buildings within the built-up areas so to reduce the environmental impact of development
- to reflect the need to adapt to the impacts of climate change

This proposed site extension is also in conflict with the Bolney Neighbourhood Plan 2015-2031 published in September 2016, which commits to only a further 0.65 hectare extension to the Bolney Grange Business Park's existing boundary. So this clearly cannot include the 6 hectare field that is to the south of the business park.

I strongly object to any developments in this area and list my great concerns as follows:

- **Wildlife**
This field has been untouched by human interference for over 20 years and therefore has benefitted from dramatic and beautiful rewilding as ecology dictates.
The field has become a critical breeding sanctuary and supports countless wildlife that extends beyond its boundaries.
The field now hosts hundreds of thousands, if not millions of insects, reptiles, birds and mammals. The extension of the Bolney Grange Business Park into this field would have a disastrous and negative impact on this wildlife and on the wildlife across a large area of countryside to the west of Burgess Hill.
- **Traffic and Pollution**
The proposed Business Park extension would increase the traffic and pollution directly around the houses and animals in the area. My house lies next to the road into the Business Park. Both Stairbridge Lane and Jobs Lane are suffering from the heavy traffic loads accessing the Business Park and the diverted traffic to the A2300 and A23.

- **Health and Wellbeing**

The quality of wildlife areas around Burgess Hill are in sharp decline due to the immense pressure on the countryside from too much pursuit of development.

The awful Covid pandemic has illustrated the great need to access unspoilt countryside for those living in towns who may be suffering ill health and/or for mental and emotional well-being.

Many people from far and wide delight in the wildlife around here and use the lanes for jogging, dog walking, cycling, bird-watching, strolling and horse riding.

The proposed extension will detrimentally reduce all this activity.

- **Economic justification**

A few of the existing business units in the Bolney Grange Business Park are vacant and have been for a while.

During the 27 years I've lived here the units in the Business Park have never been fully occupied.

There is presently no demand for more units and, due to Covid, the economic downturn will inevitably reduce the demand for business units for years to come.

I must reiterate that the Bolney Neighbourhood Plan states the importance of preserving and protecting the rural nature of the parish and emphasises the need to keep safe the wildlife it currently enjoys and benefits from. The plan has approved a limited development extension of 0.65 hectare within the Bolney Grange Business Park existing boundaries. It has not approved an extension into the field in question because it recognises the importance of limiting the impact of development on the surrounding countryside.

I ask you to seriously consider and give great attention to the deeply important issues stated within this letter. Goodness knows the world is suffering and the natural world, which we've relentlessly damaged, is a fundamental and powerful part of making our lives better...indeed even more things better if we let it. MSDC have the serious responsibility to protect and preserve the natural beauty and health of our countryside. Please demonstrate your responsibility by rejecting the proposal to expand Bolney Grange Business Park – to avoid destroying an important and special area which is rich in biodiversity.

Yours sincerely



Belinda Lowe

2186

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA5

ID: 2186

Response Ref: Reg19/2186/1

Respondent: Ms G Rowbury

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Gill Rowbury [REDACTED]
Sent: 28 September 2020 17:39
To: ldfconsultation
Subject: Draft Site Allocations DPD (Regulation 19) consultation - MSDC
Attachments: Letter to MSDC about extension to Bolney Grange Business Park.odt

Categories: [REDACTED]

Dear Sir/Madam

To whom it may concern,

As requested, please find attached my comments to be considered regarding the above plans about extension to Bolney Grange Business Park.

yours faithfully
Gill Rowbury (Ms)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

28/09/2020

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

Re: Draft Site Allocations DPD (Regulation 19) Consultation

Dear Sir/Madam

I am writing to express my complete disapproval and objection to the proposed site allocation to extend the Bolney Grange Business Park (SA5) in the consultation document, published on 3rd August 2020.

I understand that this letter may be very similar to others you will receive, as we are in agreement with each other about this challenging and contentious issue.

Your proposal is a clear breach of your own District Plan's commitments to sustainable development as listed below:

- to protect, enhance, restore and utilise the natural environmental assets, including special protection for irreplaceable habitats
- to respect the intrinsic character and beauty of the countryside
- to maximise the use of previously developed land and buildings within the built-up areas so to reduce the environmental impact of development
- to reflect the need to adapt to the impacts of climate change

This proposed site extension is also in conflict with the Bolney Neighbourhood Plan 2015-2031 published in September 2016, which commits to only a further 0.65-hectare extension to the Bolney Grange Business Park's existing boundary. Therefore, this clearly cannot include the 6 hectare field that is to the south of the business park.

I strongly object to any developments in this area and list my great concerns as follows:

- **Wildlife**
This field has been untouched by human interference for over 20 years and therefore has benefitted from dramatic and beautiful rewilding as ecology dictates.
The field has become a critical breeding sanctuary and supports countless wildlife that extends beyond its boundaries.
The field now hosts hundreds of thousands, if not millions of insects, reptiles, birds and mammals. The extension of the Bolney Grange Business Park into this field would have a disastrous and negative impact on this wildlife and on the wildlife across a large area of countryside to the west of Burgess Hill.

- **Traffic and Pollution**

The proposed Business Park extension would increase the traffic and pollution directly around the houses and animals in the area. My house lies next to the road into the Business Park.

Both Stairbridge Lane and Jobs Lane are suffering already from the heavy traffic loads accessing the Business Park and the diverted traffic to the A2300 and A23, where roadkill of local birds and mammals has already increased exponentially.

- **Health and Wellbeing**

The quality of wildlife areas around Burgess Hill are in sharp decline due to the immense pressure on the countryside from too much pursuit of development.

The ongoing Covid pandemic has illustrated the great need to access unspoilt countryside for those living in towns who may be suffering ill health and/or for mental and emotional well-being.

Many people from far and wide delight in the wildlife around here and use the lanes for jogging, running, dog walking, cycling, birdwatching, strolling and horse riding.

The proposed extension will detrimentally reduce all this activity.

- **Economic justification**

A number of the current existing business units in the Bolney Grange Business Park are vacant and have been for a while.

During the 15 years I've lived here, the units in the Business Park have never been fully occupied.

There is presently no demand for more units and, due to Covid, the economic downturn will inevitably reduce the demand for business units for years to come.

I must reiterate that the Bolney Neighbourhood Plan states the importance of preserving and protecting the rural nature of the parish and emphasises the need to keep safe the wildlife it currently enjoys and benefits from. The plan has approved a limited development extension of 0.65 hectare within the Bolney Grange Business Park existing boundaries. It has not approved an extension into the field in question because it recognises the importance of limiting the impact of development on the surrounding countryside.

I ask you to consider seriously and give great attention to the deeply important issues stated within this letter. The world is suffering and the natural world, which we've relentlessly damaged, is a fundamental and powerful part of making our lives better...indeed even more things better if we let it.

MSDC have the serious responsibility to protect and preserve the natural beauty and health of our countryside.

Please demonstrate your responsibility by rejecting the proposal to expand Bolney Grange Business Park – to avoid destroying an important and special area which is rich in biodiversity.

Yours sincerely



Gill Rowbury