

1023

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1023

Response Ref: Reg19/1023/1

Respondent: Mr A Woodrow

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Alan Woodrow |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA15 Land south of Southway |
| 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 | 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>I object to the DPD on legal grounds, in that I understand there is a covenant in place prohibiting further development. It would be inequitable and a waste of public funds to attempt to over rule the covenant.</p> <p>I also object on soundness grounds, in that</p> <ul style="list-style-type: none"> a) development of land in recent years has meant that there is little green land left in the immediate vicinity. The loss of this land would be a major loss of amenity b) the land, although small as a result of previous development, does provide a habitat for wild life, with owls being a notable feature. c) the land provides a wild life corridor to green land to the west of Southway d) any development would encroach on existing gardens to the south of Southway <p>I take issue with the description that the land is inaccessible and overgrown. To my mind it is not, and should remain in its current state. I also believe that the development of this land would result in relatively few houses, and the loss of amenity to the existing community would far outweigh any gain.</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. | There are other local areas where this development would be better suited |
| 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 | Yes, I wish to participate at the oral examination |
| If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary | I believe that a verbal presentation would enable me to provide further persuasive arguments. |

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|--|------------|
| 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 | 18/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1114

Response Ref: Reg19/1114/1

Respondent: Mrs H Leneghan

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Hester Leneghan |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already at breaking point and nothing substantive can be done to address this. The traffic problems in Ditchling are already shocking with people driving dangerously through the village, driving on pavements and being very aggressive. As a parent it is very concerning.</p> <p>The biodiversity within the site makes it unsuitable for development and MSDC have ignored this.</p> <p>This will coalesce - the green gap between Burgess Hill and the villages to the south will be lost forever. This is already happening between Hassocks and Burgess Hill where the gap is almost entirely disappearing.</p> <p>There is a lack of infrastructure and nothing is showing in the proposals to address this.</p> <p>Allocating these sites for housing goes against the District Plan and national planning guidance</p> |
| 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 |

1118

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1118

Response Ref: Reg19/1118/1

Respondent: Mrs D Stone

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Denise Stone |
| Job title | Retired |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | DENISE STONE |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I object to these sites being used for housing for the following reasons:</p> <ol style="list-style-type: none"> 1. These sites contravene the National Planning Guide and the approved District plan. 2. Selection of these sites was contrary to MSDC's own guidance rules. 3. This area is part of the Strategic Gap between Burgess Hill and Keymer/Hassocks. Building here will cause the Burgess Hill boundary to be moved further south until Burgess Hill and Hassocks become joined . 3. The effect on traffic along the Keymer Road would be catastrophic. This is already an extremely busy road even before building starts on the approved housing development at the bottom of Ockley Lane. Further entry points onto the Keymer Road will cause more traffic congestion. The lack of a pavement along part of the road is also an issue. The bottleneck at Burgess Hill railway station will get worse and no amount of improvement to the A2300 will mitigate this problem, as suggested by MSDC. 4. There are already infrastructure problems in the area as the recent water pressure problems have clearly indicated. Where are the plans for additional school places and Doctors\' surgeries? 5. The loss of green fields along with the corresponding reduction in wildlife in an area so close to a National Park should be stopped. |
| 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. | No amount of tinkering with this proposal will address this Site Allocation. |
| 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 publication of the recommendations from the Examination yes

Date 23/09/2020

1120

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1120

Response Ref: Reg19/1120/1

Respondent: Mr T Johnsen

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

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|--|--|
| Name | Tord Johnsen |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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 | I am objecting to the allocation of housing to sites SA12 and SA13 in the DPD because the site selection process has been unsound, unrepresentative, and not in accordance with MSDC's own guidance. I am also objecting because the unique biodiversity within the sites makes it unsuitable for development and this has been ignored. |
| 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 | 21/09/2020 |

1125

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1125

Response Ref: Reg19/1125/2

Respondent: Mrs P Saunders

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Patricia Saunders |
| Organisation | retired |
| Respondent ref. number | SA12 & SA13 |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>DP6/DP7 Settlement Hierarchy/Strategic Development at Burgess Hill . Burgess Hill has already taken its required housing numbers for the entire Plan Period and should not have to take any more</p> <p>DP12 This is an unspoilt ancient field system full of protected wildlife and plants This site i NOT required a there are sufficient sites identified elsewhere to meet the 10% buffer</p> <p>DP13. Site SA13 lies within the Parish of Keymer so allocating it causes Burgess Hill and Keymer to join</p> <p>DP18. South Downs National Park.</p> <p>Developing these sites will cause harm to the setting of the South Downs National Park, as stated by SDNPA themselves.</p> <p>DP37. This allocation would destroy irreplaceable trees, hedgerows and woodlands and lead to ecological harm. There is no gain in biodiversity in this allocation.</p> <p>In addition, Burgess Hill has suffered water shortages this summer and more housing will exacerbate this problem.</p> <p>The traffic along Folders Lane is unbearable at the moment and cannot sustain yet more vehicle traffic being dumped on this lane. A great many of the large houses along this lane have sold off swathes of their gardens to developers resulting in mini estates being built, resulting in the traffic chaos along the lane.</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. | No more houses to be built along this Lane is the only answer |
| If you wish to provide further documentation to support your response, you can upload it here | |

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| 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 |
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| Please notify me when-The Plan has been submitted for Examination | yes |
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| Please notify me when-The publication of the recommendations from the Examination | yes |
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|-------------|------------|
| Date | 27/09/2020 |
|-------------|------------|

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|---|--|
| Name | Patricia Saunders |
| Job title | retired |
| Respondent ref. number | SA12& SA13 |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I have lived in 17 Rosebarn for 38 years. In that time more and more green sites have been built over. Folders Lane was once a quiet Lane. Since all the new housing this has now become non stop traffic. The traffic report produced for MSDC must have been done at a very specific, calculated time to try to show less traffic movements. I am 75 years old and I can honestly say that on the one mile trip (my estimate) I can walk into town in the same time it now takes to drive. I have done so on many occasions. I pick out a car at the end of the traffic standstill at Kingsway, and I usually get into town at around the same time. This is ridiculous, ad to build yet more houses can only make this worse.</p> <p>Also, since New River Retail has entered into partnership with MSDC we have lost our Hall which was used for shows, entertainment, club hire etc and nothing has replaced this. Shops have been closed. The dentists and doctor surgeries are full: just where will all these new residents go?</p> <p>The gap between the next town of Haywards Heath is being eroded, and worse the, what is now tiny village of Ditchling, will suffer with their tiny lanes which are only one car wide. The gap with Hassocks is getting smaller and smaller.</p> <p>We need green spaces between our towns and villages.</p> <p>The green fields they wish to concrete over are a vital space for wild creatures and insects, and indeed for us humans.</p> <p>Finally, these proposed sites actually go against the District Plan ad Naional Planning Guidance. I am so angry at these proposals</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>There is nothing that could be done to make these sites viable. Build somewhere else.</p> <p>Burgess Hill has more than its fair share of new housing</p> |
| If you wish to provide further documentation to support your response, you can upload it here | |

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|--|--|
| 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 | 19/09/2020 |

1128

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1128

Response Ref: Reg19/1128/1

Respondent: Mrs E Loughton

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

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

1. Personal Details

Title

Mrs

First Name

Elizabeth

Last Name

Loughton

Job Title

(where relevant)

Organisation

(where relevant)

Respondent Ref. No.

(if known)

On behalf of

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address



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

Part B – Your Comments

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

Name or Organisation:

3a. Does your comment relate to:

Site
Allocations
DPD

☒

Sustainability
Appraisal

☐

Habitats Regulations
Assessment

☐

Community
Involvement
Plan

☐

Equalities
Impact
Assessment

☐

Draft Policies
Maps

☐

3b. To which part does this representation relate?

Paragraph

Policy SA

Draft Policies Map

4. Do you consider the Site Allocations DPD is:

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

Yes ☐

No ☐

4b. Sound

Yes ☐

No ☒

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

(1) Positively prepared

Sound

☐

Unsound

☒

(2) Justified

☐☒

(3) Effective

☐☒

(4) Consistent with national policy

☐☒

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.

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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.

Objection to this site allocation SA12 & SA13. Concerns around the infrastructure but particularly traffic. Exiting from Wellhouse Lane on to Keymer Road has become increasingly dangerous in the 24 years we have lived her and the congestion heading up to Folders Lane roundabout and beyond to the town centre is already unmanageable. The same in the opposite direction towards Hassocks will likely occur with the Clayton Mills development. A development of this size on the proposed sites would seriously compound the existing problem. There are already worrying safety concerns. Loss of the strategic gap between Burgess Hill and Hassocks. In the period we have been here Keymer and Hassocks have already merged. This gap would be lost with use of these sites. We would lose the rural feel of our location which is so close to the South Downs National Park boundary. Concern for the abundance of wildlife prevalent on the site and the loss of trees. Flooding is a worry and with the removal of any absorption with the loss of the fields behind Wellhouse Lane we will be prone to even more flooding than we currently endure during heavy rainfall.

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.

