

SA31: Land to the rear of Firlands, Church Road - Index by ID Number

ID	Respondent	Organisation	BehalfOf	Respondent Category	Participate
739	Mr P Crossfield			Resident	<input type="checkbox"/>
825	Mr N Parsons			Resident	<input type="checkbox"/>
826	Mr M Gay			Resident	<input type="checkbox"/>
836	Mr P Silvey			Resident	<input type="checkbox"/>
847	Mr M Spruce			Resident	<input type="checkbox"/>
1018	Mr C Aston			Resident	<input type="checkbox"/>
1039	Mr R Kinnersley			Resident	<input type="checkbox"/>
1042	Ms S Shepherd			Resident	<input type="checkbox"/>
1057	Mr T Clarke			Resident	<input type="checkbox"/>
1395	Mrs J Lumsden			Resident	<input type="checkbox"/>
1396	Mrs J Whittaker			Resident	<input type="checkbox"/>
1404	Mrs L Watkins			Resident	<input type="checkbox"/>
1632	Mr & Mrs A Hainge			Resident	<input type="checkbox"/>
1632	Mr & Mrs A Hainge			Resident	<input type="checkbox"/>
1682	Mr & Mrs Bain			Resident	<input type="checkbox"/>
1912	Ms S Aston			Resident	<input type="checkbox"/>
1919	Ms s Gil	Lindfield Rural Parish Council		Town & Parish Council	<input type="checkbox"/>
1998	Mr I Lawrence			Resident	<input type="checkbox"/>
2065	Mr A Black	Andrew Black consulting	Denton - Horsham Road	Promoter	<input type="checkbox"/>
2067	Mr A Black	Andrew Black consulting	Denton Homes - Butlers green	Promoter	<input type="checkbox"/>
2079	Mr A Black	Andrew Black consulting	Vanderbilt Homes - Hurstwood HH	Promoter	<input type="checkbox"/>
2080	Mr A Black	Andrew Black consulting	Vanderbilt homes - CDR	Promoter	<input type="checkbox"/>
2086	Mr & Miss S & N Crabb & Serdiuk			Resident	<input type="checkbox"/>
2200	Ms H Morgan			Resident	<input type="checkbox"/>
2223	Mr and Mrs S & P Hills			Resident	<input type="checkbox"/>
2254	Mr and Mrs J & J Walters			Resident	<input type="checkbox"/>
2305	Mr & Miss D & L Rumsey-Williams & Hatley			Resident	<input type="checkbox"/>
2337	Mr J Todd			Resident	<input type="checkbox"/>
2340	Ms J Clarke			Resident	<input type="checkbox"/>
2367	Ms K Fraser			Resident	<input type="checkbox"/>
2423	Mr & Mrs G & C de Lande Long			Resident	<input type="checkbox"/>

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 739

Response Ref: Reg19/739/1

Respondent: Mr P Crossfield

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Peter Crossfield [REDACTED]
Sent: 28 September 2020 19:36
To: ldfconsultation
Subject: SA31 - Land to the rear of Firlands, Scaynes Hill
Attachments: Video.MOV; ATT00001.htm

Dear Sir/Madam,

I live, along with my wife and seven year old son, at number [REDACTED] and I am writing to express our utter disgust at the prospect of Denton Homes being allowed - by way of MSDC 'rubber stamping' the Draft Site Allocations DPD - to proceed with development of the land that borders the rear gardens of the six houses in the Close.

I understand the process now involves the District Council examining the views of people like me, and my neighbours, and placing what they decide is pertinent in front of a planning inspector for his decision. It is stated that "The purpose of the Examination (of the Site Allocations DPD) is to determine if it is - legally compliant and SOUND". I will try and demonstrate how I consider it to be far from being "sound".

As has already been voiced on numerous occasions by others in the Close and by owners of the properties just around the corner from here at the top of Nash Lane, the plan now being put before the Council by Dentons, to build multiple, mixed-sized houses, is totally contrary to what I and my immediate neighbours in the Close were told when we were thinking of buying our houses. That being, that there were plans to build just ONE house, to the rear of Firlands, and no more than that.

Based on that assurance we all went ahead and bought our properties that afforded the spectacular views across fields and to the South Downs (hence the naming of Downs View Close). Subsequent to our purchase, we became aware that Dentons had gone ahead and secured planning approval to build a further three, large houses just below the single originally planned property.

Dentons current plan for the Council to consider is both shameful and possibly illegal as part of the site is secured by a restrictive covenant which forbids any building thereon. But far more important than Dentons riding roughshod over the guarantees given to us all not to develop further than the single unit, is the glaringly obvious danger that will be created by the traffic generated by the 42 houses now proposed.

With the rather limited public transport serving Scaynes Hill, it is highly probable that each house would need two cars for daily use. The movement of potentially upwards of 80+ cars, plus trade vehicles, plus courier deliveries, into and SO more worryingly, OUT of the Close onto the extremely narrow Church Road just does not bear thinking about! Every time we exit the Close onto Church Road, we run the very high risk of being rear-ended by speeding cars - and motorbikes - that pay absolutely no regard to the 30 mph speed restriction limit.

The entrance/exit to Downs View Close is sited on the exit of a sweeping left-hand bend which many drivers tend to approach at high speed following the rural nature of Nash Lane and it is literally taking a considerable risk each time we exit the Close, aware that there is insufficient road after the bend to carry out the braking required to avoid collision with slow-exiting vehicles from the Close. I fear for the safety of my rear-seated young son every time we pull out into this dangerous piece of road! One day there is going to be a very nasty accident* with injuries and possibly fatalities - which will be compounded hugely should this site be approved for development.

* There was quite recently a serious RTA on this very same section of road.

The Traffic Report undertaken by Lanmor Consulting for the provision of highway and transport advice relating to the allocation of the site is nothing short of laughable. Attention to necessary detail is sadly lacking as can be seen in their repeatedly quoting the name of our Close as "Downs Hill Close"! There are SO many points they try to pass as acceptable - that again, worryingly are NOT:

Transport policy - The National Planning Policy Framework (NPPF) -

Para 2.1.2 The NPPF constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining applications:

Para 2.1.3

a)“NPPF also states: in assessing sites that may be allocated for development in plans or specific applications for development, it should be ensured that:

(b) ...safe and suitable access to the site can be achieved for all users, and

c)” any significant impacts from the development on the transport network (in terms of CAPACITY AND CONGESTION), or on the highway safety, can be cost effectively mitigated to an acceptable degree”.

2.1.4 “Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

Furthermore and surprisingly.....

Para 5.1.4”It is considered that the level of traffic generated by the proposals is not material, it will not have any impact on the capacity of the local highway network and that no assessment of the roads will be required”. GO AND LOOK AT THIS ROAD INTERSECTION MORE CLOSELY!

Finally, but equally as important, is the ecological aspect and I beg the Council to seriously consider what the implications will be for the wildlife that now uses the fields to the rear of our gardens. This land is more than just fields - it houses an abundance of wildlife: a trio of buzzards nest in the nearby woods and soar above us daily. A Kestrel can regularly be observed hovering over the field next to us searching for the small animals that dwell below; foxes are frequent visitors to our gardens and can occasionally be seen sneaking across the grasses.

But most endearingly, and something that the thought of losing just fills us all with dread, is the daily visit by deer that come to graze close by and who, each year to date have brought their young fawns to exercise in the long grass. It is THE most treasured part of living in Downs View Close and the thought of not seeing them each day just saddens me enormously. I attach a short video for you to see what I am talking about.

For all the above reasons, I request that the allocation of this site for development is refused.

Yours faithfully,

Peter Crossfield

A black rectangular redaction box covering the signature area.

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 825

Response Ref: Reg19/825/1

Respondent: Mr N Parsons

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Nick Parsons

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

September 27th 2020

Land to the rear of Firlands, Church Road, Scaynes Hill ref DM/20/1053

Dear Sirs

I write further to your request for comments regarding the proposed development to the rear of my property and to reaffirm my objection to this egregious abuse of the planning process and the promises made in writing to the purchasers of properties 1-6 Downs View Close..

Thus far, all residents' objections to the proposed development have been completely ignored and it is hard to escape the conclusion that the whole consultation process is nothing but an elaborate sham to offer the pretence of local democracy and accountability. I hope that I am mistaken in this conclusion but it will require a greater degree of action from the planning department than hitherto seen to convince me otherwise.

The six houses facing on to Scaynes Hill Common were all bought in 2016 on the premise and promise that there would be 1 (one) further house built at some future date. Despite the objections and prescient warnings of all the residents, proposals for one house became approved as permission for 3 very large houses. And, as we have all consistently warned, even this did not dissuade a rapacious profit-maximising developer who is now seeking permission for up to 42 houses in seven 'blocks' of six.

There are significant safety issues regarding access to such a high number of properties. Downs View Close is built almost on a sharp bend and only a few weeks ago Police had to attend a nasty road traffic accident in which a speeding car was overturned. Thankfully, there was no-one walking on this pavement-free road at the time or they would have faced certain and instant death.

The traffic report from a supposedly independent consultant is a complete nonsense. It beggars belief that 42 houses with 1-2 cars each will generate only 11 departures and 10 arrivals at the respective morning and evening peaks. It would be shameful if these figures were accepted at face value.

Furthermore, the junction between Church Road and the A272 already risks becoming an accident blackspot with parked cars obstructing a blind turning and significant confusion over whether cars indication left from the A272 are intending to turn into Church Road or the Esso garage. Another 30-60 cars in the field behind Downs View Close mixing with cars dropping off young children at Scaynes

Hill CoE Infants School risks a road traffic catastrophe for which the responsibility will lie directly with whoever were to approve such an inappropriate development.

I urge the planning department in the strongest possible terms to reject this opportunistic, inappropriate and potentially life-threatening development.

Should you require any further information, you can contact me by email [REDACTED]
or by phone on [REDACTED]

Yours faithfully

Nick Parsons

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 826

Response Ref: Reg19/826/1

Respondent: Mr M Gay

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Matt Gay [REDACTED]
Sent: 27 September 2020 14:27
To: ldfconsultation
Subject: SA31 Land Behind Firlands Scaynes Hill

To whom it may concern:

I write to express to you my growing concern at what appear to be quite advanced plans to develop the site behind Firlands in Scaynes Hill.

