

## SA33: Ansty Cross Garage, Cuckfield Road - Index by ID Number

ID	Respondent	Organisation	BehalfOf	Respondent Category	Participate
617	Ms E Bennett	Ansty and Staplefield Parish Council		Town & Parish Council	<input type="checkbox"/>
713	Mrs H Hyland	Environment Agency		Statutory Consultee	<input type="checkbox"/>
743	Mr T Rodway	Rodway Planning	Fairfax - various	Developer	<input type="checkbox"/>
765	Dr I Gibson			District Councillor	<input checked="" type="checkbox"/>
1427	Ms L Hirons			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"/>

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA33

**ID:** 617

**Response Ref:** Reg19/617/1

**Respondent:** Ms E Bennett

**Organisation:** Ansty and Staplefield Parish Council

**On Behalf Of:**

**Category:** Town & Parish Council

**Appear at Examination?** x

<b>Name</b>	Elizabeth Bennett
<b>Job title</b>	Clerk
<b>Organisation</b>	Ansty and Staplefield Parish Council
<b>Address</b>	[REDACTED]
<b>Phone</b>	[REDACTED]
<b>Email</b>	[REDACTED]
<b>Name or Organisation</b>	Ansty and Staplefield Parish Council
<b>Which document are you commenting on?</b>	Site Allocations DPD
<b>Sites DPD Policy Number (e.g. SA1 - SA38)</b>	SA 33
<b>Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate</b>	Yes
<b>(1) Positively prepared</b>	Sound
<b>(2) Justified</b>	Unsound
<b>(3) Effective</b>	Unsound
<b>(4) Consistent with national policy</b>	Sound
<b>Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD</b>	<p>The Parish Council strongly object to the proposed site allocation at Ansty Cross Garage, which was not allocated in the Neighbourhood Plan. During the creation of the Ansty and Staplefield Parish Council Neighbourhood Plan, residents accepted that a small number of appropriate houses could benefit the village. However, with developments at Deaks Lane, Ansty Cross pub, Crouch Fields, Bolney Road as well as 3500 houses just to the south of Ansty, the Parish Council feel that is more than enough. The little roundabout in the centre of Ansty is already overloaded. The petrol station has access close to the roundabout and so does Crouch Fields. A new development at the garage would cause more congestion and increase the risk of an accident. The roundabout will inevitably see a surge in traffic when the Northern Arc is built, despite the mitigation measures.</p> <p>Ansty has no pub and very limited public transport. It does not need any more houses.</p> <p>The agent for the new affordable homes at Upton Drive, Bolney Road, Ansty has had difficulty in securing tenants and shared owners. None were forthcoming from residents in the parish. Ansty has taken more than its share of new homes.</p> <p>Ansty and Staplefield Parish Council would also like to lend its support to the objections raised by Cuckfield Parish Council in their paper submitted to you. In particular, they are concerned at the possible underestimate of the number of windfall homes that are likely to come forward which leads to an overestimate of the number of houses and sites that need to be allocated in the site allocations DPD.</p>
<b>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.</b>	The Ansty Cross Garage site should be removed from the plan, for the reasons stated above.

<b>If you wish to provide further documentation to support your response, you can upload it here</b>	
<b>If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination</b>	No, I do not wish to participate at the oral examination
<b>Please notify me when-The Plan has been submitted for Examination</b>	yes
<b>Please notify me when-The publication of the recommendations from the Examination</b>	yes
<b>Please notify me when-The Site Allocations DPD is adopted</b>	yes
<b>Date</b>	21/09/2020

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA33

**ID:** 713

**Response Ref:** Reg19/713/7

**Respondent:** Mrs H Hyland

**Organisation:** Environment Agency

**On Behalf Of:**

**Category:** Statutory Consultee

**Appear at Examination?** x

<b>Name</b>	Hannah Hyland
<b>Job title</b>	Planning Specialist
<b>Organisation</b>	Environment Agency
<b>Address</b>	Environment Agency Oving Road Chichester West Sussex PO20 0AG United Kingdom
<b>Email</b>	hannah.hyland@environment-agency.gov.uk
<b>Name or Organisation</b>	Environment Agency
<b>Which document are you commenting on?</b>	Site Allocations DPD
<b>Sites DPD Policy Number (e.g. SA1 - SA38)</b>	SA33 - Ansty Cross Garage, Ansty
<b>Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate</b>	Yes
<b>(1) Positively prepared</b>	Sound
<b>(2) Justified</b>	Sound
<b>(3) Effective</b>	Sound
<b>(4) Consistent with national policy</b>	Sound
<b>Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD</b>	We are pleased that the policy has been updated and the requirements ensure that any risk to groundwater from the historic use of the site will be fully considered through redevelopment. this is particularly important due to the site being located on a secondary aquifer.
<b>If you wish to provide further documentation to support your response, you can upload it here</b>	
<b>If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination</b>	No, I do not wish to participate at the oral examination
<b>Date</b>	23/09/2020