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

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

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

☒

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

☐

Yes, I wish to participate at the oral examination

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

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

10. Please notify me when:

- (i) The Plan has been submitted for Examination
- (ii) The publication of the recommendations from the Examination
- (iii) The Site Allocations DPD is adopted

☐☐☐

Signature:

Date:

26/9/20

Thank you for taking time to respond to this consultation

1130

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1130

Response Ref: Reg19/1130/1

Respondent: Mr S Wiggins

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Simon Wiggins |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | The site selection process was dishonest, unrepresentative, and did not follow MSDC's own guidance. Representations made during the first consultation were 'lost'. |
| 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 publication of the recommendations from the Examination | yes |
| Please notify me when-The Site Allocations DPD is adopted | yes |
| Date | 28/09/2020 |

1132

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1132

Response Ref: Reg19/1132/1

Respondent: Mr H Matthews

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Harry Matthews |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12-SA13 |
| 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 | Planning decisions need to comply with the policies within the District Plan and sites SA12 and SA13 appear to conflict with a number of these policies, specifically policies DP6, DP8, DP12, DP13, DP15, DP18, DP22, DP26, DP29, DP37, DP38 and DP41. |
| 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 |
| Date | 23/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1134

Response Ref: Reg19/1134/1

Respondent: Mrs S Langridge

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Sally Langridge |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Sally Langridge |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>Site selection did not follow MSDC's own guidelines. Information regarding representations at the first consultation has been lost somehow. The traffic situation in Burgess Hill is already dangerous given the amount of new houses that have already been built in the area. There appears to be nothing in place to address this.</p> <p>Biodiversity within this site makes it unsuitable for development but no consideration regarding this has been taken into account by MSDC.</p> <p>Further development of the surrounding area will further reduce the green gap between villages and Burgess Hill.</p> <p>There appear to be no plans regarding the lack of infrastructure to support further development. A good example of this is where there was no water supply earlier this year because demand simply outstripped supply. There were no actual drought conditions or burst pipes etc, just the fact that the water company could not cope with supplying the density of housing in this area.</p> <p>Given the fact that MSDC seems to always approve further development despite large volumes of objection call to question whether the process is totally open and honest.</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>No consideration for the biodiversity of the site.</p> <p>No mention of any improvements to the surrounding infrastructure.</p> |
| 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 | 24/09/2020 |

1139

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1139

Response Ref: Reg19/1139/1

Respondent: Mr D Gillett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Duncan Gillett |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12& SA13 |
| 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 | The process of approving this DPD was not sound due to a significant last minute change being made without justification or explanation. The removal of the site at Haywards Heath Golf Club which could have provided 500 homes and the replacement with the green field sites of SA12 & SA13 has not been justified. The Haywards Heath Golf Club site met all the criteria for development in terms of deliverability, access, damage to the environment, drainage etc whereas Sites SA12 & 13 (especially 13) do not. This decision must be further scrutinised. |
| 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. | The decision to include sites SA12 & SA13 should be reversed and the Haywards Heath Golf Club site included instead. |
| 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 publication of the recommendations from the Examination | yes |
| Date | 23/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1142

Response Ref: Reg19/1142/2

Respondent: Mr J Willis

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | John Willis |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>- I am objecting to the inclusion of Sites SA12 & SA13 for housing: They are unsuitable, unsustainable and undeliverable. Their inclusion contravenes District Plan policies DP6, DP7, DP12, DP13, DP15, DP18, DP37, DP38 and national planning law, and makes the whole DPD unsound.</p> <p>- The site selection process was dishonest, unrepresentative and did not follow MSDC's own guidance. Representations made during the first consultation were 'lost', or deliberately ignored.</p> <p>- The traffic report produced for MSDC completely failed to represent the actual situation, with the traffic situation already very serious and getting worse.</p> <p>- There is a lack of infrastructure and nothing is indicated in the proposals to address this.</p> <p>- Developing these sites would represent a major incursion into the diminishing green gap between Burgess Hill and the villages to the south.</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. | The Site Allocations DPD should be amended to align with the relevant District Plan policies. In effect sites SA12 and SA13 should be deleted entirely and replaced by more suitable sites that are already available. |
| 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 |

[REDACTED]

From: John Willis [REDACTED]
Sent: 28 September 2020 16:12
To: ldfconsultation
Subject: Site Allocations DPD Consultation

Categories: [REDACTED]

I am emailing to advise of my support for the SOFLAG objection submission. I urge the Council to consider it fully and send it to the Inspector.

Regards
John Willis

[REDACTED]
[REDACTED]
[REDACTED]

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1145

Response Ref: Reg19/1145/1

Respondent: Mr N Beaumont

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Nicholas Beaumont |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I object to the inclusion of SA12/SA13 in the DPD. The Green gap between Burgess Hill and the villages to the south will be lost and result in one large area of development.</p> <p>The resultant destruction of the environment and quality of life for existing residents is unacceptable at a time when open space should be protected.</p> <p>The traffic on Folders Lane is already bad at peak times and cannot take more traffic. The traffic report prepared for MSDC is badly flawed.</p> <p>Representations made during the first consultation are not considered. I am told these have been "lost" . Burgess Hill Town Council, Haywards Heath Town Council, Lewes & Eastbourne BC, Ditchling Parish Council, CPRE Sussex, Sussex Wildlife Trust, South Downs National Park, Historic England, and The Woodland, Flora & Fauna Group all made strong representations against the MSDC proposals.</p> <p>MSDC have not followed their own guidance. The inclusion of SA12/SA13 contravenes District Plan policies DP6, DP7, DP12, DP13, DP15, DP18, DP37, DP38 and national planning law, and makes the whole DPD unsound.</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. | Remove SA12/SA13 from the 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

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1148

Response Ref: Reg19/1148/1

Respondent: Mrs S Collard-Watson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Sallie Collard-Watson |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| 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>I am strongly objecting to the allocation of housing sites SA12 & SA13 in the DPD because the traffic report produced for MSDC is completely flawed and inaccurate.</p> <p>The traffic situation around Folders Lane, with the links to both Keymer and Ditchling village, is already at breaking point, causing significant traffic blockages throughout the day, both during the weekend and at weekends. This is causing serious pollution to the surrounding area and having a significant impact on the quality of life and safety of the local community, as well as having a serious impact on our emergency services and the time it takes them to navigate through this area.</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>There is nothing substantive that can be done to address this problem - building any more houses in this area will simply compound an already existing problem.</p> |
| 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 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1149

Response Ref: Reg19/1149/1

Respondent: Mr V Watson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Vaughan Watson |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 / SA13 |
| 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>I am objecting to the allocation of housing sites SA12 & SA13 in the DPD because the traffic report produced for MSDC is fundamentally inaccurate.</p> <p>Anyone living in the vicinity of Folders Lane, Keymer and Ditchling is well aware of the ever increasing traffic burden put on the narrow country lanes from the ever increasing housing in the Burgess Hill area, causing regular backlogs of traffic and associated traffic fumes, pollution, angry vocal drivers, all having an impact on the environment and the quality of life of the local residents.</p> <p>These narrow country lanes were not built to take such a vast amount of traffic and a further increase in housing will simply compound what is an already unmanageable problem.</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. | Nothing can be done to the development proposal that will allow the plan to overcome these issues. |
| 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 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1154

Response Ref: Reg19/1154/1

Respondent: Mrs K Miles

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | KAY MILES |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | S12/SA13 |
| 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>There are many reasons why it is wholly inappropriate to proceed with the developments SA12/SA13:</p> <ul style="list-style-type: none"> - the requisite infrastructure simply does not exist and should be enough reason of itself to stop the developments with immediate effect; - the traffic report being relied upon by MSDC is simply wrong and blatantly at odds with the facts; - the proposed developments clearly cause coalescence and permanent loss of the strategic gap between Burgess Hill and surrounding villages; - the developments are contrary to both the District Plan and national planning guidance. |
| 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 recommendations from the Examination are published | yes |
| Date | 14/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1156**Response Ref:** Reg19/1156/1**Respondent:** Mrs L Cooper**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|---|--|
| Name | Linda Cooper |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I am objecting to site allocations SA12 and SA13 for the following reasons:-</p> <p>If these houses were built, the gap between Burgess Hill and the villages to the south would be considerably decreased, so becoming much more urbanised. This would also irreparably change the character of this area permanently.</p> <p>The allocation of these sites are not in the District Plan.</p> <p>The infrastructure for Burgess Hill is inadequate for the number of houses they want to build to the South of Folder's Lane, as all the traffic has to come through Burgess Hill and across the railway along Keymer Road. It should be compulsory for the developers to pay and build a bypass around Burgess Hill, as a condition of any planning applications.</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. | The District Plan should be followed. |
| 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 publication of the recommendations from the Examination | yes |
| Date | 25/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1158**Response Ref:** Reg19/1158/1**Respondent:** Mr C Cooper**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|---|--|
| Name | Colin Cooper |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12, SA13 |
| 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>If these houses were built, the gap between Burgess Hill and the villages to the south would be considerably decreased, destroying the character of this area.</p> <p>The allocation of these sites are not in the District Plan.</p> <p>The road, water and gas infrastructure for Burgess Hill is inadequate for the number of houses they want to build to the South of Folder's Lane.</p> <p>In particular all the traffic has to come through Burgess Hill around Hoadley's Roundabout and across the railway by the station. This is already a bottleneck, over a weak bridge which frequently has disruption due to water pipe failure.</p> <p>It should be compulsory for the developers to pay and build a bypass around Burgess Hill, as a condition of any planning applications.</p> <p>Any recent traffic survey is totally misleading due to the exceptionally low traffic flows, as a result of the government Lockdown.</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. | Follow the District Plan |
| 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 publication of the recommendations from the Examination | yes |
| Date | 25/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1167**Response Ref:** Reg19/1167/1**Respondent:** Mr D Ivan Austin**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

22.9. 2020

I am writing to object to the plans south of Folders Lane SA12 & SA13, allocating these sites for Housing. It goes against the District plan, and National Planning Guidance. I object to all the Green fields being built on, and also all the traffic it will put on Keymer Road, and will affect all of the Housing locally

Yours sincerely

MID SUSSEX DC

25 SEP 2020

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1168**Response Ref:** Reg19/1168/1**Respondent:** Mrs E Austin**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

MR

25 SEP 2020

a lack of infrastructure, there is nothing in the proposals to address this. Allotting these sites for housing goes against the District Plan & National Planning Guidance.