The initial plans I have had access to seem a total over-development of a less than ideal site. Whilst the proposed site is within village boundaries, it is a total departure from the existing ribbon of development, building into open agricultural land which is enjoyed by all manner of nature, deer, pheasant and foxes, as well as pipistrelle bats. It's a lovely carbon sink in the heart of our village, not a barren piece of wasteland. Surely such a development, whilst helping MSDC's allotted quota, must run contrary to its ecological commitment.

Putting such a number of new houses into such a village which has already seen a 10% increase in homes in the last year from The Swallows development, isn't sustainable from an infrastructure perspective, as we have little to no infrastructure, no real shop, no doctor's surgery and precious little in the way of public transport links. Such a number of houses would dramatically increase the village's CO2 contributions whilst stripping it of a valuable carbon sink. Not having a car or two per household whilst living in Scaynes Hill is not an option.

This brings me neatly on to how congested Church Road is currently with long waiting times onto the A272 with cars dipping in and out of parked cars of both residents and school drop offs. Another 20 or 30 vehicles pulling out of a close onto a congested road, opposite a school isn't fair or safe, particularly with the weight of large tankers that are already pushed down this road.

The covenants protecting the land appear to be being ridden roughshod over which is desperately unfair and entirely undemocratic.

I don't think this objection has anything to do with nimbyism, but rather just tries to highlight some of the shortcomings of the site. I'm no housing expert, but even I would judge this site to be highly inappropriate and ask that it isn't included in the plan

Best Regards
Matt Gay
[REDACTED]

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 836

Response Ref: Reg19/836/1

Respondent: Mr P Silvey

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

From: Paul Silvey [REDACTED]
Sent: 28 September 2020 17:38
To: ldfconsultation
Subject: Proposed Development to rear of Firlands, Church Road, Scaynes Hill

Dear Sirs,

Having read the Landscape and Visual Impact Assessment together with the Illustrative Layout, I write to register my objection to the above development.

There will be other objections, I am sure, from people in the village who consider that Church Road/Nash Lane is used as a "short cut" and attracts a large number of cars, vans and lorries at peak hours. These vehicles almost always, in my experience, travel at speeds far in excess of the 30 mph speed limit and only a couple of weeks ago there was a collision between two vehicles just outside a neighbour's property.

Because of parked cars and the fact that the road from the junction with the A272 to the southern extent of the village is insufficiently wide, two oncoming cars cannot pass each other without one driver pulling over to a gap (such as my driveway!) and this proposed development seeks to increase the number of traffic movements by a further 150 in a position opposite the open ground where pedestrians frequently walk and children play.

The presence of the Southern Water's Waste Water Treatment Works further down Church Road means that there are water tankers carrying waste water from 38,000 users in Haywards Heath constantly travelling to and fro along Church Road. The familiarity of these tanker drivers with the road means that they travel at speeds in excess of 30mph.

The queue to get onto the A272 at peak hours is considerable as the presence of parked cars opposite the car sales yard effectively makes the road one way. This regular queue of cars extends past the side road to the village school resulting in pedestrians having to cross between the queueing cars with the inherent danger that brings.

The petrol station/car showroom/Farmers Pub junction already suffers from a dangerous position being at the brow of the hill and extra traffic can only increase that danger.

The conclusion drawn from all of this is that the road is just too narrow and drivers are too inconsiderate to allow us to contemplate increasing the number of traffic movements.

In looking at the Illustrative Layout it seems, to the untrained eye, that there are a large number of dwellings being squeezed into a relatively small site. Whilst I understand that Mid Sussex must achieve its housing target numbers, the small village of Scaynes Hill has already absorbed 50 new houses on The Swallows site behind The Farmers Pub without any improvements to its infrastructure. This proposal seeks to add a further significant number of houses – again with no contribution to infrastructure improvements. The proposed site appears to have narrow roads meaning parking of the essential one car per household (minimum) seems almost impossible without encroaching on the proposed green space. This will cause further harm to the very limited remaining environment intended for the wildlife and flora - both of which are adversely affected by this

development and which should be protected if we are to fulfil our carbon promises. I note that there are next to zero compensatory measures to mitigate the loss of carbon sink resulting from the development.

This sleepy village, without a Post Office or even a proper village shop, is being asked again to absorb another expansion of its housing which is contrary to the existing ribbon type development that Sussex tradition has held dear for so long. All of this seems completely unfair.

I ask that this development be excluded from the Plan

Yours faithfully

Paul Silvey

[REDACTED]
[REDACTED]
[REDACTED]

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 847

Response Ref: Reg19/847/1

Respondent: Mr M Spruce

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Mike Spruce
On behalf of	
Address	
Phone	
Email	
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA31 - Land to the rear of Rear of Firlands, Church Road, Scaynes Hill
Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate	No
(1) Positively prepared	Unsound
(2) Justified	Unsound
(3) Effective	Unsound
(4) Consistent with national policy	Sound

Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD

Since our original objections raised on 20th November last year we now have visibility of proposed plans from Denton Homes. Below are responses from Shanto regarding our objections which are aligned to each of tests identified.

Positively Prepared

1) Overall I feel there has been a lack of engagement with local residents regarding the inclusion of SA31 in the Sites Allocations Development plan. Unless you review the MSDC planning site on a regular basis you would not be aware of latest comments or supporting documents relating to the site development plan. I would expect as a minimum MSDC to contact the residents directly who will be impacted by this plan – this has not happened and I'm extremely disappointed in this matter.

2) My understanding is that Denton homes were approached by MDSC requesting that the land behind Firlands was included in the Site Allocations Development Plan even though there was already planning permission in place for 3 additional homes on this site. Could MSDC planning department please explain why Denton homes were approached even though there was already an approved planning application in place for this parcel of land?

3) The proposed plans were submitted to the council in December of 2019, draft plans and supporting docs have only recently been made public in August of this year giving limited time to review and feedback. Can MSDC planning department please explain why there was a 9-month delay in making the proposed plans available to the general public?

4) This development significantly diverges from the current ribbon development along Scaynes Hill - were planning permission to be ultimately granted for this parcel of land it would be an open invitation for further developments on the land between Church Road and Clearwater Lane

5) The proposal encroaches significantly onto open agricultural land and open countryside and would significantly compromise the surrounding area.

6) There are restrictive covenants over the land directly behind Downs View close and [REDACTED], delineated blue on the Title plan for Title number WSX6532 which restrict the owner (Denton Homes) from building or erecting any building, outhouse or structure within the land.

On the proposed plans there is currently a block of houses that have been included within the perimeter of the protected area - Why has this been included as there is a legally binding covenant in place? It seems it's only use is as a negotiation point in the future to secure permission for development of the other 6 blocks shown on the plan.

7) The question of Drainage from [REDACTED] has not been adequately addressed. There is some commentary regarding this included in the covering statement, but it's dismissive of the issue and provides no indication as to how our rights will be maintained. This is a live connection so an appropriate response as to how this will be dealt with is required.

An extract from the register of title WSX119640 (also included in register of title WSX6532)

'1) a right to retain use and maintain the septic tank overflow and soakaway and other drainage system which is situated within the Vendor's retained land (the retained land) being the remainder of the land comprised in the above mentioned title for the passage and conveyance of sewage water and soil from the septic tank within the property hereby transferred and the surface water from the property hereby transferred together with a right to enter upon the retained land for the purpose of repairing and maintaining the said system.'

8) The Access and Transport Statement submitted by Lanmor Consulting does not seem to have addressed the concerns, namely

- An additional 20 to 30 properties will generate significant additional traffic onto a small country lane.
- The current entrance is close to a blind spot as the road bends and heads towards Nash Lane.
- The calculations used assume that residents of the new properties will leave during peak periods at regular intervals – this seems very simplistic approach as I'm sure new potential residents would do anything but leave at regular intervals.
- There is already evidence of speeding along this section of road from both directions – most people do NOT abide by the 30mph speed limit and there have been numerous occasions as pedestrians where myself and others have almost been run over due to lack of pavement along this section of road and towards Nash Lane where there are no pavements.
- The access to the new properties is not the only issue, there are 2 other areas of risk on Church Road which additional dwellings will add to. These additional risks should also be taken into consideration
 - o Road narrowing to a single lane just beyond Vicarage Lane heading towards the A272, where the road bends to the left there is also a blind spot. Several near misses have been experienced at this blind spot.
 - o Significant queuing at the junction of Church Road and A272 at peak periods, this causes
 - Traffic to back up on Church Road (as only single lane due to parking)
 - Queues on the A272 as cars wait to turn into Church Road.

Justified

1) My understanding from searches and surveys at time of purchasing this property (March 2018) was that MSDC classed this site as being designated as a 'Countryside area of development constraint' so I'm unclear how this site allocation fits within this description.

2) There are already numerous other new developments that have been undertaken within the area surrounding Haywards Heath including Scaynes Hill - there is a significant number of new properties which remain empty. Overall, there is NOT the required demand in this area for these new properties. Including this site in the site allocations development plan does not make any logical sense.

Effective

1) There are poor transportation links from this area and there are no real alternatives unless you have a car.

o Walking - There are no Pavements that join Scaynes Hill to any of the surrounding Towns or Villages

o Cycling - Cycling towards Haywards Heath and Lindfield is not currently safe due to several high-risk areas including

□ A272 junction with Lewes Road - where there have been numerous serious accidents in the past year.

□ Beadles Hill

□ Blind spots on the Lewes Road

o Bus - The No31 bus runs almost hourly during week, but there is no service after

□ 6.17 - going towards Haywards Heath

□ 6.38 - going towards Newick

This service does not provide sufficient coverage for people who need to commute to London or have to work unsocial hours so is not a viable alternative to car travel.

2) Local services and amenities are not significantly scaled to support further property developments in the area. There are no shops or access to medical facilities within Scaynes Hill so everyone has to travel to reach basic services.