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA33

**ID:** 743

**Response Ref:** Reg19/743/11

**Respondent:** Mr T Rodway

**Organisation:** Rodway Planning

**On Behalf Of:** Fairfax - various

**Category:** Developer

**Appear at Examination?** x

**From:** Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>  
**Sent:** 28 September 2020 16:57  
**To:** ldfconsultation  
**Subject:** Reg 19 Representations - Site Allocations DPD Consultation  
**Attachments:** Reg 19 reps - Fairfax 280920.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir/Madam

On behalf of Fairfax Acquisitions Limited, please find attached our representations in respect of the above.

I would be grateful if these could be acknowledged.

Yours faithfully,

**TIM RODWAY**  
DIRECTOR / M +44 (0)7818 061220



**RODWAY PLANNING CONSULTANCY / T +44 (0)1273 780 463 / [RODWAYPLANNING.CO.UK](http://RODWAYPLANNING.CO.UK)**

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Planning Policy  
Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS  
**VIA EMAIL ONLY**

28<sup>th</sup> September 2020

Dear Sir/Madam

### **Site Allocations DPD - Regulation 19 Consultation**

Rodway Planning Consultancy are instructed by our clients, Fairfax Acquisitions Limited, to continue to promote sites in their control for residential development purposes.

These representations relate to the following sites:

- *SHELAA Site Reference: 63* – **Land north of Riseholme, Broad Street, Cuckfield**
- *SHELAA Site Reference: 207* – **Land at Dirty Lane/Hammerwood Road, Ashurst Wood**
- *SHELAA Site Reference: 495* – **Butchers Field, south of Street Lane, Ardingly**
- *SHELAA Site Reference: 568* – **Middle Lodge, Lindfield Road, Ardingly**
- *SHELAA Site Reference: 573* – **Batchelors Farm, Keymer Road, Burgess Hill**
- *SHELAA Site Reference: 634* – **Land west of Dirty Lane, Ashurst Wood**
- *SHELAA Site Reference: 781* – **Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes**
- *SHELAA Site Reference: 839* – **Land at Hazeldene Farm, north of Orchard Way, Warninglid**

It will be noted that Fairfax are also promoting the sites at **Ansty Cross Garage, Ansty** (*SHELAA site ref: 644*); and at **Woodfield House, Isaacs Lane, Burgess Hill** (*SHELAA site ref: 840*)

Both of these sites are included in the submission DPD as allocated sites (*see Policies SA33 and SA17 respectively*). We support the inclusion of these allocations.

We have recently provided the Local Authority with a separate, and specific representation update in relation to the site at Ansty Cross Garage (our letter [and enclosures] dated 24<sup>th</sup> July 2020 refers), and we wish to make no further remarks at this stage in this respect.

With relation to Woodfield House, the Council will be aware that Outline planning permission has now been granted for a scheme of 30 dwellings on this site (application DM/19/3769 refers), and we will not be providing any further comments in respect of this site either.

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We have had the opportunity to fully review the updated version of the DPD and the revised Sustainability Appraisal report. Accordingly, we wish to make the following comments in respect of the submission version of the Site Allocations DPD:

[REDACTED] on behalf of our clients, we continue to **object** to the DPD, and its omission of [REDACTED] sites as allocations for future residential development. The detailed justification for our objection in respect of these sites is set out in our previous submissions, dated November 2019, in relation to the Regulation 18 public consultation. Essentially, we consider that the sites that are in our client's control to be suitable for residential redevelopment, and each merits inclusion within the Allocations DPD.

The submission version of the DPD is considered to be immaterially different from the previous Regulation 18 version of the plan, which was subject to public consultation in late 2019. It is understood that this consultation process elicited in excess of 1,300 responses from interested parties.