21.9.2020

I write to object to all greenfield sites being used as 'building plots', the sites in particular being SA12 & SA13, the site selection process was unsound & did not follow Mid Sussex District Council's own guidance, it is a shame that the first consultations were lost, but hopefully the objections now going forward will be sufficient to cause you to understand the reasons for them, and why I object, as when one development is passed it will soon be another site being built upon, leading to other boundaries being built on, thus linking all villages together, causing great problems with traffic, as well as affecting the unique biodiversity of this site, which makes it unsuitable for development, as well as

Yours sincerely
E Austin (Mrs).

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1169**Response Ref:** Reg19/1169/1**Respondent:** Mr D Griffiths**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

[REDACTED]

From: Doug Griffiths [REDACTED]
Sent: 28 September 2020 20:59
To: ldfconsultation
Subject: Objection to Site Allocations DPD

Categories: AUDIT

Dear Sir/ Madam

I am objecting to the inclusion of sites SA12 & SA13 for Housing.

They are unsuitable, unsustainable and undeliverable.

Their inclusion contravenes District Plan Policies DP6, DP7, DP12, DP13, DP15, DP18, DP37, DP38. and National Planning law makes the whole DPD unsound.

Burgess Hill is already making a major contribution to the district housing target accepting 36% of the number of homes required by Government (which is more than the combined total of Haywards Heath and East Grinstead)

The District plan says that Burgess Hill has met its **"minimum housing requirement for the full plan period and will not be expected to identify further sites within their neighbourhood plans"**.

I oppose development south of Folders Lane because it runs right up to the South Downs National Park, risks a merger of Burgess Hill with Hassocks and creates significant traffic problems with Folders Lane, Keymer Road, Station Road and the Queen Elizabeth Avenue corridor.

SA12 and SA13 would create up to 350 - 450 extra cars. Burgess Hill is Log Jammed with traffic 7a.m. till 9a.m. and 15:30 till 18:30 already. Road improvements have been mostly ignored. The improvements to the A2300 will only ease traffic along the A2300, Burgess Hill will remain Log - Jammed.

There are no footpaths along the Keymer Road south of Folders Lane an extremely dangerous road to make entry /exit from if the entry/exit from SA12/SA13 is considered from the West.

D.B.Griffiths. [REDACTED]

1170

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1170

Response Ref: Reg19/1170/1

Respondent: Mrs G Griffiths

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Doug Griffiths [REDACTED]
Sent: 28 September 2020 21:13
To: ldfconsultation
Subject: Objection to SA12/SA13

Categories: SiteDPD, [REDACTED]

Dear Sir/ Madam

I am objecting to the inclusion of sites SA12 & SA13 for Housing.

They are unsuitable, unsustainable and undeliverable.

Their inclusion contravenes District Plan Policies DP6, DP7, DP12, DP13, DP15, DP18, DP37, DP38. and National Planning law makes the whole DPD unsound.

Burgess Hill is already making a major contribution to the district housing target accepting 36% of the number of homes required by Government (which is more than the combined total of Haywards Heath and East Grinstead)

The District plan says that Burgess Hill has met its **"minimum housing requirement for the full plan period and will not be expected to identify further sites within their neighbourhood plans"**.

I oppose development south of Folders Lane because it runs right up to the South Downs National Park, risks a merger of Burgess Hill with Hassocks and creates significant traffic problems with Folders Lane, Keymer Road, Station Road and the Queen Elizabeth Avenue corridor.

SA12 and SA13 would create up to 350 - 450 extra cars. Burgess Hill is Log Jammed with traffic 7a.m. till 9a.m. and 15:30 till 18:30 already. Road improvements have been mostly ignored. The improvements to the A2300 will only ease traffic along the A2300, Burgess Hill will remain or most likely more Log - Jammed.

There are no footpaths along the Keymer Road south of Folders Lane an extremely dangerous road to make entry /exit from if the entry/exit from SA12/SA13 by up to 350 to 450 cars per day is considered, from the West.

Mrs. G. Griffiths. [REDACTED]

1171

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1171

Response Ref: Reg19/1171/1

Respondent: Mr and Mrs Vincent

Organisation:

On Behalf Of:

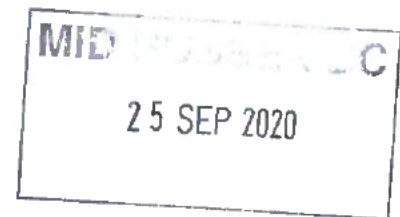
Category: Resident

Appear at Examination? x

[REDACTED]

23rd September 2020

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



Dear Sirs,

Re: Objection to allocation of housing sites SA12 and SA13 in the DPD

This site selection did not follow MSDC's guidance policy, and representations to the first consultations were lost.

We have lived in this area for over 30 years, have seen multiple housing estates built With NO improvement to roads and infrastructure, and clearly traffic is already near breaking point, particularly at the start of school/work times.

MSDC seem to have ignored the unique bio-diversity within the site making it unsuitable for development.

The 'strategic' gap between Hassocks and Burgess Hill is reducing rapidly.

There do not appear to be any infrastructure developments in this proposal and allocating these sites for housing goes against the District and National Planning Guidance.

Once again, it appears that the public opinion has no validity in our area, even though there are multiple development proposals around Burgess Hill which are active.

Yours faithfully,

[REDACTED]

David and Janet Vincent

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1174

Response Ref: Reg19/1174/1

Respondent: Mrs E Wallington-Lee

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Emma Wallington-Lee |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | I am objecting to the allocation of housing sites SA12 & SA13 in the DPD because the site selection process was dishonest, unrepresentative and did not follow MSDC's own guidance. Also, the traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already at breaking point and nothing substantive can be done to address this. |
| 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 |
| Date | 23/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1185

Response Ref: Reg19/1185/2

Respondent: Mr H Lambert

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | HARRY Lambert |
| Job title | Retired |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | HARRY LAMBERT |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA33 |
| 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 | In my opinion the biodiversity within the site makes it unsuitable for development and will take away the ecosystem on this site. This has been ignored by the MSDC |
| 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. | Refuse to allow the development to proceed |
| 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 | 25/09/2020 |

| | |
|---|--|
| Name | Harry LAMBERT |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA33 |
| 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 | THE TRAFFIC SITUATION IS VERY BAD IN THIS AREA AND THE TRAFFIC REPORT PRODUCED FOR MSDC DID NOT HIGHLIGHT THE PROBLEMS AND THEREFORE NOT RELIABLE. I AM NOT SURE ANYTHING CAN BE DONE TO OVERCOME THIS |
| 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. | CANCEL THE REQUEST TO BUILD |
| 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 |
| Date | 25/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1187

Response Ref: Reg19/1187/1

Respondent: Mr S Hurst

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Simon Hurst |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Simon Hurst |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I am objecting to the allocation of housing sites SA12 & SA13 in the DPD because the DPD blatantly contravenes:</p> <p>DP6 / DP7 Settlement Hierarchy / Strategic Development at Burgess Hill – Burgess Hill has already taken its required housing numbers for the entire Plan Period and shouldn't take any more.</p> <p>DP12 Protection and Enhancement of Countryside. This is an unspoilt ancient field system full of protected wildlife and plants. This site is not required as there are sufficient sites identified elsewhere to meet the required 10% buffer.</p> <p>DP13 Preventing Coalescence. The southern boundary of Site SA13 lies within the parish of Keymer, so allocating it causes Burgess Hill and Keymer to coalesce.</p> <p>DP18 South Downs National Park – developing these sites will cause harm to the setting of the South Downs National Park, as stated by the SDNPA themselves.</p> <p>DP37 Trees Hedgerows and Woodlands – developing this site will destroy irreplaceable trees, hedgerows and woodlands.</p> <p>DP38 Biodiversity Allocating it for development cannot lead to the “net gain in biodiversity” that Mid Sussex Planning policy requires and will lead to ecological harm.</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. | Given the above list of contraventions, there is nothing other than removing SA12 & SA13 from the DPD that will satisfy. |
| 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 publication of the recommendations from the Examination yes

Date 25/09/2020

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1195**Response Ref:** Reg19/1195/2**Respondent:** Miss M Parlett**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|---|---|
| Name | Michelle Parlett |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Michelle Parlett |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>To the Government Inspector,</p> <p>I am a resident of Wellhouse Lane. Our garden backs on to the land at SA13. I know the area well and the issues surrounding it.</p> <p>I'm objecting to the inclusion of Site SA12 and SA13 on the basis of:</p> <ol style="list-style-type: none"> 1. Coalescence 2. Environment and ecology 3. Oversupply: Excessive Buffer 4. Decision Making Process Traffic and Transport Impacts 5. Unsound Decision-Making Sustainability <p>The evidence I give in the attached letter will show that that Sites SA12 and SA13 are undeliverable, unsustainable and the process involved in their selection was unsound. I will show how opposition to these sites does not originate from only those living in the immediate vicinity but extends throughout the town and beyond. To clarify, opposition can be found in all of the villages to the south of the district, particularly, Hassocks, Keymer, Ditchling and Hurstpierpoint as well as the South Downs National Park.</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. | I would like to see removal of sites SA12 and SA13 from the Site Allocations DPD. Please see my attached document for further information on this. |
| 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=5a7a08a5667951f5a6c9efb50efe2134 |
| 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

LDF Consultation
Planning Services Division
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex RH16 1SS



27th September 2020

Mid Sussex District Draft Site Allocations DPD Consultation Response

To the Government Inspector,

I am a resident of Wellhouse Lane. Our garden backs on to the land at SA13. I know the area well and the issues surrounding it.