<p>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.</p>	<p>Prior to progressing further with this site allocation I would request the MSDC planning undertake their own independent assessment of the impacts this development, in consultation with local residents to understand concerns and understand how these can be addressed.</p> <p>Proposed amendments as follows:-</p> <p>1) Reduce the number of dwellings to circa 10 properties This will improve the soundness of the proposals for the following reasons:- a) Reduction to additional traffic on Church Road, and a reduction the overall risks previously identified. b) Reduced impact to local services and amenities as identified previously c) Reduces the encroachment into open countryside</p> <p>2) Reposition of proposed dwellings to the South East of the current parcel of land where the proposed Landscape / Ecology enhancement area is currently located. This will improve the soundness of the proposals for the following reasons:- a) The existing covenant to build new homes on the area behind Downsview Close will not be broken b) Existing permissive rights for Septic Tank overflow and soakaway will be retained</p> <p>3) Reduce the height of the proposed dwellings to 1 or 1.5 storeys high. This will improve the soundness of the proposals for the following reason:- a) The properties will sit more appropriately within the existing parcel of land, and will appear in greater harmony with the grain of the landscape as per MSDC Urban Design Principles.</p> <p>4) Improve pedestrian walkways in the area surround along church road, including • Improve current grass walkways around the common opposite Downsview close so they are of constructed of similar material to other pathways on the north end of the common • Extend pedestrian access beyond Downsview close to the end of Church Road / beginning of Nash Lane This will improve the soundness of the proposals for the following reason:- a) Reduce overall risk to pedestrians along Church Road</p> <p>5) Seek guarantee of proportionate contributions towards Cycling improvements schemes as outlined in the Lindfield / Lindfield Rural Neighbourhood Plan This will improve the soundness of the proposals for the following reasons:- b) Provide viable alternatives to car travel from the area c) Provide safe transit routes for Cyclists wishing to travel towards Lindfield and Haywards Heath.</p> <p>6) See guarantee of proportionate contributions towards Pedestrian improvement schemes as outlined in the Lindfield / Lindfield Rural Neighbourhood Plan This will improve the soundness of the proposals for the following reasons:- d) Provide viable alternatives to car travel from the area e) Provide safe transit routes for pedestrians wishing to travel towards Lindfield and Haywards Heath.</p>
<p>If you wish to provide further documentation to support your response, you can upload it here</p>	<p>https://forms.midsussex.gov.uk/upload_dld.php?fileid=38429aaa7eac58778f7484db01466a66</p>
<p>If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination</p>	<p>No, I do not wish to participate at the oral examination</p>
<p>Please notify me when-The Plan has been submitted for Examination</p>	<p>yes</p>
<p>Please notify me when-The publication of the recommendations from the Examination</p>	<p>yes</p>
<p>Please notify me when-The Site Allocations DPD is adopted</p>	<p>yes</p>
<p>Date</p>	<p>26/09/2020</p>

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1018

Response Ref: Reg19/1018/1

Respondent: Mr C Aston

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: [REDACTED]
Sent: 27 September 2020 20:34
To: ldfconsultation
Subject: Land to the rear of Firlands, Church Road, Scaynes Hill ref DM/20/1053/SA31 Land Behind Firlands Scaynes Hill

Dear Sirs,

I write further to your request for comments regarding the proposed development to the rear of my property and to reaffirm my objection to this wholly inappropriate and misconceived development.

I would start by expressing concern at the secretive manner in which this development is being progressed. Information relating to the development is posted on line with no notification to concerned properties and it has only been by chance that the residents in the area have come to know of the closely co-ordinated attempts of MSDC and Denton Homes to develop this inappropriate site. Thus far, all residents' objections to the proposed development have been completely ignored and it is hard to escape the conclusion that MSDC has absolutely no wish or intention to take account of the views of the tax paying residents in the area whose enjoyment of their properties will be severely prejudiced, whose established and documented rights over covenanted land are being ignored by MSDC, whose serious concern for road safety also seems to be compromised by the ludicrous acceptance of the road traffic report submitted.

To recap previous statements, the six houses facing on to Scaynes Hill Common were all bought in 2016 on the premise and promise that there would be 1 (one) further house built at some future date. Despite the objections and prescient warnings of all the residents, proposals for one house became approved as permission for 3 very large houses. And, as we have all consistently warned, even this did not dissuade a rapacious profit-maximising developer who is now seeking permission for up to 42 houses in seven 'blocks' of six. This is apparently being actively encouraged by MSDC in a blind and ill conceived attempt to meet quotas.

As has previously been stated in objections to the development there are significant safety issues regarding access to such a high number of properties. Downs View Close is built almost on a sharp bend and only a few weeks ago Police had to attend a nasty road traffic accident in which a speeding car was overturned. Thankfully, there was no-one walking on this pavement-free road at the time or they would have faced certain and instant death.

The traffic report from a supposedly independent consultant is a complete nonsense. It beggars belief that 42 houses with 1-2 cars each will generate only 11 departures and 10 arrivals at the respective morning and evening peaks. It would be shameful if these figures were accepted at face value without rigorous challenge. If necessary a contrary (and impartial) expert opinion should, and if need be will, be produced.

Furthermore, the junction between Church Road and the A272 already risks becoming an accident blackspot with parked cars obstructing a blind turning and significant confusion over whether cars indication left from the A272 are intending to turn into Church Road or the Esso garage. Another 30-60 cars in the field behind Downs View Close mixing with cars dropping off young children at Scaynes Hill CoE Infants School risks a road traffic catastrophe for which the responsibility will lie directly with whoever were to approve such an inappropriate development.

Putting such a number of new houses into such a village which has already seen a 10% increase in homes in the last year from The Swallows development, isn't sustainable from an infrastructure perspective, as we have little to no infrastructure, no real shop, no doctor's surgery and precious little in the way of public

transport links. Such a number of houses would dramatically increase the village's CO2 contributions whilst stripping it of a valuable carbon sink. Not having a car or two per household whilst living in Scaynes Hill is not an option. I urge the planning department in the strongest possible terms to reject this opportunistic, inappropriate and potentially life-threatening development.

Furthermore, MSDC continues to ignore the fact that there are covenants against development of a significant part of the area covered by the proposals. MSDC will no doubt be embarrassed to be named as a party to injunction proceedings that will be taken if assurances are not received that the covenants will be honoured fully.

This development is ill-conceived, unsound and unsafe. It should be rejected.

Yours faithfully

Clive Aston

[Redacted signature block]

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1039

Response Ref: Reg19/1039/1

Respondent: Mr R Kinnersley

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Rob Kinnersley
Respondent ref. number	SA31
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA31
Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate	No
(1) Positively prepared	Unsound
(2) Justified	Unsound
(3) Effective	Unsound
(4) Consistent with national policy	Unsound
Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD	<p>OBJECT TO SITE ALLOCATION DPD SA31</p> <p>- MSDC did not make contact during the consultation process - as per process MSDC request residents to register so they can be advised of planning issues - I am registered as per that request but yet and no contact has been made therefore MSDC have failed in their community involvement. The national planning framework talks of digital access and consultation - MSDC have failed to effectively handle communication to residents or each out to community.</p> <p>- The site in question contains A RESTRICTIVE COVENANT which PREVENTS the building of property or roadway. This covenant is known by the proposed developer and whilst MSDC do not consider this at this stage how can a site that contains a covenant even be considered for use when property owners that hold property deeds with this signed and agreed covenant in place - this is NOT SOUND and NOT JUSTIFIED - does MSDC intend to ride rough shod over local residents ? No consultation, no communication - MSDC are failing in their duties of planning by not even acknowledging what is clear and is part of record.</p> <p>- Site location is not sustainable - the proposed site will have c50 vehicles on site. There is no safe walking route - no footpath or sufficient street lighting. The outline report states the development is sound because no accidents have been reported YET. There is no cycleway or bus route. There are NO amenities in the village of Scaynes Hill all of the above means all residents HAVE to use their vehicles to access work or retail outlets. This development is further encouraging private car use.</p>
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.	- Respect the restrictive covenant that is in place on the land which should preclude this site from further development.

If you wish to provide further documentation to support your response, you can upload it here	
If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination	No, I do not wish to participate at the oral examination
Please notify me when-The Plan has been submitted for Examination	yes
Please notify me when-The publication of the recommendations from the Examination	yes
Please notify me when-The Site Allocations DPD is adopted	yes
Date	27/09/2020

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1042

Response Ref: Reg19/1042/1

Respondent: Ms S Shepherd

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Sophie Shepherd [REDACTED]
Sent: 27 September 2020 19:15
To: ldfconsultation
Subject: Land to the rear of Firlands, Church Road, Scaynes Hill ref DM/20/1053

To whom it may concern,

I wish to strongly object to the proposed plans to develop the land of the rear of Firlands.

The council has clearly not taken into consideration the dangers this will cause the village. Too many cars will be on Church Road. Although the speed limit is 30 MPH, many vehicles go at considerably higher speeds especially around the bend after the village common. There was recently an accident on Nash Lane round the corner from the proposed development which highlights what a dangerous road this can be! There are also pedestrians who regularly walk on the road as there is no pavement. This is particularly true during the wetter months when the village common is wet and muddy.

Large tankers often drive down Nash Lane / Church Road and frequently cause traffic due to the road being so narrow. Recently we had to have one of the trucks back into our neighbours drive so the other tanker could pass! It is simply no acceptable! How can you add more traffic to an already busy road?

The infrastructure is not in place to add another 42 houses. With the Swallows development and this proposed plan, the village will be overdeveloped. Every household is reliant on cars and would cause damage to the beautiful surroundings. There is one shop which forms part of the local garage! There are also frequent queues leading onto the A272 which go as far back as the the school due to vehicles parking on street! This is not safe for young children attending the school. The new development will exacerbate this!

By no means do I preach to be an activists however I feel very strongly about the environmental impact this will have on the local area! The area to the rear of Firlands has plenty of deer roaming the grasslands on a daily basis, we often see bunnies and squirrels around. Bats also frequently circulate the area as do stunning birds of prey. In an age where we need to significantly reduce our carbon footprint, adding another housing development with several vehicles per household is atrocious!

Please do reconsider these proposals as this does not appear to be a suitable site. I ask you to throw this proposal out.

Regards,
Sophie Shepherd

[REDACTED]

Get [Outlook for iOS](#)

1057

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1057

Response Ref: Reg19/1057/1

Respondent: Mr T Clarke

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: TREVOR CLARKE [REDACTED]
Sent: 28 September 2020 20:29
To: ldfconsultation
Subject: SA31 Development behind Firlands, Church Road, Scaynes Hill

Having resided in Nash Lane, Scaynes Hill for exactly 40 years this week and having over the years been in contact with various authorities including Sussex Police, West Sussex County Council and Lindfield Rural Parish Council as well as yourselves, I must, in the strongest possible terms, object to the application for even more houses to be built on the, originally classified as farmland, fields behind Firlands.