The Council will have assessed these responses and are required to have updated the DPD and its evidence base on this basis. It is understood that updated transport evidence accompanies the submission draft Site Allocations DPD to address comments made during the Reg 18 consultation. This includes a revised Strategic Transport Assessment (February 2020), prepared by transport consultants SYSTRA, with input from West Sussex County Council and Highways England.

However, the changes to the DPD appear to be negligible, with the main policies and allocations remaining almost identical to that set out within the Reg 18 version. The Reg 19 version has only minor amendments to policy wording (to add clarity or additional requirements to site policies). No new sites have been added, and all the previous proposed allocations remain. This is disappointing given the evidence we have previously provided relating to the suitability of our clients sites, and the flaws in the analysis work that underpins the allocation of some of the included sites (for example, the sites on land south of Burgess Hill).

We note that the DPD seeks to meet the residual housing needs following adoption of the District Plan in 2018. The District Council advise that the residual figure is currently 1,280 units. The housing proposed to be allocated by the submission draft Site Allocations DPD is 1,764 dwellings, which represents an over-supply of 484 dwellings when compared with the residual requirement. Although any over-supply is welcomed, in order to provide resilience and flexibility, we strongly contend that the DPD does not go far enough in this respect. This therefore represents a missed opportunity to boost the supply of housing in the District over the coming years, thereby strengthening the District's currently marginal 5-year housing land supply position.

In this respect it is essential that the housing need context is considered. We note that the current District Plan requirement is 876 units per annum, rising to 1,090 units per annum (by DP4 refers). However, the current standard method for calculating a total of 1,114 dwellings should be provided in Mid Sussex each year, if the District's proposed new standard method is applied, this increases further to 1,305 units per year. Importantly, it is understood that the District's average delivery over the past 3 years has been just 760 dwellings per year.

Without taking the presented opportunity to allocate a significant level of housing now (in the DPD), there is a considerable, and tangible risk, that Mid Sussex will find itself with a significant housing shortfall in the coming years, which will bring with it social and economic implications, as well as the Development Plan policies relating to housing becoming out-of-date by virtue of Paragraph 11 of the NPPF. We urge the Inspector to reject the DPD as currently proposed.

When considering individual sites for allocation, we maintain our position that **ALL** of the Fairfax sites are suitable for residential development. We can confirm that these sites all remain available, sustainable and deliverable and should be allocated for residential redevelopment. The District Council's DPD provides the mechanism for acting on this positive recommendation.

As part of our previous submissions, we have demonstrated that development of the Fairfax sites would accord with the requirements of national planning policy, principally in that they would provide sustainable development without compromising the District's overarching development strategy, or adversely impacting on landscape quality and other matters of importance.

As currently submitted, we therefore do not consider that the submission version of the DPD is sound. We submit that the DPD should be revised so as to allocate sites that will deliver a significantly increased housing provision, so as to meet the housing needs of the District, when taking into account market signals, improve affordability, and help meet the unmet affordable housing needs of the District.

This will require the allocation of further sites (including those promoted by our clients) for future residential development. This revised strategy would represent a more robust approach to meeting the District Council's significant need for new housing.

We would be grateful if we could continue to be informed of the DPDs progression, and be given the opportunity to make further written representations if or when possible. We would also like to confirm that we would like the opportunity to be present at any Examination Hearings, with a view to making verbal representations to the Planning Inspector if required.

Yours faithfully,



Tim Rodway  
Director

*c.c. Fairfax Acquisitions Limited*

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA33

**ID:** 765

**Response Ref:** Reg19/765/6

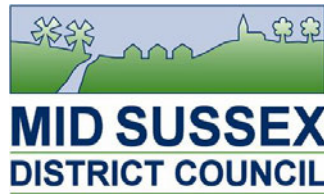
**Respondent:** Dr I Gibson

**Organisation:**

**On Behalf Of:**

**Category:** District Councillor

**Appear at Examination?** ✓



## **Site Allocations Development Plan Document Regulation 19 Submission Draft Consultation Form**

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

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

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

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

The Site Allocations DPD is available to view at:

[www.midsussex.gov.uk/planning-building/development-plan-documents/](http://www.midsussex.gov.uk/planning-building/development-plan-documents/)