I'm objecting to the inclusion of Site SA12 and SA13 on the basis of:

- 1. Coalescence**
- 2. Environment and ecology**
- 3. Oversupply: Excessive Buffer**
- 4. Decision Making Process**
Traffic and Transport Impacts
- 5. Unsound Decision-Making Sustainability**

The evidence I give below will show that that Sites SA12 and SA13 are undeliverable, unsustainable and the process involved in their selection was unsound. I will show how opposition to these sites does not originate from only those living in the immediate vicinity but extends throughout the town and beyond. To clarify, opposition can be found in all of the villages to the south of the district, particularly, Hassocks, Keymer, Ditchling and Hurstpierpoint as well as the South Downs National Park.

1. Coalescence:

The issue of coalescence will impact us greatly. Proximity to the built-up boundary of a settlement is one of MSDC's criteria for site selection. If SA13 were developed, the built-up boundary of Burgess Hill will have moved to the southern edge of Wellhouse Lane.

More concerning still is this shifting of the boundary which makes the fields on the south side of our Lane contiguous with Burgess Hill. They have already been proposed for 200 houses (Site 682) in MSDC's recently published Strategic Housing and Economic Land Availability Assessment (SHELAA). Due to this shifting boundary they will also now be allocated for development. Once again increasing the coalescence between Burgess Hill and Keymer. As Shown on Figure No 1 below:

(Site 753 is the soon to be built Clayton Mills Development of 500 houses in Hassocks)

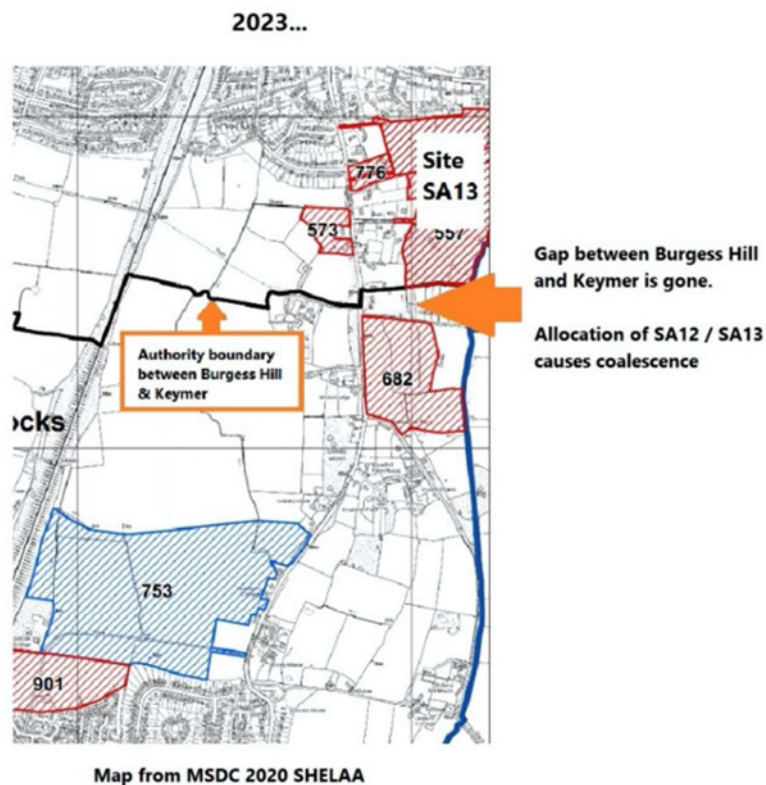


Figure 1 : Map from MSDC 2020 SHELAA

Specifically, as residents of Wellhouse Lane, where exactly does that leave us? (You can see our houses in the map just under the orange arrow at the right of the map) Our houses are in Keymer, yet SA13 will be in Burgess Hill. Where is the gap between the two, is that our gardens?

In addition, if the built-up boundary of Burgess Hill shifts southwards, further land as specified in Hassocks Neighbourhood Plan as green space, (this is the land lying between SHELAA 557 and 753) will also become vulnerable to Burgess Hill's urban sprawl. We could see erosion of the Hassocks countryside at an alarming rate. The SHELAA map of the area clearly shows how much land is already on offer for development here.

As illustrated above, the allocation of Sites SA12 & SA13 hereby contravene Policy DP13 of the MSDC District Plan.

DP13 of the District Plan seeks to prevent coalescence. It states that it will only permit development where ***“it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements and would not have an unacceptably urbanising effect on the area between settlements.”***

The strategic (or green gaps), as identified in the MSDC District Plan and the Hassocks Neighbourhood Plans form what is in effect Burgess Hill’s Green gap or green belt. Protection of such land is identified in the NPPF under section 13, which states:

“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”¹

The NPPF states that the purposes of Green Belts include:

- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*²

Indeed, allocation of Sites SA12 and SA13 would be in conflict with this part of the NPPF.

The building of two housing estates here, one with 300 homes, **would** have an urbanising effect. It would certainly result in coalescence as the already small gap would be halved. It would also harm the character of Wellhouse Lane, a country lane and public footpath bordering the South Downs National Park. The lane also has far reaching views of the South Downs.

One of the vital features of the Lane is to enable local walkers from built up areas of Burgess Hill, easy access to the countryside, but within walking distance from the town centre. A feature we can all agree is vital for people’s wellbeing in times of lockdown and COVID. CPRE states. *“Data from the Office of National Statistics shows that one in every eight households don’t have access to our own gardens, so daily exercise in nearby countryside and parks and other green spaces became a lifeline to many. [during lockdown]”*

This was certainly true of Wellhouse Lane. We saw a marked increase in foot fall in the Lane with many people remarking to me personally about how they enjoyed the rural feel of the lane and how close to nature it made them feel.

¹ National Planning Policy Framework, para 133

² Ibid. para 134

Crispin Truman, Chief Executive CPRE, goes on to say *'not everyone has access to green spaces and too many have been lost as the countryside next door to our largest towns and cities faces mounting pressure for development. If the government is serious about learning the lessons of the pandemic, it must use upcoming planning reforms to protect these precious spaces and recognise their value as a natural health service, as we do.'*

The general public feeling surrounding the conservation of this green space was displayed at the Full Council meeting on 22nd July 2020 Burgess Hill Counsellor Roger Cartwright (Lib Dem, Burgess Hill Andrews), stated:

"it's [building on SA12/SA13] a matter that has raised a lot of feeling in Burgess Hill. Some of the reasons for the feeling is that the land we're looking at in SA12/13, has always been held to be flood plain, it is of high biodiversity, and from the South Downs' point of view, it will impair the view that we have of the beautiful South Downs. If we start filling up that green corridor between Burgess Hill and the South Downs, it is to no one's benefit..... I think given the fact that it's not necessary that we put these two site allocations forward, it would be sensible not to."

Town Wide Consensus that these sites are undeliverable

It is true, the removal of sites SA12 & SA13 from the site allocation is something that is supported not only by residents living in the immediate vicinity of Folders Lane, but to all the wards in the South of the District. At the self-same council meeting on 22nd July, Councillor Robert Egglestone (Lib Dem, Burgess Hill, Meeds) tabled an amendment to the Site Allocation DPD requesting that sites 12 and 13 be removed. 26 of the 28 (one against and one abstention), Councillors representing Burgess Hill, Hassocks & Hurstpierpoint, supported this amendment. Constituents living throughout Burgess Hill and all villages to the South of Burgess Hill, do indeed recognise that this proposed site allocation will do serious damage to our local area.

At MSDC Scrutiny Committee for Housing, Planning & Economic Growth on 22 January 2020, MSDC Officer Andrew Marsh, incorrectly claimed there was "no opposition from neighbouring authorities. He said:

"Objections were predominantly from residents to the proposed sites" [and there were] indeed no objections from neighbouring authorities."

This was not the case and served to mislead the Councillors, who were voting on whether to accept the proposed sites at that meeting.

Among more than 800 objections to the allocation of Sites SA12 & SA13 submitted during the Regulation 18 Consultation in 2019 were objections from local authorities including:

- Burgess Hill Town Council (BHTC)

- Haywards Heath Town Council. (HHTC)
- Lewes & Eastbourne Borough Council (L&ETC)
- Ditchling Parish Council (DPC)
- Hassocks Parish Council (HPC)

The main reasons for objections were:

- Contravention of District Plan policies DP7, DP12, DP13, DP18, DP20, DP21, DP26, DP37, DP38, and Neighbourhood Plan core objective 5, and policy H3” by BHTC
- Significant traffic concerns: By BHTC, HHTC, L&ETC, DPC, HPC
- Causing irreparable harm to the setting of the South Downs National Park, including destroying habitats for many protected wildlife species by DPC
- The sites contravene Policy CONS 7 of the Ditchling, Streat & Westmeston Neighbourhood Plan — Protect important gaps between settlements by DPC

There was further opposition to site SA12 & SA13 from the following Statutory Bodies, demonstrating further evidence of unsuitability:

- South Downs National Park Authority
- Sussex Wildlife Trust
- Woodland Flora & Fauna Group

South Downs National Park Authority demonstrated their opposition to Site SA12 when objecting to the now withdrawn planning application for the site –

Their objections to the allocation of Sites SA12 & SA13 were raised at Regulation 18 Consultation:

- this is a highly sensitive site that has high ecological value and whose character is shared with land in the SDNP
- the proposed allocation would erode the rural buffer between Burgess Hill and the SDNP, which is likely to be harmful to the special qualities and landscape character of the setting of the SDNP
- the potential for increased traffic in and through the village of Ditchling, and other parts of the SDNP, and its impact on tranquillity
- in May 2016 the SDNP became an International Dark Sky Reserve (IDSR). Lighting as part of development of these sites has the potential for significant effects on the dark skies of the Reserve, particularly as a result of increases in light spill/ambient lighting³

Their continuing concern is highlighted in the Statement of Common Ground dated 7 August 2020 They reminded MSDC that at Regulation 18 Stage: *“concern was raised that the proposed allocations would erode the rural buffer between Burgess Hill and the South*

³ Site Allocations DPD – Regulation 18 9th October – 20th November 2019 Consultation Report, page 398

Downs National Park, potentially harming the special qualities and landscape character of the setting of the South Downs National Park.”