I am unaware of the promises that may or may not have been made by the proposed developer to the recent newcomers in Downs View Close but the thought of many additional new houses being built with sole access into Church Road fills me with one with trepidation because of the inability of the roads to carry the amount of traffic currently experienced let alone even more generated by an increased number of residences.

The only way my Wife and I can get regular exercise is to walk in the roadway of Nash Lane/Church Road because it has no pavement and this has become increasingly dangerous with current traffic volumes and the erection of the number of houses being proposed can only increase the risk to limb and even, for people as unsteady on their feet as we are, to life.

Trevor Clarke
[REDACTED]

1395

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1395

Response Ref: Reg19/1395/1

Respondent: Mrs J Lumsden

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Julie Lumsden [REDACTED]
Sent: 28 September 2020 10:49
To: ldfconsultation
Subject: SA31 Land behind Firlands Scaynes Hill

[REDACTED] Dear Sirs I am writing to object to the proposed addition of 42 dwellings at this site.
Church Road is already difficult, with queues navigating parked cars and dangerous when exiting onto A272. It is already busy because of school traffic and lorries to brickworks and the industrial estate. The idea of adding another 70 plus cars to this narrow, congested road is ridiculous.
This small community has to absorb the Swallows development built on green fields.
It should not have to absorb another development adding more traffic and destroying more green space.
Julie Lumsden

Sent from my iPad

1396

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1396

Response Ref: Reg19/1396/1

Respondent: Mrs J Whittaker

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Joanna Whittaker [REDACTED]
Sent: 28 September 2020 16:23
To: ldfconsultation
Subject: SA31 Land behind Firlands, Church Road, Scaynes Hill

Importance: High

To whom it may concern:

I write to express to you my growing concern at what appear to be quite advanced plans to develop the site behind Firlands in Scaynes Hill.

The initial plans I have had access to seem a total over-development of a less than ideal site. Whilst the proposed site is within village boundaries, it is a total departure from the existing ribbon of development, building into open agricultural land which is enjoyed by all manner of nature, deer, pheasant and foxes, as well as pipistrelle bats. It's a lovely carbon sink in the heart of our village, not a barren piece of wasteland. Surely such a development, whilst helping MSDC's allotted quota, must run contrary to its ecological commitment.

Putting such a number of new houses into such a village which has already seen a 10% increase in homes in the last year from The Swallows development, isn't sustainable from an infrastructure perspective, as we have little to no infrastructure, no real shop, no doctor's surgery and precious little in the way of public transport links. Such a number of houses would dramatically increase the village's CO2 contributions whilst stripping it of a valuable carbon sink. Not having a car or two per household whilst living in Scaynes Hill is not an option.

This brings me neatly on to how congested Church Road is currently with long waiting times onto the A272 with cars dipping in and out of parked cars of both residents and school drop offs. Another 20 or 30 vehicles pulling out of a close onto a congested road, opposite a school isn't fair or safe, particularly with the weight of large tankers that are already pushed down this road.

The covenants protecting the land appear to be being ridden roughshod over which is desperately unfair and entirely undemocratic.

I don't think this objection has anything to do with nimbyism, but rather just tries to highlight some of the shortcomings of the site. I'm no housing expert, but even I would judge this

Kind regards,

Jo

Jo Whittaker, [REDACTED]

1404

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1404

Response Ref: Reg19/1404/1

Respondent: Mrs L Watkins

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Lynne Watkins [REDACTED]
Sent: 28 September 2020 21:44
To: ldfconsultation
Subject: SA31 Land Behind Firlands, Scaynes Hill

To Whom it may Concern

I write to object to your current planning for this inaccessible site. From the first plans there has been an incremental increase in the number of properties planned which now appear to have reached a potential 42 in number. Access to the site is minimal and only yards away from a sharp bend.

The proposal is totally out of tune with the Sussex tradition of ribbon style development. This is also in a village without the amenities and infrastructure to support such a surge in homes. Already you have 51 new properties on the A272 opposite Church Road.

There appears to be no comprehension of the volume and weight of traffic along Church Road or the existing nightmare of vehicles getting out onto the A 272. Not only will The Swallows be discharging numerous vehicles onto the A272 the proposal, for Church Road, will add 40 - 60 vehicles trying to negotiate the junction opposite. Access to and from Church Road is already extremely delayed at peak times and visibility often severely impeded.

The current volume, size and speed of traffic along Church Road is already dangerous especially for families delivering and collecting children for school and the numerous pedestrians using a road with no pavement. At the top of Church Road vehicles have to dip in and out of spaces as there is only width available for a single vehicle. Traffic is regularly brought to a standstill when large container lorries try to manoeuvre in the limited space. Recently it took a whole morning for a large container to be disentangled from a tree on the common; all the driver had done was to try and pass a parked vehicle.

I ask you to take account of the high risk of what you propose and exclude this site from your local development plan.

Yours faithfully,
Lynne Watkins

[REDACTED]
[REDACTED]
[REDACTED]

1632

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1632

Response Ref: Reg19/1632/2

Respondent: Mr & Mrs A Hainge

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Lynn Hainge
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Lynn Hainge
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA31
Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate	Yes
(1) Positively prepared	Unsound
(2) Justified	Sound
(3) Effective	Sound
(4) Consistent with national policy	Sound
Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD	<p>Further to the publication of your Submission Draft Site Allocations Development Plan Document, we wish to make the following comments, specifically with regard to site SA31: Land to the rear of Firlands, Church Road Scaynes Hill [ref: p 86-87].</p> <p>In considering this site, we recognise that, in accordance with the District Plan, an evaluation has been made and the conclusions reached are explained in detail within the document.</p> <p>We would however like to point out that the evaluation for this particular site and the supporting 'Illustrative Layout' (Site Allocations Library ref SA31.2) supporting document, fails to take into account the existence of a restrictive covenant on part of the site.</p> <p>Attached is a copy of the Land Registry Title which refers to the restrictive covenant at para F:</p> <p>Restrictive Covenants by the Transferor</p> <p>The Transferor covenants with the Transferee, for the benefit of the property and the Blue Land and each and every part thereof, with the intention of binding the Retained Land (edged in green) and each and every part of it:</p> <p>a) not to use the Retained Land (edged in green) for any illegal or immoral purpose or for any purposes other than as authorised by planning permission;</p> <p>b) not to construct, erect, place or permit upon under or over the Green Land or any part thereof, any building, wall or other structure, erection or works of any kind whatsoever whether permanent or temporary.</p> <p>The 'Illustrative Layout' (Site Allocations Library ref SA31.2) supporting document indicates a block of residential dwellings on the land covered by the restrictive covenant and in doing so, we believe the soundness test has been erroneously applied to this particular site allocation plan.</p>

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.	In the event that this site is subsequently brought forward for development and a planning application submitted, we would strongly urge the Developer and Mid Sussex District Council to consider using more of the lower level of the site (to the east) in order to minimise the impact on surrounding rural community and ensure that there is no breach of the terms of the restrictive covenant, which would have serious consequences.
If you wish to provide further documentation to support your response, you can upload it here	https://forms.midsussex.gov.uk/upload_dld.php?fileid=f58c9bb838f2f17083a5b1e6f9a5413f
If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination	No, I do not wish to participate at the oral examination
Please notify me when-The Plan has been submitted for Examination	yes
Please notify me when-The publication of the recommendations from the Examination	yes
Please notify me when-The Site Allocations DPD is adopted	yes
Date	22/09/2020

22 September 2020

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

Dear Sir or Madam,

Site Allocations Development Plan Document (Regulation 19) – Consultation Response

Further to the publication of your Submission Draft Site Allocations Development Plan Document, we wish to make the following comments, specifically with regard to site SA31: Land to the rear of Firlands, Church Road Scaynes Hill [ref: p 86-87].

In considering this site, we recognise that, in accordance with the District Plan, an evaluation has been made and the conclusions reached are explained in detail within the document.

We would however like to point out that the evaluation for this particular site and the supporting 'Illustrative Layout' (Site Allocations Library ref SA31.2) supporting document, fails to take into account the existence of a restrictive covenant on part of the site.

Attached is a copy of the Land Registry Title which refers to the restrictive covenant at para *F Restrictive Covenants by the Transferor*

The Transferor covenants with the Transferee, for the benefit of the property and the Blue Land and each and every part thereof, with the intention of binding the Retained Land (edged in green) and each and every part of it:

a) not to use the Retained Land (edged in green) for any illegal or immoral purpose or for any purposes other than as authorised by planning permission;

b) not to construct, erect, place or permit upon under or over the Green Land or any part thereof, any building, wall or other structure, erection or works of any kind whatsoever whether permanent or temporary.

The 'Illustrative Layout' (Site Allocations Library ref SA31.2) supporting document indicates a block of residential dwellings on the land covered by the restrictive covenant and in doing so, we believe the soundness test has been erroneously applied to this particular site allocation plan.

In the event that this site is subsequently brought forward for development and a planning application submitted, we would strongly urge the Developer and Mid Sussex District Council to consider using more of the lower level of the site (to the east) in order to minimise the impact on surrounding rural community and ensure that there is no breach of the terms of the restrictive covenant, which would have serious consequences.

We also note from the 'Access and Transport Statement' (Site Allocations Library ref SA31.7) supporting document, that there is no reference to the provision of a pedestrian footway on either side of this stretch of Church Road and as such, we believe the development would be particularly hazardous to vehicular and pedestrian movements to and from the proposed dwellings. The study also fails to make any specific reference to the impact of the increased traffic generation arising from this development, on the junction between Church Road and the main A272, particularly during peak times (including school pick up/drop off times for the local primary school in Vicarage Lane).

Finally, we ask the Council to note our concern that in the event that this development is allowed and because the site lies within the 'Countryside Area of Development Restraint', the Council strongly resists any attempt to add new sites to the list or replace one with a different proposal which could seriously detract from and erode the existing rural character of the area which needs to be enhanced and preserved.