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

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

**Please return to Mid Sussex District Council by midnight on 28<sup>th</sup> September 2020**

### **How can I respond to this consultation?**

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

[www.midsussex.gov.uk/planning-building/development-plan-documents/](http://www.midsussex.gov.uk/planning-building/development-plan-documents/)

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

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

**E-mail:** [LDFconsultation@midsussex.gov.uk](mailto:LDFconsultation@midsussex.gov.uk)

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

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

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### 1. Personal Details

Title	<input type="text" value="DR"/>
First Name	<input type="text" value="IAN"/>
Last Name	<input type="text" value="GIBSON"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<input type="text"/>
Respondent Ref. No. (if known)	<input type="text"/>
On behalf of (where relevant)	<input type="text" value="SELF"/>
Address Line 1	<input type="text" value="████████"/>
Line 2	<input type="text" value="████████████████"/>
Line 3	<input type="text" value="████████████"/>
Line 4	<input type="text" value="██████████"/>
Post Code	<input type="text" value="██████"/>
Telephone Number	<input type="text" value="████████"/>
E-mail Address	<input type="text" value="████████████████████"/>



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

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

## Part B – Your Comments

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

**Name or Organisation:** IAN GIBSON

### 3a. Does your comment relate to:

Site Allocations DPD	<input checked="" type="checkbox"/>	Sustainability Appraisal	<input checked="" type="checkbox"/>	Habitats Regulations Assessment	<input type="checkbox"/>
Community Involvement Plan	<input type="checkbox"/>	Equalities Impact Assessment	<input type="checkbox"/>	Draft Policies Maps	<input type="checkbox"/>

### 3b. To which part does this representation relate?

Paragraph	<input type="text"/>	Policy SA	<input type="text" value="21, 22, 26, 27, 33 &amp; 32"/>	Draft Policies Map	<input type="text"/>
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### 4. Do you consider the Site Allocations DPD is:

4a. In accordance with legal and procedural requirements; including the duty to cooperate. Yes ☐ No ☐

4b. Sound Yes ☐ No ☒

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

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



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

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

1. The Site Allocations DPD is inconsistent with the spatial strategy set out in Policies DP4 and DP6 of the Mid Sussex District Plan because it allocates sites in settlements that have already met and exceeded their minimum requirement housing 'target' without demonstrating that settlements that have not met their 'target' do not have sufficient sustainable sites to meet the Residual Housing Requirement. See appendix for detailed explanation.
2. The Site Allocations DPD is inconsistent with Policy DP16 of the Mid Sussex District Plan because it allocates a site in the North Weald AONB.

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

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

1. Sites SA21, SA22, SA26, SA27 and SA33 should be deleted from the list of Additional Housing Allocations (SA11) and should not be allocated as they are all in settlements that have met and exceeded their DP6 target. Deleting these five sites will reduce the number of new dwelling sites provided by the Site Selection DPD by 129. The number of new dwelling sites that would then be provided (1,635) is still 355 (28%) more than the Residual Housing Requirement (1,280). Therefore, deleting the five sites does not increase the risk that the District Plan minimum Requirement (16,390) will not be achieved.
2. Site SA32 should be deleted from the list of Additional Housing Allocations (SA11) and should not be allocated as it lies within the AONB and is contrary to DP16. Deleting this site will further reduce the number of new dwelling sites provided by the Site Selection DPD by 16. The number of new dwelling sites that would still be provided (1,619) is still 339 (26%) more than the Residual Housing Requirement (1,280). Therefore, deleting the site does not increase the risk that the District Plan minimum Requirement (16,390) will not be achieved.

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

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

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

☐

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

☒

**Yes**, I wish to participate at the oral examination

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

To provide clarification as required.

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

**10. Please notify me when:**

(i) The Plan has been submitted for Examination

☒

(ii) The publication of the recommendations from the Examination

☒

(iii) The Site Allocations DPD is adopted

☒

Signature:

Ian Gibson

Date:

27<sup>th</sup> September 2020

**Thank you for taking time to respond to this consultation**

## Comments on Draft Site Allocations DPD (Regulation 19) Consultation

The Mid Sussex District Plan sets out a clear spatial strategy for where new homes should be built based on the 27 towns, villages and hamlets ("settlements") in the District. The settlements are divided into four categories by size and District Plan Policy DP4 sets a target (a 'Minimum Requirement') for the number of new homes in each category. Policy DP6 then sets a target for the number of new homes that represents sustainable development for each of the 27 settlements. It is an inescapable fact that if every settlement met its DP6 target, then the District would meet its overall target of 16,390 new homes.