Sussex Wildlife Trust is the acknowledged expert for the Mid Sussex area, and their Sussex Biodiversity Records Centre has provided a comprehensive list of the many protected species of flora and fauna that would be lost (with no prospect of adequate mitigation) if Sites SA12 & SA13 remain allocated for housing. Their objection but can be summarised in this quote:

“SWT objects to the allocation of this greenfield site. It is not justified by MSDC’s own evidence base and does not represent sustainable development.” (The full report can be made available to view)

The **Woodland Flora & Fauna Group** also objected to the site allocation, raising the issue that any mitigation that may be proposed to compensate for the loss of this valuable greenfield site rarely works:

“However, many compensatory measures like wildlife corridors etc. the development includes, our experience is that the close proximity of human habitation renders them mostly ineffective and offers very few long-term survival prospects for indigenous wildlife and flora due to human recreational activities.”⁴

Objections were also made to the wider Site Allocations DPD that have direct implications on the suitability of Sites SA12 & SA13. **Natural England** stressed the requirement for biodiversity net gain as a principle of development, and in their response MSDC committed to making this principle clearer.

Additional objections to Biodiversity and Air Quality provisions were made in the Site Allocations DPD by:

- Natural England
- CPRE

2. The allocation of sites SA12 & SA13 will cause an irreversible loss in biodiversity and ecological damage.

It is in contravention to MSDC’s commitment to Natural England to comply with the principle of biodiversity net gain. According to the Living Planet Report 2020 by the WWF.

“We have seen populations of birds, mammals, fish, reptiles, amphibians decline at

⁴ Site Allocations DPD – Regulation 18 9th October – 20th November 2019 Consultation Report, page 412

a staggering rate, on average 68% since 1970.”

I am shocked that ecological factors are not given due prominence when it comes to the Site Selection. There is no doubt that building on these fields would destroy the habitat of many protected species, with no natural corridors for these species to escape, or ancient flora and fauna to be relocated. Evidence below will support this. On these grounds alone, the decision to include SA12 & SA13 in the site selection is unsound.

Sites SA12 & SA13 form one of the last remaining parts of a historic field system, bounded by ancient hedgerows, between Burgess Hill and the villages to the south. Untouched by modern farming methods, they have become an incredibly bio-diverse area containing many important species that must be protected from future development.

The data in the report obtained by the Sussex Biodiversity Records Centre clearly demonstrates that Site SA13 is of great ecological importance. The lists of threatened species included in this section clearly show this. Sussex Biodiversity Records Centre is part of the Sussex Wildlife Trust, the acknowledged expert on this subject in Mid Sussex. It is most unlikely that there is anywhere within miles, or possibly even within Sussex, where such an ancient field pattern containing such important flora and fauna currently exist in peaceful harmony.

The site itself is also environmentally unsuited to development as it is relatively low lying and the heavy clay weald leaves many parts of it prone to flooding.

Site SA13 contains an ancient established field pattern with hedgerows that contain many large mature trees. The site is directly adjacent to and clearly visible from the nearby South Downs National Park. A stream, which is one of the sources of the River Adur, runs through the site, firstly from south to north near the western boundary and then across the centre of the site from west to east through a low-lying meadow which floods frequently.

The fields that make up Site SA13 form a small area of rare Sussex pasture that has not been ploughed or subjected to selective herbicides for a very long time. It harbours rare plant species including wild orchids and it forms the habitat for a large variety of wild animals, reptiles and birds.

The site is protected by law as it is within Mid Sussex's own Countryside Area of Development Restraint. It contains vegetation with legal protection, as evidenced by the Enforcement

action taken by MSDC against Thakeham Homes for illegal damage to hedgerows in 2015, and Thakeham Homes subsequent loss of their Appeal case⁵.

In addition, the rich and varied wildlife it contains is also protected, both by UK and International Law.

While it is accepted that when protected species of animals and plants are found within a site that is wanted for development, it may sometimes be possible to deal with this either by an approved method of relocation or by adapting the plans to ensure the protected species can live in harmony with the new development. In most cases, however, this is not possible and this is especially the case where the site is effectively surrounded by existing development and there is no natural escape route for wildlife or “nature corridors.” This applies to Site SA13 –

In the existing Mid Sussex District Plan’s policy, DP38 – Biodiversity, relating to the protection of biodiversity in the planning process. The stated principal objective of the policy is as follows:

To protect valued landscapes for their visual, historical and biodiversity qualities and To create and maintain easily accessible green infrastructure, green corridors⁶

Most importantly, it is stated that:

Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- ***Protects existing biodiversity, so that there is no net loss of biodiversity.***
Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural*

⁵ MSDC case reference AP/15/0012 & EF/15/0019

⁶ Mid Sussex District Plan, DP38, page 93

Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

I will explain below why this will be impossible if this site were developed.

Bordering this untouched field, we are lucky to see green woodpeckers pecking our lawn, have slow worms in our compost, cuckoos calling to signal their arrival in March. This is just a handful of species that were detailed by the Sussex Biodiversity Records Centre when they undertook a report on SA13. (Report No: SxBRC/19/633) which was commissioned by SOFLAG.

Other species found at the site are all afforded International legislation. **Bats:** Chiroptera, serotine, Brown long eared, **Amphibians**, great crested newts, **Mammals**, Haze Dormice, **Birds:** Red Kite, Osprey, Peregrine Falcon, Honey Buzzard ... these are a sample, there are many more outlined in the full report

Examples of species found at SA13 and protected by UK Law: **Mammals:** West European Hedgehogs, Common Toads & Frogs, **Reptiles:** Grass snakes, common lizards, slow worms, **Moths & Butterflies:** Brown Hairstreaks, **Birds:** Lapwing, Bullfinch, Yellowhammer, Lesser Spotted Woodpecker, Barn Owl, Grasshopper Warbler.

As well as the above listed protected species the fields are also home to a diverse variety of wildlife which enhance its value as an ecological sanctuary. The species include:

- Foxes, Deer, Squirrels, Rabbits, Voles, A wide variety of butterflies & moths

To destroy this precious habitat that is home to more than 100 different species of birds when there are several more suitable sites, for development available in the district would be an ecological disaster. It would see MSDC in breach of MSDC Plan Policy DP38, as outlined previously.

Trees & Vegetation

The Sussex Biodiversity Records Centre has confirmed a number of plants that are all on the International Union for the Conservation of Nature Red List have been found in the field system making up Site SA13.

- | | |
|-------------------|------------------------|
| • Quaking Grass | • Marsh Pennywort |
| • Box | • Lesser Spearwort |
| • Bell Heather | • Creeping Willow |
| • Dwarf Sponge | • Devil's-bit Scabious |
| • Wild Strawberry | • Strawberry Clover |

- Dyer's Greenweed

There is no possibility of retaining these plants in their natural environment if the fields are turned into a housing estate.

Given this evidence above it is impossible to conceive how building housing developments at these sites would achieve a biodiversity net gain. Despite what developers claim, while they may have many resources at their disposal, they simply cannot replace hundreds of years of natural evolution.

3. An Unnecessary Destruction: Oversupply & the Excessive Buffer

Back at the full council meeting on 22 July 2020, whilst tabling his amendment to remove SA12 & SA13 from the Site Allocation DPD, Councillor Robert Egglestone (Lib Dem Meeds) stated:

"In DP4 of the District Plan, we make provision for a 5-year land supply with an additional 20% buffer to safeguard against under delivery. The Site Allocation DPD increases that buffer to 38%, so members can take some real comfort in the fact that by removing SA12 and SA13 from the Site Allocations DPD we still leave the District Council with the buffer it needs to perform with the NPPF.....My plea is that we remove SA12 and SA13 from the current site allocation plan and go forward to an inspector without them, the council risks nothing by doing this, but Burgess Hill and Keymer may risk much if we don't."

At the same meeting Councillor Alison Bennet (Lib Dem Hurstpierpoint) also asked: "Why when DP4 of the District plan states, that to conform to the NPPF a 20% buffer is required, we're being asked to support a 38% over supply?"

It is true, MSDC have indeed applied an excessive "buffer" far beyond that required by law, meaning that Sites SA12 & SA13 are not required.

To expand:

Para 73 of the NPPF states that Local Authorities must identify a supply of deliverable housing sites to provide a minimum of five years' supply, and should include an additional buffer of:

- 5% to ensure choice and competition in the market for land or
- 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan³⁸, to account for any fluctuations in the market during that year or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁷

⁷ National Planning Policy Framework, Feb 2019, para 73 page 21

The 20% figure is only required if a Housing Delivery Test indicates delivery below 85%. In the Annual Position Statement on the MSDC website, the result for Mid Sussex is 110%⁸

The Position Statement goes on to say “For the purposes of the Housing Delivery Test Mid Sussex is a 5% authority” but will be applied a 10% buffer in accordance with the NPPF.⁹

The buffer provided by the Site Allocations DPD, if it continues to follow Housing Option 2, which includes Sites SA12 & SA13 is 38%. Without them it is 11%.