Yours faithfully



Andrew & Lynn Hainge

*encl. Land Registry – Title number WSX6532 and conveyance plan drawing 044_I_04
Revision A.*

Land Registry

Transfer of part of registered title(s)

TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1 Title number(s) out of which the property is transferred:

WSX6532

2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:

3 Property:

The property is identified

☒ on the attached plan and shown: edged red

☐ on the title plan(s) of the above titles and shown:

4 Date:

5 Transferor:

Denton Homes Sussex Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 08876583

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

6 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

7 Transferee's intended address(es) for service for entry in the register:

[REDACTED]

8 The transferor transfers the property to the transferee

9 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures): ONE POUND (£1.00)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

11 Declaration of trust. The transferee is more than one person and

☐ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

12 Additional provisions

A Definitions

"Blue Land" means the adjoining land of the Transferee shown edged in blue in the Plan

"Green Land" means that part of the Retained Land edged in green on the Plan

"LPMPA 1994" means the Law of Property (Miscellaneous Provisions) Act 1994.

"New Boundary Structure" means a 1.8 metre high close boarded fence with gates along the common boundary between the Property and the Retained Land [NB. 1.2 metre post and rail fence with gates for Bain & Hainge Transfer

"Plan" means the plan annexed marked Plan

"Reservations" means the rights reserved to the Transferor pursuant to paragraph C of this Transfer

"Retained Land"	means the land now or formerly comprised in title WSX6532 other than the Property
"Rights"	means the rights granted to the Transferee pursuant to paragraph B of this Transfer
"Working Day"	means any day except Saturday Sunday a statutory Bank Holiday in England and any day between 24 December and 4 January (inclusive)

- 1.2 Any obligation in this transfer on the Transferee or Transferor not to do something includes an obligation not to permit or allow that thing to be done and an obligation to use reasonable endeavours to prevent that thing being done by another person.
- 1.3 A person includes a corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural include the singular.
- 1.5 A reference to a statute, statutory provision or subordinate legislation is a reference to it as it is in force from time to time taking account of any amendment or re-enactment and includes any statute, statutory provision or subordinate legislation which it amends or re-enacts.
- 1.6 A reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.
- 1.7 Clause headings shall not affect the interpretation of this transfer.
- 1.8 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.9 Where the Transferor or the Transferee is more than one person, unless otherwise expressly provided in this deed, they shall be jointly and severally liable for their respective obligations arising under this deed. Either party may take action against, or release or compromise the liability of, any one of those persons or grant time or other indulgence to any one of them without affecting the liability of any other of them.
- 1.10 The Reservations may be exercised by the Transferor notwithstanding that the exercise of any of the Reservations or any works carried out pursuant to them may result in a reduction in the flow of light or air to the Property
- 1.11 The Reservations shall be construed as extending to the Transferor, its successors in title and all persons

authorised by them or otherwise entitled to exercise the Reservations.

1.12 The Rights shall be construed as extending to the Transferee, its successors in title and all persons authorised by them or otherwise entitled to exercise the Rights.

2.1 The disposition effected by this transfer is subject to any matters contained or referred to in the entries or records made in registers maintained by Land Registry as at 7 October 2016 at 09:27:36 under title number WSX6532

2.2 The Property will not, by virtue of this transfer, have any rights or easements or the benefit of any other matters over land retained by the Transferor other than those (if any) which are expressly mentioned in or granted by this transfer and section 62 of the Law of Property Act 1925 is qualified so as not to include any liberties, privileges, easements, rights or advantages over land retained by the Transferor except as expressly mentioned in or created by this transfer.

B Rights granted for the benefit of the Property

The Transferor grants to the Transferee for the benefit of the Property and the owners and occupiers of the Property and all persons authorised by them a right of support and protection for the benefit of the Property.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

C Rights reserved for the benefit of the Retained Land

There are excepted and reserved for the benefit of the Retained Land and the Transferor and its successors in title and owners and occupiers of the Retained Land a right of support and protection for the benefit of the Retained Land

Include words of covenant.

D Restrictive covenants by the Transferee

The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it, with the intention of binding the Property and each and every part of it:

- (a) not to use the Property for any illegal or immoral purpose;
- (b) not to do anything at the Property that would cause loss, damage, injury, nuisance, annoyance, disturbance or inconvenience to the Transferor
- (c) not to erect any buildings or other structures on the Property or other structures exceeding 1.8 metres in height

REPLACE words of covenant.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

E Positive covenants by the Transferor

The Transferor covenants with the Transferee (but not so as to render the Transferor personally liable after they have disposed of all their interest in the Retained Land) to erect within 6 weeks following demolition of the existing buildings and other structures on the Property and the Retained Land (if any) and in any event within six (6) months from the date of this Transfer the New Boundary Structure

F Restrictive Covenants by the Transferor

The Transferor covenants with the Transferee, for the benefit of the Property and the Blue Land and each and every part thereof, with the intention of binding the Retained Land and each and every part of it:

- (a) not to use the Retained Land for any illegal or immoral purpose or for any purpose other than as authorised by planning permission
- (b) not to construct erect place or permit upon under or over the Green Land or any part thereof any building wall or other structure erection or works of any kind whatsoever whether permanent or temporary

G Positive Covenants by the Transferee

The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it, with the intention of binding the Property and each and every part of it to maintain the New Boundary Structure

H Agreements and Declarations

- (i) This transfer and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.
- (ii) The parties agree that the Contract (Rights of Third Parties) Act 1999 shall not apply to the provisions of this transfer

transferor must execute this transfer deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

EXECUTED AS A DEED by)

In the presence of:)

Witness signature

Witness name

Witness address

Witness occupation

EXECUTED AS A DEED by)

In the presence of:)

Witness signature

Witness name

Witness address

Witness occupation

Executed as a deed by)
DENTON HOMES SUSSEX)
LIMITED acting by)
DAVID PADDEN)
a Director in the presence of)

Witness signature

Witness name

Witness address

Witness occupation

Revision note

Date

Signature

Checked

Plot 1

Retained Land

Garden Recreation

Firlands

Camas
Nan GeallWinsome
Place

74.9m

Aston
Bramble
Tye

Combers

Cwm Bychan

High Leigh

sa-Bella

side



Project
Scaynes Hill
RH17 7EQ

Drawing Title
Conveyance Plan
Brambletye



Drawing number	Revision	Approved by - date	Filename	Date	Scale
044_L_04	A		S: CURRENT PROJECTS 044 Scaynes Hill Additional Plot Legal 044 Legal Scaynes Hill Rev A.dwg	08/12/2016	1:500 @A4

1682

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1682

Response Ref: Reg19/1682/1

Respondent: Mr & Mrs Bain

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

22nd September 2020

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

Dear Sirs

Ref: MSDC Consultation Planning Policy - Site Allocations DPD Consultation (Regulation 19)

We are aware of your Site Allocations Development Plan document and refer in particular to the Land to the rear of Firlands, Church Road, Scaynes Hill (SA31). We have reviewed the Illustrative Layouts drawn up by Denton Homes for this land.

These suggested layouts do not appear to take into account the facts overlaying this land. There is a Restrictive Covenant (no build etc) on the land immediately behind our property and our 3 immediate neighbours, see attached drawing, in particular the green bordered section. It does not take into account the Restrictive Covenant granted to the owners of the properties that make up Downs View Close. If these two covenants are taken into account, there seems to be very little chance of building 20 dwellings on the remaining free land in the format suggested. If consideration of the land continues, we assume the developer and MSDC would have to move the proposed dwellings to the lower level of the site.

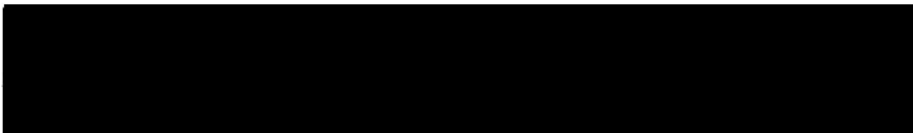
There are 18 properties bordering the land under consideration along Church Road/Nash Lane, all of which it is fair to assume were bought in part for privacy and environmental reasons which with the current draft layouts would be lost completely. It appears no consideration has been given to the existing dwellings by the retention of an environmental strip between them and the proposed new buildings.

Denton Homes have planning permission for 3 new houses to be built on part of the land. As part of the planning permission process, great consideration was given to aspects such as traffic entry onto Church Road, access for refuse trucks, fire, ambulance services with a strong sense of limiting the environmental impact of the new properties. To consider this land for 20 properties would obviously bring a huge increase in the traffic flow out onto Church Road, which has a 30 mph limit, which is regularly abused by both domestic and commercial traffic and would create a hugely dangerous environment. Although we accept that the entry to the development would have to be widened, it still does not overcome the

that the entry to the development would have to be widened, it still does not overcome the fact that it is on a bend with very limited vision. Consideration would have to be given to the increased traffic flow leaving Church Road onto the A272, again a somewhat dangerous junction as it is at the brow of a steep hill.