The number of new homes that each settlement will deliver over the plan period has been calculated by adding the number of new homes already built since 2014, the number for which planning permission has been granted and the number on sites allocated in Neighbourhood Plans. In April 2020 this arithmetic showed that 14 of the 27 settlements had met their DP6 'target'; as indicated by a "0" against the settlement in Table 3. of the Sustainability Appraisal Non-Technical Summary. In fact collectively these 14 settlements had exceeded their 'target' by over 670 new homes. The methodology used by Mid Sussex in to the DPD does not credit these excess homes against the DP4 targets for each settlement category. For example, if excess new homes were credited, the category 2 settlements have together delivered the full category 2 target despite the shortfall in Cuckfield.

It would be reasonable to assume that the settlements which have already met and exceeded their DP6 target would be spared any further site allocations if the DPD Residual Housing Requirement can be achieved without this. However, the methodology adopted by Mid Sussex did not test whether the DPD Residual Housing Requirement could be met from sites in settlements that had not met their DP6 target by April 2020. Instead five of the 'over-performing' settlements have been allocated sites totaling 129 new homes:

- Ansty - 12 new homes (Policy SA33)
- Ashurstwood - 12 new homes (Policy SA26)
- Crawley Down- 50 new homes (Policy SA22)
- Handcross- 30 new homes (SA27)
- Haywards Heath- 25 new homes (Policy SA21)

The Site Allocation DPD is therefore unsound because it is inconsistent with policies DP4 and DP6 of the District Plan.

It is relevant that DPD identifies sufficient sites for 1,764 new homes which is 484 (38%) more than the calculated Residual Housing Requirement (1,280). Clearly a small number of additional allocations would be prudent, but the current margin is excessive. It does, however give some flexibility to remove the 5 sites (SA21, SA22, SA26, SA27 and SA33) without prejudicing the ability to deliver the Residual Housing Requirement through the remaining sites which are all in settlements that have not met their DP6 target. This would permit the DPD to be considered 'sound'.

Dr Ian Gibson

Member for Crawley Down and Turners Hill Ward.  
Councillor Worth Parish Council,  
Councillor Turners Hill Parish Council,

**1427**

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA33

**ID:** 1427

**Response Ref:** Reg19/1427/2

**Respondent:** Ms L Hirons

**Organisation:**

**On Behalf Of:**

**Category:** Resident

**Appear at Examination?** x

<b>Name</b>	Louisa Hirons
<b>Address</b>	[REDACTED]
<b>Email</b>	[REDACTED]
<b>Which document are you commenting on?</b>	Site Allocations DPD
<b>Sites DPD Policy Number (e.g. SA1 - SA38)</b>	SA23, SA33
<b>Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate</b>	Yes
<b>(1) Positively prepared</b>	Unsound
<b>(2) Justified</b>	Unsound
<b>(3) Effective</b>	Unsound
<b>(4) Consistent with national policy</b>	Unsound
<b>Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD</b>	I object to these sites as they have not sufficiently considered whether more houses can be sustained in this largely rural area (note the poor upkeep of under pressure roads, increased traffic and recent serious problems with water supply. The local infrastructure is not sufficient to cope with the incredibly rapid increase in housing in recent years. The developments proposed will spoil the rural nature of the area and be unsustainable by the local infrastructure.
<b>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.</b>	Appropriate brown field sites with existing infrastructure should be found to meet housing needs
<b>If you wish to provide further documentation to support your response, you can upload it here</b>	
<b>If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination</b>	No, I do not wish to participate at the oral examination
<b>Please notify me when-The Plan has been submitted for Examination</b>	yes
<b>Please notify me when-The publication of the recommendations from the Examination</b>	yes
<b>Please notify me when-The Site Allocations DPD is adopted</b>	yes
<b>Date</b>	16/08/2020

2065

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA33

**ID:** 2065

**Response Ref:** Reg19/2065/17

**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:** SA33

**ID:** 2067

**Response Ref:** Reg19/2067/18

**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.
- 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.

2079

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA33

**ID:** 2079

**Response Ref:** Reg19/2079/21

**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:** SA33

**ID:** 2080

**Response Ref:** Reg19/2080/23

**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**

- 6.48 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.
- 6.49 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**

- 6.50 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.