The required figure for additional housing is 1280 units. MSDC’s Site Allocations DPD Housing Land Supply Statement reports that the DPD, as it stands, will supply 1764 units¹⁰, an oversupply of 484 = 38%

At full Council on 22nd July, Leader Jonathan Ashe Edwards, stated that such a large oversupply was required because the Inspector's hearing "will be held in the depth of a major recession making the delivery of some developments potentially uncertain," meaning that developers could fail to build, or even go bust. “

This is pure supposition. Mr Ashe-Edwards should not be leading the council to make decisions based on supposition, only pure fact. The fact remains: the buffer is excessive. Even with SA12 & SA13 removed, the buffer of 11% is still adequate. MSDC’s Housing Delivery Test result is 110%. Why are we thereby risking coalescence, extensive loss in biodiversity and ecological damage, purely as a fall-back plan? To give an analogy, if I needed to purchase a car, I would research the market thoroughly prior to selection. I wouldn’t purchase a second car, in the event that the selection I had made, didn’t perform adequately and broke down. I would ensure I looked after it and serviced it regularly so that it performed as it should. Likewise, MSDC should make their selection and then manage the delivery of that process properly. They shouldn’t be gobbling up ancient greenfield sites as a buffer to their already adequate buffer. There is too much at stake. Sites SA12 & SA13 should thereby be removed from the Site Allocation DPD.

4 Unsound Decision Making: MSDC have followed incorrect procedure during the Site Selection Process, hereby giving a flawed and unsound decision

In preparing the DPD the site selection process, particularly with reference to sites SA12 & SA13, it was not carried out in accordance with planning policy nor within the legal framework, making the DPD unsound.

⁸ MSDC Housing Land Supply Position Statement, para 4.8 page 5

⁹ Ibid. para 4,9 page 6

¹⁰ MSDC Site Allocations DPD Housing Land Supply Statement, August 2020, para 2 2 page 1

- i) MSDC relied on a flawed Transport study containing errors and omissions that did not produce an accurate assessment of the implications of Sites SA12 & SA13
- ii) Site selection criteria were applied inconsistently to different sites during the process, leading to incorrect decision making
- iii) The Site Allocations DPD Sustainability appraisal contains errors & inconsistencies and is unsound
- iv) Unanswered questions remain over the final site selection shortlisting decision

- i) **MSDC continue to rely on the inaccurate and misleading SYSTRA transport study to “prove” that these sites won’t exacerbate severe traffic problems in the local area, despite other evidence to the contrary, making the selection process unsound**

Sites SA12 and SA13 are unsuitable for inclusion in the Draft Site Allocations DPD. To develop them would lead to further and unacceptable traffic gridlock in areas throughout Burgess Hill, stemming from the site access onto Keymer Road. MSDC rely totally on the findings of their SYSTRA Transport Study to counter this finding. However, the SYSTRA study is fatally flawed, does not comply with the legally binding NPPF and cannot be relied upon.

An expert consultant, GTA Civils was engaged to examine the SYSTRA study who found several key flaws with it. GTA Civils produced a comprehensive report which accompanies this submission, with the summary attached at the end of this document at Appendix 1

The key faults found with the SYSTRA study included:

- concerns about the criteria adopted to define ‘severe’ and ‘significant’
- the incremental impact approach used under-represents cumulative impacts with the Sites DPD allocations added
- incorrect use of Reference Case rather than Base Year in modelling
- no assessment of impacts on highway safety as required by NPPF para 109

It appears that MSDC’s continued acceptance of the flawed SYSTRA traffic study is based on an assumption that new development “cannot be responsible for solving pre-existing conditions and issues” and agrees with the fact that it only considers *additional* “severe” impacts to be relevant. This is like saying if a glass of water is full, pouring in more water can’t make it fuller, therefore it has no impact on the “fullness”.

- ii) **Site selection criteria were applied inconsistently to different sites during the process, leading to incorrect decision making**

Site Selection Proformas published at Regulation 18 stage raise questions about how and why sites were chosen, particularly with reference to Sites SA12 & SA13. The inconsistency of site selection is illustrated by comparing Sites SA12 & SA13 to a site that was not brought forward from the shortlist, Haywards Heath Golf Course (site reference 503).

Using the Site Selection Proformas created by MSDC for the Regulation 18 stage and combining sites 557 and 738 together to create SA13, it is possible to make a direct comparison between the 3 sites. For clarity if the “score” in a category is the same the boxes are yellow, with “winners” green and “losers” red.

| Category | Golf Club ID 503 | SA13 | SA12 |
|-------------------|----------------------|--------------|--------------|
| AONB | N/A | N/A | N/A |
| Flood Risk | None | None | None |
| Ancient Woodland | Partial | None | None |
| SSSI/SNCI/LNR | Mitigation | None | None |
| Listed buildings | None | Yes | None |
| Conservation area | None | None | None |
| Archeology | Moderate | Moderate | Moderate |
| Landscape | Medium | Medium | Medium |
| Trees / TPO | None | Low / Medium | Low / Medium |
| HIGHWAYS | NO RESULT | NO RESULT | NO RESULT |
| Local road access | Moderate | Moderate | Moderate |
| Deliverability | Developable | Developable | Developable |
| Infrastructure | Potential to improve | Capacity | Capacity |
| Education | Onsite | < 10 mins | 10 – 15 mins |
| Health | Onsite | 10 – 15 mins | > 20 mins |
| Services | < 10 mins | 10 – 15 mins | > 20 mins |
| Public Transport | Poor | Good | Good |

Figure 2 Site Selection Proforma Housing Regulation 18

Not only is the Golf Club (ID 503) the “winner” in more categories, but the critical “highways” category is left blank – when even SYSTRA with their flawed study suggest that the impact of developing Sites SA12 and SA13 will be severe.

The words of MSDC’s own assessments further show the apparent inconsistency of not selecting Haywards Heath Golf Course:

“The site offers an opportunity to deliver sustainable growth at scale, potentially incorporating new services and facilities such as a new local centre, new school and additional healthcare facilities. Traffic and air quality modelling indicate that the site is unlikely to cause adverse effects on the road network... The SA finds that major positive effects are anticipated in relation to the social and economic SA objectives.”¹¹

The most positive thing to be said about Sites SA12 and SA13 on the other hand, was that

¹¹ Site Selection Paper 3: Housing – Appendix B: Housing Site Proformas

there would be “an opportunity for development of the site to contribute towards improvements to the bus and rail interchange at Burgess Hill.”¹²

Why therefore was this site not carried forward over SA12 & SA13? HH golf course is deliverable now. Build there and the five-year housing land supply is more secure, and the pressure from developers to concrete over more greenfield sites is reduced.

For some reason, MSDC seem intent on insisting that Folders Lane is more deliverable, even though it hasn't completed due scrutiny and there have been clear questions from councillors about this selection process from the start. The huge level of opposition to the site seems to have been overlooked or ignored.

The most unsound thing of all about this comparison is how it reflects on the deliverability of sites. The existence of application 20/0559 shows that the golf course is deliverable, while the unsuitability and unsustainability of Sites SA12 & SA13 mean they are undeliverable. MSDC have not selected the deliverable option.

2005 Atkins Study

This MSDC commissioned in-depth study looked at long term housing development possibilities for Mid Sussex and included a comprehensive Burgess Hill Feasibility Study. The conclusions of the study are clear. Development to the south of Folders Lane was only thought to be a viable option, if a new relief road across Batchelors Farm (referred to as the “eastern spine road”) was constructed. This would provide an additional crossing point for the railway and relieve congestion in the town.

“A proposed eastern spine road, would be required to serve the sites and help to improve overall accessibility to the east of Burgess Hill.” “...a new Spine Road to the east of Burgess Hill to relieve traffic congestion in the town centre.”¹³

It is very clear that 15 years ago, traffic in Burgess Hill was so bad that adding hundreds more dwellings south of Folders Lane would only be feasible with a new spine road. No such road has been planned and over 1000 houses have already been constructed without it. As a result, the South-East part of the town is frequently gridlocked. MSDC are fully aware of this.

iii) The sustainability appraisal contains errors and inconsistencies and incomplete, making it unfit for purpose

The Sustainability Appraisal (SA) forms a key part of the MSDC case for allocating housing sites. It is therefore of concern that it contains errors, omissions and inconsistencies, leading to Councillors making decisions based on deficient information.

¹² Ibid.

¹³ Feasibility study for development options at Burgess Hill, Atkins, Sept 2005 p49

- **Incomplete Data**

On page 8 of the Sustainability Appraisal Regulation 19 document: Methodology for the Sustainability Appraisal it states:

2.25] The main objective of appraising different options or alternatives is to assess the impact of each option with regards to sustainability, highlighting which of the options performs the best over Social, Environmental and Economic aspects. **The option that has the most positive impact on the sustainability objectives should then be chosen as the option to be included within the Site Allocations DPD.** This ensures that the plan on the whole is the most sustainable plan, given all reasonable alternatives and will therefore contribute to sustainable development.

However, all the housing sites appraised, **have not been assessed for Transport, Energy or Water** sustainability objectives (with the exception of Cuckfield which was partially assessed for transport). How can sites be assessed correctly if 3 key indicator rankings are not given for each of the sites?

See below in *Figure 3*. This the Sustainability Appraisal for Burgess Hill's 9 sites. There are question marks against categories 11-13. Not helpful for decision making. Specifically, it says in No 11 that "None of the options on their own are likely to contribute to negative impacts on the highways network." We know that to be untrue. How therefore can we trust this document?