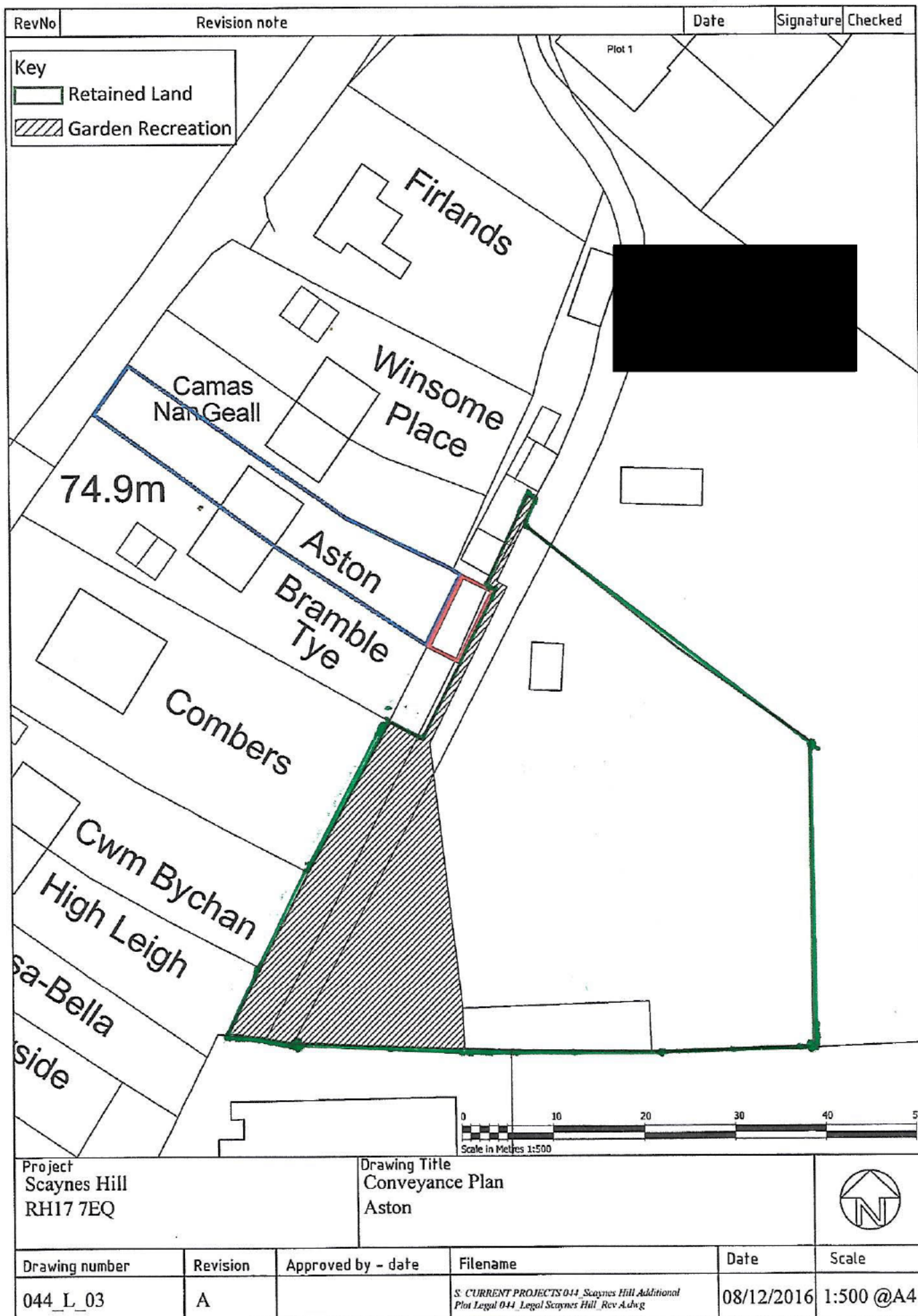
Scaynes Hill has been expected to support a substantial increase in dwellings as a result of the developments known as The Swallows and The Vineyard without any increase in local facilities – schools, doctors, shops etc, and at this time there is no indication of an increase in these services if the development goes ahead.

We understand that the land notated as SA31.2 is one of 30 sites being considered, which together would produce far in excess of the housing stock requirement for the 2031 plan. We are sure that when balanced consideration is given, more appropriate sites must be available.



Dianne & Peter Bain

Encl: drawing 044_L_03, Revision A as extracted from filed Land Registry TPI form property reference WSX6532.



Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1912

Response Ref: Reg19/1912/1

Respondent: Ms S Aston

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Fabulashes Lashes [REDACTED]
Sent: 27 September 2020 20:52
To: ldfconsultation
Subject: Land to the rear of Firlands, Church Road, Scaynes Hill ref DM/20/1053

To whom it may concern,

I wish to strongly object to the proposed plans to develop the land of the rear of Firlands (that slow bears the reference SA31.

The council has clearly not taken into consideration the dangers this will cause the village. Too many cars will be on Church Road. Although the speed limit is 30 MPH, many vehicles go at considerably higher speeds especially around the bend after the village common. There was recently an accident on Nash Lane round the corner from the proposed development which highlights what a dangerous road this can be! There are also pedestrians who regularly walk on the road as there is no pavement. This is particularly true during the wetter months when the village common is wet and muddy.

Large tankers often drive down Nash Lane / Church Road and frequently cause traffic due to the road being so narrow. Recently we had to have one of the trucks back into our neighbours drive so the other tanker could pass! It is simply not acceptable! In addition there are many cyclists and cars seeking to overtake them as soon as they have turned the corner. How can you add more traffic to an already busy road?

The infrastructure is not in place to add another 42 houses. With the Swallows development and this proposed plan, the village will be overdeveloped. Every household is reliant on cars and would cause damage to the beautiful surroundings. There is one shop which forms part of the local garage! There are also frequent queues leading onto the A272 which go as far back as the school due to vehicles parking on street! This is not safe for young children attending the school. The new development will exacerbate this!

By no means do I preach to be an activists however I feel very strongly about the environmental impact this will have on the local area! The area to the rear of Firlands has plenty of deer roaming the grasslands on a daily basis, we often see rabbits and squirrels around. Bats also frequently circulate the area as do stunning birds of prey. In an age where we need to significantly reduce our carbon footprint, adding another housing development with several vehicles per household is atrocious!

Please do reconsider these proposals as this does not appear to be a suitable site. I ask you to throw this proposal out.

Regards,
Suphannee Aston
[REDACTED]

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1919

Response Ref: Reg19/1919/1

Respondent: Ms s Gil

Organisation: Lindfield Rural Parish Council

On Behalf Of:

Category: Town & Parish Council

Appear at Examination? x

Lindfield Rural Parish Council

Chairman:
Trevor Webster

Clerk to the Council:
Mr Santi Gil

Millennium Village Centre
Lewes Road, Scaynes Hill
West Sussex RH17 7PG
Tel: 01444 831499
email: clerk@lindfieldrural-pc.org.uk
www.lindfieldrural-pc.org.uk



28th September 2020

Dear Sir / Madam,

LINDFIELD RURAL PARISH COUNCIL - RESPONSE TO MSDC SITE ALLOCATION PLAN

Lindfield Rural Parish Council (LRPC) welcomes the opportunity to comment on the MSDC Site Allocation Plan. The plan is a very important document in determining the future development sites, both in the areas of employment and housing through to 2031.

In considering the sites selected we recognise that in accordance with the District Plan, evaluations have been made on each of the sites, initially in the October /November Consultation 2019 exercise and the conclusions reached are explained in detail within the document; including the 20 houses on the land to the rear of Firlands, Church Road, Scaynes Hill, which fall within the Parish boundary, In doing so we acknowledge the Soundness test has been applied as part of the site allocation plan.

Lindfield Rural Parish Council also believes that the site allocation plan reflects a balanced spread of different sites in the 4 categories identified in the plan and it would be completely wrong to make changes, given the lengthy and detailed consideration that has already been given to plan. It is also vitally important that MSDC strongly resists any attempt by developers to add sites to the list or replace a site with an alternative proposal.

Furthermore, there needs to be recognition that within the Parish Council Rural Community, there has already been a significant contribution to increasing the housing stock, with a number of ongoing and approved developments that have been given planning permission such as Lindfield Meadows, The Swallows, High Beech Lane and Walstead Park etc. Therefore, to include any additional developments would be unreasonable and seriously damage the rural community as we know it today. This is against a background where the Parish has already seen an significant increase in new housing stock over recent years at sites such as Heathwood Park and in Lyoth Lane and when added to the other sites mentioned in this paragraph it shows an increase of 611 houses. We also note that in February 2020 it was confirmed that the District Council had achieved 95% in the Housing Delivery Test.

On the wider issue of the infrastructure to support these developments, it is crucially important that MSDC and the Planning Inspectorate understands that the infrastructure surrounding many of these proposed developments are already vulnerable; recognising that by adding more homes would exasperate the situation in maintaining the sustainability of public services. A good example of such vulnerability is highlighted by the events in

August 2020 where different areas of Mid Sussex were without water for nearly a week as South East Water were unable to provide running water in the normal way.

LRPC therefore strongly urge MSDC to not make any changes the Site Allocation Plan for the reasons listed above.

Yours sincerely

Santi Gil

Clerk to Lindfield Rural Parish Council.

1998

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 1998

Response Ref: Reg19/1998/1

Respondent: Mr I Lawrence

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Ian Lawrence
Address	[REDACTED]
Email	[REDACTED]
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA31
Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate	No
(1) Positively prepared	Unsound
(2) Justified	Unsound
(3) Effective	Unsound
(4) Consistent with national policy	Unsound

Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD

We object to this proposed site;

We live in Downs View Close which directly backs on to the proposed site. When we purchased the house we were informed that the planning permission was granted as purely an infill between the houses either side of the site and the garden line had to follow existing line of those around. We even spoke to the planning department who stated it was "highly unlikely" that planning permission would be granted on the field because it was outside the built up area. We knew that planning had been granted to convert a former outbuilding. This was then changed on three further occasions making it bigger, moving the plot and then making bigger again. This was then followed by a planning application for an additional two houses in the field.

This additional proposed site is unacceptable. We have seen the SHELA site grow in size through the various stages of the process and it now includes a covenanted field that sits directly behind our close which is misrepresenting the plans and is incorrect.

The properties in Downs View Close will all be overlooked from the proposed properties as will some of the properties also backing onto the field by the houses proposed on the covenanted area.

I cannot understand how the existing entrance to Downs View Close has been viewed as acceptable for an additional 30+ houses. Driving down Church Road you would complete a right hand turn into Downs View Close for which you would have no sight line to the proposed site entrance, then complete another right hand 90° blind turn followed by a 90° left hand turn which would then give you sight to the site, not ideal entrance for 60+ cars trying to get through a single track driveway.

I note that in one of the documents it is said that the entrance to Downs View Close could be moved, how can this happen if, on the planning approval for Downs View Close there was a requirement for some 30m+ splayed view, moving the entrance would reduce this sight to less than that.

Cars already travel at speed along Church Road especially coming round the blind bend from Nash Lane so we exit with caution every time.

I do not agree with the calculated number of car movements for the proposed site.

In the darker winter months and at night our house would be lit up by every car that comes into the existing entrance to the Close.

Currently no lorries enter the Close, including refuse lorries, despite the fact that this was originally proposed in the purchase contract, all residents take their bins to the entrance of the Close. When lorries have entered the Close to gain access to the current development site they have struggled to get in without multiple attempts. If we have had deliveries anything bigger than a van, don't want to enter the Close and stop on the road. This is not ideal on an already busy road. If a fire engine was needed this would be an interesting manoeuvre!