Commented [m1]: How can this have been done when many criterion haven't been assessed?

| Site Allocations DPD – Sustainability Appraisal – February 2020 | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|---|
| | | | | | | | | | more than a 20 minute walk. The impact of option (h) on this objective is uncertain currently the site is a long distance from local services, and the 10-15 minute walk through the Northern Aric is built out. |
| 4 - Retail | + | + | + | + | + | + | + | + | <p>Site option (g), (h) and (i) are considered less than a 10 minute walk from the nearest convenience store, option (a), (d) and (f) are a 10-15 minute walk through the Northern Aric is built out.</p> <p>Site option (g), (h) and (i) are more than a 10 minute walk. The impact of option (h) on this objective is uncertain, currently the site is a long distance from local services, however, this is a change on the Northern Aric is built out.</p> |
| 5 - Communities | + | + | + | + | + | + | + | + | All site options would encourage the growth of communities. |
| 6 - Flood Risk | + | + | + | + | + | + | + | + | None of the site options have areas at risk from flooding, or have suffered from flooding in the past. |
| 7 - Land Use | + | + | + | + | + | + | + | + | <p>Site option (d), (g), (h) and (i) are on green field land, and are relatively small sites. Option (b), (c) and (e) are also on green field land, but are very large. Option (b) and (c) are or are previously developed land so have the most positive impact on this sustainability objective.</p> |
| 8 - Biodiversity | + | + | + | + | + | + | + | + | <p>There are no formal biodiversity designations (Ancient Woodland, SSSI, Local Nature Reserve, etc) on or adjacent to any of the site options.</p> <p>All site options are outside of the High Weald AONB. Site options (a), (c), (f), and (g) are in areas of medium landscape capacity while site (h) is in an area of low/medium capacity. Site options (b), (d), (e) and (i) are within the built up area settlement boundary of Burgess Hill, hence have a high landscape capacity.</p> |
| 9 - Countryside | + | + | + | + | + | + | + | + | All site options have no constraints in terms of listed buildings or other countryside areas, apart from option (f) which is not constrained by a conservation area, but would have less than substantial harm (medium) on High Chichester (Grade II listed). |
| 10 - Historic | + | + | + | + | + | + | + | + | |
| 11 - Transport | ? | ? | ? | ? | ? | ? | ? | ? | <p>None of the site options on their own are likely to contribute to negative impacts on the highway network. Incremental modelling of the package of preferred options will be tested as part of the evidence supporting the Site Allocations DPD.</p> |
| 12 - Energy/Waste | ? | ? | ? | ? | ? | ? | ? | ? | <p>All site options are going to impact on wastewater services generated, due to additional population generated from housing as well as during construction. All options should seek to recycle materials and make best use of resources, including using sustainable construction techniques and renewable energy in accordance with District Plan policies.</p> |
| 13 - Water | ? | ? | ? | ? | ? | ? | ? | ? | <p>All site options are going to impact on the amount of water used and wastewater generated, due to additional population generated from housing as well as during construction. The site option should seek to minimise water use in the through sustainable construction techniques in accordance with District Plan policies.</p> |
| 14 - Regeneration | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | <p>All site options perform positively against this objective as they are all in close proximity to the town centre. Sites options (b), (d), (e) and (f) have a significantly positive impact as they are very close to the town centre. Options (g) and (h) are outside from the existing town centre, so have a medium to a small positive impact.</p> |

Figure 3 Sustainability Appraisal for Burgess Hill's 9 Sites pg124

- **Errors**

In the assessment of Site Options at Burgess Hill, the assessment for Education erroneously refers to walking distance from GP's surgeries: See Figure 4

residual housing need, less than 1000 sqm (North is deliverability). Options (a) and (c) are being submitted to the Council (hence, deliverability is not an issue).

Site option (b) is located less than a 10 minute walk from the nearest GP surgery, option (d), (e) and (f) are a 10-15 minute walk, option (g) is a 15-20 minute walk, while option (a) and (b) are more than a 20 minute walk. The impact of option (h) on this objective is uncertain; currently the site is a long distance from local services, however, this will change once the Northern A is built out.

Site option (a), (c), (d), (e) and (f) are located less than a 10 minute walk from the nearest GP surgery, option (b), is a 10-15 minute walk, while option (g) and (h) are more than a 20 minute walk. The impact of option (h) on this objective is uncertain; currently the site is a long distance from local services, however, this will change once the Northern A is built out.

1.2.3

more than a 20 minute walk. The impact of option (h) on this objective is uncertain; currently the site is a long distance from local services, however, this will change once the Northern A is built out.

Site option (a), (c), (d), (e) and (f) are located less than a 10 minute walk from the nearest GP surgery, option (b), is a 10-15 minute walk, while option (g) and (h) are more than a 20 minute walk. The impact of option (h) on this objective is uncertain; currently the site is a long distance from local services, however, this will change once the Northern A is built out.

Figure 4 Sustainability Appraisal for Burgess Hill's 9 Sites Pg 123-124

I would further question the timeframes and distanced used to assess the walking distance from the location of the site allocation into the closest built up centre and Retail. In Fig 4, it claims that Site C (SA13) is “*only a 10-15 min walk*”. This is underestimated. According to google maps to walk from Broadlands to the train station is 0.8 miles and would take 16 mins. SA13 is further east so would take longer. To walk to the Martlets Shopping Centre or Waitrose in Burgess Hill, would take 21mins. This is 1.2 miles. Average walking speed for a *fit and healthy adult* is 20 mins per mile- 3 miles per hour or 12 mins per km.

This more accurate but increased walking time would see many more car journeys than predicted. This increased car usage would be exacerbated by the high rate of car ownership in the district. PG17 of the Sustainability Appraisal Regulation 19 document states:

Commented [m2]: Car ownership high in area

3.39. Car ownership in the District is high with 86.4% of households having one or more cars or vans, compared to 74.2% nationally. 44.2% of all households have two or more cars compared to 32.1% nationally which raises the risk of traffic congestion issues (Census 2011).

Increased walking times in collaboration with high car ownership would result in more car journeys which would impact greatly the already “severely” affected Junction at Hoadleys corner. Thus, generating a further negative traffic ranking.

Find below an extract of from the Site Allocations DPD Sustainability Appraisal pg. 34

“Objective Number 11 Transport Objective: To reduce road congestion and pollution levels by improving travel choice and reducing the need for travel by car, thereby reducing the level of greenhouse gases from private cars and their impact on the environment.”

It is evident that Indicator No 11, has not been taken seriously in this document. Meaning that MSDC are failing to “To reduce road congestion and pollution levels by improving travel choice and reducing the need for travel by car.” This is a key Sustainability Indicator and displays that these sites are not as sustainable as we are being led to believe.

One additional factor affecting journeys would also be school places. If 350 houses and their residents do move to this area. There would not be enough provision at local schools. Birchwood Grove is the nearest state primary school to sites SA12 and SA13. This school has only 5 vacancies within its six different year groups. Given that it is likely the majority of the occupants of the 800 new homes currently being built in the area will want their young children to attend Birchwood Grove it is inconceivable that the school could accommodate them. Children from the proposed sites SA12 and SA13 would find securing a place at the school impossible, being even further behind in the queue. It should also be pointed out that other than the private Girls School, there is no provision for secondary education on this side of Burgess Hill.

There are plans to build a new school as part of the Clayton Mills development in Hassocks, with access to be onto Ockley Lane (the southern part of Keymer Road). As schools in Burgess Hill are at capacity, it is likely that children from Burgess Hill will attend this new school. The distance, together with the fact that Keymer Road / Ockley Lane is a 60mph road with no pavement for a considerable part of it means it is not a realistic prospect for cycling or walking to school. This will further add to congestion and is not sustainable.

The excerpt in *Fig 3* above also shows a questionable scoring of flood risk. Part of Site SA13 is a low-lying meadow through which a stream flows. The 2009 Folders Lane Field Survey (describes:

"Field damp in places. Almost certainly standing water in places in wet winters. Water table is probably fairly close to the surface throughout the year. "

This area is frequently flooded, as the photographs below show:



Figure 5 Photos of SA13 in wet months

How then can the Sustainability Appraisal give Site C (SA13) a rank of 0? This document is not complete and could not have been scrutinised to an adequate degree. If it had been, these errors would have been identified and rectified to make the correct assessment.

| | | | | | | |
|----------|---|----------------|-----|--|-----|---|
| Marginal | 1 | Burgess Hill | 557 | Land south of Folders Lane and east of Keymer Road, Burgess Hill | 200 | reason to other objectives can deliver housing with greater certainty, thereby performing more positively than Site 474 overall. Positive effects are anticipated in relation to housing and the suite of social SA objectives. |
| | | Burgess Hill | 738 | Land east of Greenacres, Keymer Road and south of Folders Lane | 100 | Positive effects are anticipated in relation to housing and the suite of social SA objectives. |
| | | Burgess Hill | 827 | Land South of 96 Folders Lane, Burgess Hill | 40 | Positive effects are anticipated in relation to housing and regeneration SA objectives, whilst minor negative effects are anticipated in relation to the social objectives on the basis that the Northern Arc development will provide new facilities later in the plan period which are not in situ at the current time. |
| | | East Grinstead | 998 | Old Court House, Blackwell Hollow, East Grinstead | 12 | The site performs well in relation to the majority of SA objectives as it is a brownfield site in a sustainable location at a Tier 1 settlement. |
| | | Haywards Heath | 503 | Haywards Heath Golf Course, High Beech Lane, Haywards Heath | 630 | In light of the potential for significant levels of growth at the site, including delivery of new community infrastructure, schools and healthcare, major positive effects are anticipated in relation to the housing and social SA objectives, and positive effects are. |

These "negative effects" apply equally to sites 557 & 738 which make up Site SA13

| Site Allocations DPD – Sustainability Appraisal – February 2020 | | | | | |
|---|-----|------------|-----------|------|-------|
| SA | Cat | Settlement | SH&LA ID# | Site | Yield |
| | | | | | |

Why is the potential for "major negative effects" not mentioned for sites 557, 738 & 827 which are entirely (not "almost entirely" greenfield?)