The proposed site is extending into the open countryside and outside the built up boundary of current properties in the village.

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.

I do not think the site is viable option in its current state.

If you wish to provide further documentation to support your response, you can upload it here	
If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination	No, I do not wish to participate at the oral examination
Please notify me when-The Plan has been submitted for Examination	yes
Please notify me when-The publication of the recommendations from the Examination	yes
Please notify me when-The Site Allocations DPD is adopted	yes
Date	27/09/2020

2065

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2065

Response Ref: Reg19/2065/16

Respondent: Mr A Black

Organisation: Andrew Black consulting

On Behalf Of: Denton - Horsham Road

Category: Promoter

Appear at Examination? x



Mid Sussex District Council

Draft Site Allocations DPD (Regulation 19)
Consultation

Representation on behalf of Denton Homes – Land
North of Horsham Road, Pease Pottage

September 2020

SA28 Land South of The Old Police House, Birchgrove Road, Horsted Keynes

- 5.43 No comments.

SA 29 Land south of St. Stephens Church, Hamsland, Horsted Keynes

- 5.44 No comments.

SA 30 Land to the north Lyndon, Reeds Lane, Sayers Common

- 5.45 The sustainability of this site has been considered in the SA which sets out that the site is more than 20 minutes away from services such as GP and the School. It is therefore not considered that the development of this site would be justified in sustainability terms.
- 5.46 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 31 Land to the rear Firlands, Church Road, Scaynes Hill

- 5.47 The site is located within the Building Stone (Cuckfield) Mineral safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 32 Withypitts Farm, Selsfield Road, Turners Hill

- 5.48 No comments.
- 5.49 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 33 Ansty Cross Garage, Cuckfield Road, Ansty

- 5.50 This site is not considered to be a sustainable location. A total of four separate sites were considered within Ansty with this being the only one accepted. The only difference between this and the other sites was that this scored slightly higher in the SA due to it being PDL. Whilst this is correct it is not considered that the PDL nature of this site makes it appropriate for allocation within the Sites DPD.

2067

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2067

Response Ref: Reg19/2067/17

Respondent: Mr A Black

Organisation: Andrew Black consulting

On Behalf Of: Denton Homes - Butlers green

Category: Promoter

Appear at Examination? x



Mid Sussex District Council

Draft Site Allocations DPD (Regulation 19)
Consultation

Representation on behalf of Denton Homes – Land
North of Butlers Green Road, Haywards Heath

September 2020

SA28 Land South of The Old Police House, Birchgrove Road, Horsted Keynes

- 5.43 No comments.

SA 29 Land south of St. Stephens Church, Hamsland, Horsted Keynes

- 5.44 No comments.

SA 30 Land to the north Lyndon, Reeds Lane, Sayers Common

- 5.45 The sustainability of this site has been considered in the SA which sets out that the site is more than 20 minutes away from services such as GP and the School. It is therefore not considered that the development of this site would be justified in sustainability terms.
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2079

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2079

Response Ref: Reg19/2079/19

Respondent: Mr A Black

Organisation: Andrew Black consulting

On Behalf Of: Vanderbilt Homes - Hurstwood HH

Category: Promoter

Appear at Examination? x



Mid Sussex District Council

Draft Site Allocations DPD (Regulation 19)
Consultation

Representation on behalf of Vanderbilt Homes –
Land at Junction of Hurstwood Lane and Colwell
Lane, Haywards Heath

September 2020

SA 30 Land to the north Lydon, Reeds Lane, Sayers Common

- 5.41 The sustainability of this site has been considered in the SA which sets out that the site is more than 20 minutes away from services such as GP and the School. It is therefore not considered that the development of this site would be justified in sustainability terms.
- 5.42 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 31 Land to the rear Firlands, Church Road, Scaynes Hill

- 5.43 The site is located within the Building Stone (Cuckfield) Mineral safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 32 Withypitts Farm, Selsfield Road, Turners Hill

- 5.44 The site is within the AONB and it is considered it is inappropriate to allocate this site for development without thorough appraisal of reasonable alternatives as previously set out.
- 5.45 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 33 Ansty Cross Garage, Cuckfield Road, Ansty

- 5.46 This site is not considered to be a sustainable location. A total of four separate sites were considered within Ansty with this being the only one accepted. The only difference between this and the other sites was that this scored slightly higher in the SA due to it being PDL. Whilst this is correct it is not considered that the PDL nature of this site makes it appropriate for allocation within the Sites DPD.

2080

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2080

Response Ref: Reg19/2080/21

Respondent: Mr A Black

Organisation: Andrew Black consulting

On Behalf Of: Vanderbilt homes - CDR

Category: Promoter

Appear at Examination? x



Mid Sussex District Council

Draft Site Allocations DPD (Regulation 19)
Consultation

Representation on behalf of Vanderbilt Homes –
Land South of 61 Crawley Down Road, Felbridge

September 2020

SA 30 Land to the north Lydon, Reeds Lane, Sayers Common

- 6.45 The sustainability of this site has been considered in the SA which sets out that the site is more than 20 minutes away from services such as GP and the School. It is therefore not considered that the development of this site would be justified in sustainability terms.
- 6.46 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 31 Land to the rear Firlands, Church Road, Scaynes Hill

- 6.47 The site is located within the Building Stone (Cuckfield) Mineral safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

SA 32 Withypitts Farm, Selsfield Road, Turners Hill

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SA 33 Ansty Cross Garage, Cuckfield Road, Ansty

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2086

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2086

Response Ref: Reg19/2086/1

Respondent: Mr & Miss S & N Crabb & Serdiuk

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x



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

26 September 2020

Dear Sirs,

Site Allocations Development Plan Document (Regulation 19)

Further to your Draft Site Allocations Development Plan Document we would like to submit our observations specifically with regard to Site SA31: Land to the rear of Firlands, Church Road, Scaynes Hill.

A consideration of up to 20 properties will have a significant increase in traffic flow along and out of Church Road, an already busy, 'cut through' road, used by large HGV lorries and an increasing number of motorists who do not adhere to the 30mph speed limit. The access to the proposed development is located on a blind bend. This increase in traffic will also have an impact on the already dangerous junction from Church Road onto the busy A272, not accounting for the fact that the 50 dwellings in the newly developed Swallows and The Vineyard on Anchor Hill are mostly not yet occupied.

Following on from this observation there is no mention of a pathway from the proposed development along Church Road, putting pedestrians at risk of walking along this busy road.

The plan does not appear to take into account the Restrictive Covenant on the land behind our and our neighbours' properties nor, the Restrictive Covenant granted to the property owners of Downs View Close.

Finally, we do not feel there is sufficient infrastructure in place in Scaynes Hill to support yet another development.

Yours faithfully,

Mr S Crabb & Miss N Serdiuk

2200

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2200

Response Ref: Reg19/2200/1

Respondent: Ms H Morgan

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Holly Morris [REDACTED]
Sent: 28 September 2020 17:56
To: ldfconsultation
Subject: Development church road, Scaynes hill

To whom it may concern,

I wish to object to the proposed plans to develop on the land to the rear of Firlands.

It really concerns me that there will be far too much traffic on Church Road! This road is horribly fast despite being a 30mph toad and there have been accidents caused by people rounding the bends too quickly! There are also horse riders and cyclists who come under constant threat from fast traffic and it has become such a dangerous road. The last thing that is needed is more traffic! We simply cannot cope with it.

The village can not cope with another 42 houses! It is already overdeveloped and we are seeing the detrimental impact of this already. From an environmental perspective we have lots of wildlife in the area which would suffer and it would congest and pollute an already overpopulated green space!

Please do reconsider these proposals as surely this can not be an appropriate site for development!

Regards,
Holly Morgan

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2223

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2223

Response Ref: Reg19/2223/1

Respondent: Mr and Mrs S & P Hills

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Sandra Hills [REDACTED]
Sent: 28 September 2020 15:28
To: ldfconsultation
Subject: Site Allocations Development Plan Document (Regulation 19) - Consultation Response

Categories: [REDACTED]

We wish to comment in response to the draft site allocations development plan document in respect of site SA31: Land to the rear of Firlands, Church Road Scaynes Hill on pages 86/87.

We are surprised to read in the "Access & Transport Statement" (SA31.7) - commissioned by Denton Homes - that additional traffic generated from the potentially sizeable additional development on this site would cause little impact on Church Road. We strongly dispute this for the following reasons:-

1. Church Road is already busy and it is difficult to access onto the A272, particularly at peak and school drop off/collection times of the day, causing queuing traffic along Church Road.
2. Travelling down Church Road from the A272 it is impossible to see oncoming traffic approaching the blind bend near Vicarage Lane/Costells Edge, where parked cars make it necessary to move across the road and two moving vehicles cannot pass.
3. We are also concerned that there is no proposed provision for a pedestrian footway on either side of the stretch of Church Road by the development entrance/exit which will be hazardous for access to and from the proposed dwellings.

The Council has refused applications for larger scale development on this site over many years due to the restraints of the rural vicinity and highways limitations, and we urge the Council to fully evaluate for themselves the impact this proposed development will undoubtedly have on Church Road and Scaynes Hill's infrastructure, and not rely on reports provided to them by developers which include unrealistic estimations.

Whilst we sincerely hope it does not, in the event this development continues to the next phase of consideration we ask the Council to resist any attempts to add new sites to the list or replace one with a scheme which could seriously detract from the existing rural characteristics of the vicinity which lies within the "Countryside Area of Development Restraint".

Sandra & Peter Hills
[REDACTED]

2254

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2254

Response Ref: Reg19/2254/1

Respondent: Mr and Mrs J & J Walters

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

24^d September 2020

Planning Policy
Oaklands Road
Haywards Heath
RH16 1SS



Dear Sir/Madam,

I am writing in objection to the plans for 18 new houses (land at the rear of Firlands, Church Road, Scaynes Hill – SA31

My objections are two fold

1. The plans appear to be in direct contravention to the restrictive covenants that are in place behind our house and corresponding neighbours' houses.

My understanding is that these covenants prohibit new buildings in these specific areas and therefore am surprised to see these plans ignoring them.

2. As a father of three small children, and a keen environmentalist I am hugely concerned with the prospect of the additional traffic, generated by the proposed new houses, entering and exiting a very small area. Church Road (Scaynes Hill) is already heavily used by large lorries, commuters, and school drop offs. The road junctions with the busy Lewes road which can be treacherous at peak times. This needs thought and consideration if more dwellings are planned.

When we first moved to the village of Scaynes Hill we were under the distinct impression that only three additional houses had been planned for this land. To now see that increased to 20, plus the new estate next to the Farmers pub, we feel Scaynes Hill is been burdened unfairly for new Housing Development plan.

We look forward to reading the review of the independent assessment.

Yours Faithfully.

Jon & Joanna Walters

2305

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2305

Response Ref: Reg19/2305/1

Respondent: Mr & Miss D & L Rumsey-Williams & Hatley

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Hatley Print [REDACTED]
Sent: 28 September 2020 19:41
To: ldfconsultation
Subject: SA31 Land Behind Firlands Scaynes Hill

RE: SA31 Land Behind Firlands Scaynes Hill

To whom it may concern,

We are writing to express our concerns and our objection to the proposed development of the land behind Firlands in Scaynes Hill. It has been brought to our attention that there are plans to construct up to 42 houses on this piece of wildlife rich land, which would surely go against any ecological commitments that the MSDC has made.

Despite requesting updates, we have not been kept up to date directly of the developments from the MSDC and there is a feeling that this has been pushed through behind closed doors without proper consultation with residents.

I understand that a traffic report has been produced in order to support the development. Anyone who has driven down Church Road will appreciate the cluttered nature of the road – with parked cars on both sides, pedestrians crossing without pavements, cyclists ducking in and out of stationary cars and a lot of large lorries coming off the A272, exceeding the 30 mph limit. There have been serious accidents along here and it is only a matter of time before a fatal incident takes place. The addition of more houses, increasing the population and therefore traffic, is of great concern. I would support an independent impartial traffic report.

Scaynes Hill has poor infrastructure, there is no post office or village shop, no pavements along large sections of road, limited public transport provision, there is no doctors surgery – in fact the nearest one taking new patients is nearly 5 miles away in Newick. Residents are certainly reliant on their cars (generally 2 per household) and this will be no different for those in any new development which the local infrastructure is not adequate to accommodate, despite already seeing a large increase in new homes with The Swallows development.

Furthermore, it is quite incredible that documented covenants put in place for properties along Downsview Close have been entirely ignored by MSDC in order to push this development forward under the guise of filling quotas, without due consideration of local residents and indeed the wider community and environmental effect on landscapes flora & fauna.

We urge you to reject this development.

With Regards,

Louise Hatley & Daniel Rumsey-Williams

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

2337

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2337

Response Ref: Reg19/2337/1

Respondent: Mr J Todd

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Jarvis Todd [REDACTED]
Sent: 28 September 2020 19:02
To: ldfconsultation
Subject: Land to the rear of Firlands, Church Road, Scaynes Hill ref DM/20/105

Dear Sir / Madam

I'm compelled to register the fullest possible objection to that fact that you are even considering Denton Properties expansion plans into the land at the rear of Firlands, Church Road.

As I understand, this application is in breach of a number legal covenants - many of which were explicitly used by the developer to sell the first four houses of their Church Road development. I believe this in itself would be a scandal and certainly raise serious questions over the impartiality and integrity of our local planning department.

In addition there is simply no justification for further burdening Church Road with even more traffic. As it currently stands this is already becoming a dangerous traffic "hotspot" with; a lack of parking, concealed entrances, school children, insufficient speed restrictions, dangerous and limited access to the 272, limits on two way passing of car and the frequency of heavy vehicles travelling to and from the numerous industrial sites at the end of Nash Lane.

Naturally there'll be an adverse environmental element along with the obvious lack of additional infrastructure required to accommodate the over expansion of Scaynes Hill. It's to be noted that we are about to absorb and additional 50 homes – the impact of which has clearly not even been considered.

I would certainly expect the planning department to make personal representation to the residents of Scaynes Hill before this application goes any further and I will of course ensure a copy of this email is send to our local MP.

With regards

Jarvis Todd
[REDACTED]

2340

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2340

Response Ref: Reg19/2340/1

Respondent: Ms J Clarke

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: JUDY CLARKE [REDACTED]
Sent: 28 September 2020 21:50
To: ldfconsultation
Subject: re: SA 31 Land Behind Firlands Scaynes Hill

Dear Sirs, I am absolutely flabbergasted that our objections to development have so far been totally ignored. My main objection, apart from application to build on previously designated green belt land in first place, is that Nash Lane, Church Road, simply cannot cope with even more traffic trying to join an already very busy A272, particularly early mornings and early evenings and when there is a delivery of cars to the showroom at top of Church Road. So more housing would inevitably generate even more traffic if a planning application is passed. May I suggest that a traffic survey is carried out before even considering this application and that I am advised when and what time it will take place so that I can be there too.to monitor the serious problems created by excess traffic and HGV in Church Road and Nash Lane. It is a complete nightmare.

Yours faithfully,
Judith Clarke

2367

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2367

Response Ref: Reg19/2367/1

Respondent: Ms K Fraser

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Broth and Butter [REDACTED]
Sent: 28 September 2020 22:39
To: ldfconsultation
Subject: Firlands development plans.

To whom it may concern:

I am writing regarding plans to develop the site behind Firlands in Scaynes Hill, which have only recently been brought to my attention.

I am concerned that the proposed development is a total over-development of a completely inappropriate site. Whilst the proposed site is within village boundaries, it is a total departure from the existing ribbon of development, building into open agricultural land which is enjoyed by all manner of nature, deer, pheasant and foxes, as well as pipistrelle bats. It's a perfect carbon sink in the heart of our village, not a barren piece of wasteland. Surely such a development, whilst helping MSDC's allotted quota, must be at odds with its ecological commitments?

Putting such a number of new houses into such a village which has already seen a 10% increase in homes in the last year from The Swallows development, isn't sustainable from an infrastructure perspective, as we have little to no infrastructure, no real shop, no doctor's surgery and precious little in the way of public transport links. Such a number of houses would dramatically increase the village's CO2 contributions whilst stripping it of a valuable carbon sink. Not having a car or two per household whilst living in Scaynes Hill is not an option.

This brings me neatly on to how congested Church Road is currently with long waiting times onto the A272 with cars dipping in and out of parked cars of both residents and school drop offs. Another 20 or 30 vehicles pulling out of a close onto a congested road, opposite a school isn't fair or safe, particularly with the weight of large tankers that are already pushed down this road.

The covenants protecting the land appear to be being ridden roughshod over which is desperately unfair and entirely undemocratic.

I don't think this objection has anything to do with nimbyism, but rather just tries to highlight some of the shortcomings of the site. I'm no housing expert, but even I would judge this site to be highly inappropriate and ask that it is reconsidered.

Yours

Kate Fraser

2423

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA31

ID: 2423

Response Ref: Reg19/2423/1

Respondent: Mr & Mrs G & C de Lande Long

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Graeme de Lande Long
On behalf of	Myself and my wife Cilla de Lande Long
Address	[REDACTED]
Email	[REDACTED]
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA31
Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate	Yes
(1) Positively prepared	Sound
(2) Justified	Unsound
(3) Effective	Sound
(4) Consistent with national policy	Unsound

Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD

Policy SA31 (p86-7) Land to the rear of Firlands, Church Road, Scaynes Hill

The reasons for choosing this site in the Medium Sized Village (MSV) settlement category over any other sites is not made clear. It would appear that the only reason for choosing this site over others in this category is that it is owned by a housing developer keen to build houses in this location regardless of suitability or appropriateness of the site itself. Why have no allocations have been made for other MSV settlements such as Albourne, Balcombe, Bolney, Pease Pottage, Sharpthorne and West Hoathly? I assume that this is because no developer already owns land adjacent to those villages on which to build. To use this criterion to chose where to put houses is undemocratic and undermines the planning process.

Reading the text of SA31 reinforces this point as there are contradictions which make clear that no real assessment of the suitability of this site for development has been made. Under Objectives it states " .. focusing development on the more level eastern portion of the site, set within a new landscape structure to contain the new housing and limit the impact on the wider landscape. ...", while under Urban Design Principles it states "Ensure development works with the grain of the landscape, focusing built form within the flatter western area of the site, avoiding the need for cut and fill to address topographical constraints." This contradiction gives no confidence that any real or meaningful assessment of suitability of this site has been undertaken.

This site falls within Lindfield Rural Parish Council. The Neighbourhood Plan for Lindfield and Lindfield Rural Parish Councils (2014-2031) prepared in accordance with the 2011 Localism Act and approved in 2016 Policy 1 states:

Policy 1: A Spatial Plan for the Parishes

Only development proposals within the built up area boundaries of Lindfield and Scaynes Hill, as shown on the Proposals Map, will be supported and the re-use of previously-developed sites will be encouraged, provided that the development is appropriate in scale, massing, and character, and that the proposals for development have had due regard to the policies contained elsewhere in this Plan and the Local Development Plan.

Furthermore the policy states "... no additional sites adjoining the settlements were promoted or identified as potentially suitable for housing development that were not already consented or for which planning applications had been made to MSDC."

The proposed site identified by SA31 lies outside the built up area boundary of Scaynes Hill and is therefore contrary to the approved Neighbourhood Plan and is allowing building on greenfield land without any exceptional factors to justify it.

Scaynes Hill has recently (2019-20) had constructed 55 new homes in the Swallows development behind the Farmers pub off the A272, expanding the number of dwellings in the village by over 10%. This was also greenfield land outside the built up area of the village, but was allowed as the outline application for this site pre-dated the approved Neighbourhood Plan. To have another 20 dwellings added on top of this does not seem reasonable or fair to Scaynes Hill.

The traffic along Church Road, which serves the local primary school is already too heavy with often long queues waiting to get onto the A272. To add traffic to serve another 20 houses would make this even worse.

For the reasons above I strongly object to the inclusion of SA31 in the final Site Allocations DPD.

If you wish to provide further documentation to support your response, you can upload it here	
If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination	No, I do not wish to participate at the oral examination
Please notify me when-The Plan has been submitted for Examination	yes
Please notify me when-The publication of the recommendations from the Examination	yes
Please notify me when-The Site Allocations DPD is adopted	yes
Date	28/09/2020