Figure 6 Site Allocations DPD Sustainability Appraisal (Regulation 19) July 2019, page 124

These are clear when looking at the key social and environmental strands of sustainability used to assess the marginal sites including SA12 & SA13 – as illustrated in the extract in Fig 6

¹⁴ Site Allocations DPD Sustainability Appraisal (Regulation 19) July 2019, page 124

In addition, when considering the 3 Options for additional growth, See Fig 7, the assessment of environmental concerns is highly questionable. The extract below shows how building on a man-made golf course was ranked as being worse than building on an untouched historic field system (7-Land Use) while the biodiversity of the natural habitat of SA13 was not even assessed (8-Biodiversity) with ? for Options A and B.

Table 19 - Housing Options

| Site Selection | | | | |
|--|---|----|----|---|
| Reasonable Alternatives for Assessment | | | | |
| Option A: 20 'Constant Sites', 1,424 dwellings. | | | | |
| Option B: 20 'Constant Sites' + Folders Lane, Burgess Hill (x3 sites), 1,764 dwellings | | | | |
| Option C: 20 'Constant Sites' + Haywards Heath Golf Course, 2,054 dwellings. | | | | |
| Objective | A | B | C | Assessment |
| 1 - Housing | + | ++ | ++ | All options meet the residual housing requirement, therefore impact positively on this objective. Options (b) and (c) provide more certainty that housing need would be met, as they provide a healthy buffer above the minimum amount of development required. This provides a level of contingency should some sites not be delivered as expected (either in entirety, or with a reduced yield). |
| 2 - Health | + | ++ | + | The 20 constant sites have been selected according to their consistency with the spatial strategy, focusing on higher tier settlements. The collection of sites is largely well connected to health, education and retail facilities. Option (b) performs more positively against these objectives, as the sites at Folders Lane are in close proximity to each of these facilities. |
| 3 - Education | + | ++ | + | |
| 4 - Retail | + | ++ | + | |
| 5 - Communities | + | + | + | All options would provide sufficient housing, spread across the district according to the settlement hierarchy and District Plan strategy. This enables families to grow in areas where need is derived from, helping existing communities to grow. |
| 6 - Flood Risk | 0 | 0 | 0 | None of the options are likely to have any negative impacts on flood risk. All sites selected will need to ensure there is no risk from flooding. |
| 7 - Land Use | - | - | - | All options would involve significant development on greenfield sites, and as such, are likely to have negative impacts on this objective. In particular, the yield associated with option (c) is likely to have a greater impact on this objective. |
| 8 - Biodiversity | ? | ? | - | Options (a) and (b) include sites that may have a negative impact on biodiversity, although policy requirements for mitigation should reduce any negative impacts. Option (c) in particular includes a site that contains ancient woodland and is adjacent to a designated Local Wildlife Site; although these could be mitigated there is a higher prospect of negative impacts upon this objective. |
| 9 - Countryside | - | - | - | Whilst some sites have a greater impact on landscape |

59

Site Allocations DPD - Sustainability Appraisal - February 2020

| | | | | |
|-------------------|---|----|----|--|
| | | | | and designated areas (ACNB) than others, each have been assessed as having low impact overall. There are no significant differences between the three options on this objective. |
| 10 - Historic | ? | ? | ? | There are no negative impacts expected from any of the three options. |
| 11 - Transport | ? | ? | ? | There are no 'severe' highway impacts expected from any of the three options. Policy requirements could ensure access or highways mitigation is provided to ensure no severe impacts arise. |
| 12 - Energy/Waste | - | - | - | All options will increase the amount of waste generated, albeit that sustainable construction techniques can be utilised and waste recycling will be employed to minimise any impacts. There are no significant differences between the three options. |
| 13 - Water | - | - | - | All options will increase demand on water supply and for wastewater treatment. There are no significant differences between the three options. |
| 14 - Regeneration | + | ++ | + | Option (b) performs more positively against this objective, as the sites at Folders Lane are in close proximity to the town centre. |
| 15 - Employment | + | + | + | All options would provide sufficient housing to meet the identified housing need, and therefore aligns with job projections. |
| 16 - Ec. Growth | + | ++ | ++ | All options would encourage investment by businesses within Mid Sussex, as an increasing workforce means a larger jobs pool for potential employers to call upon. Additional population increases (i.e. options (b) and (c)) within the district will have positive knock-on effects for local businesses, retail, and entertainment and community facilities, supporting economic growth. |

Figure 7 Site Allocations Table 19 Housing Options Pg 59 & 60

Again in Fig 7, It is falsely claimed that Option A B & C have the same ranking in terms of Water. How can this be when earlier in their own document, it states:

3.67...Some of the existing sewerage infrastructure within the District is operating at or near capacity and unless significant investment is made to existing or through new infrastructure, water quality within the watercourses in the District may be at risk (Water Cycle Study, 2011). In particular, Goddards Green Wastewater Treatment Works (on the outskirts of Burgess Hill) has been identified as having constraints with regards to capacity and odour, which will need to be taken into account when planning for development that would drain to this particular works."

pg. 25 of the Sustainability Appraisal Regulation 19 Doc

Why is this not mentioned in the assessment and Option B given a further negative ranking here?

The last year has seen over average waterfall in the winter months followed by lack of waterfall in spring and summer... in winter we saw flooding in our immediate area: SA13, our own back gardens and in Wellhouse Lane. In summer our water service has been limited to lower pressure as the water company were struggling to provide adequate service for demand in the area. We don't even have mains sewerage, so the infrastructure here is woefully inadequate and under increased pressure. I'm therefore puzzled how Option B (Fig 7) is given the same ranking as A and C.

In fact all utilities in the area seems to be struggling. We had numerous power cuts over the past few years (even for 2 hours at 1.30pm on Christmas Day 2019), these have generally been caused by poor infrastructure.

See below an extract of a letter from CEO of UK Power Networks, Basil Scarsella (dated 3/2/2020) to a neighbour in Wellhouse Lane, in response to our unreliable power service.

"We have investigated the power cuts and I can confirm that Burgess Hill has been affected by ten over the last twelve months, which is not the high level of service we would expect. Five of these were caused by safety equipment operating on the overhead line. This can occur when windborne debris or trees interfere with the cables and usually lasts for a few seconds. The causes of the remaining longer power cuts were unrelated and permanent repairs have been completed where required."

Again, Indicator 11 says There are no 'severe' highways impacts expected from any of the three options, despite the fact that MSDC already knew that many of the junctions in Burgess Hill were running at capacity and had been told so by local councillors at various council meetings. They also know the history of the East/West traffic flow issues in Burgess Hill, but this has seemingly gone away.

The Sustainability Appraisal did not provide sound guidance for the Site Allocations and contributed to Sites SA12 & SA13 being allocated when they are unsuitable and unsustainable.

iv) **Unanswered questions remain over the final site selection shortlisting decision**

At the Full Council meeting on 22 July 2020 Councillor Alison Bennet (Lib Dem Hurstpierpoint) stated:

"When the site selection DPD came before this council in September of last year, I expressed then that the process for selecting the final sites in the allocation hadn't been carried out transparently, and that the group of members who made those recommendations lacked political and geographical balance..... At the time my group proposed an amendment to simply go back one step and repeat it with a proper mix of members. I think this would have given all members of this council the confidence in the process and it was a reasonable proposal but regrettably one that this council rejected. 10 months later I've not been afforded with confidence in this process due to the council's dogged approach to get this document over the line. That must be why are there are still question marks about what is proposed..."

Commented [m3]:

Commented [m4]: I thought this was good supporting our worry about working group. Also supporting our idea that they rushed it through not doing it properly.

Commented [m5]:

The final recommendation that put the fields south of Folders Lane into the Site Selection DPD was made at the last meeting of a Working Group of councillors in August 2019.

When established, the terms of reference stated that it would comprise **"7 members, politically balanced, comprising six Conservatives and one Liberal Democrat to advise the Scrutiny Committee for Community, Housing and Planning."**¹⁵

The original members of the working group were 8 councillors: Following election results in May 2019 the working group was depleted as 3 members lost their seats and it no longer complied with its terms of reference. The Council changed from 53 Conservative and 1 Lib-Dem to 34 Conservative, 13 Lib Dem, 4 Independent and 3 Green (63% Conservative and 37% other).

To comply the working group should then have contained 4 Conservative and 3 others. Instead, those councillors who lost their seats were simply not replaced, leaving the following 5 members:

¹⁵ Site Allocations Document, Members Working Group, Terms of Reference (Appendix 1 to Minutes of Scrutiny Committee for Planning & Housing, 14 November 2017)

Cllr Rod Clarke – HAYWARDS HEATH (Con) Cllr Lyn Stockwell – HIGH WEALD (Con)

Cllr Ruth De Mierre – HAYWARDS HEATH (Con) Cllr Rex Whittaker - EAST GRINSTEAD (Con)

Cllr Sue Hatton – HASSOCKS (Lib Dem)

Only one councillor from south of Haywards Heath remained – Lib-Dem Sue Hatton from Hassocks. She could not attend the final meeting, arranged at short notice during the summer holiday period (notified on 7th August of meeting on 27th August 2019), meaning that this meeting of the group was not “politically balanced”, with Burgess Hill and villages to the south completely unrepresented.

Despite being in contravention of its terms of reference with too few members and only Conservatives in attendance, it was at this meeting that the fields south of Folders Lane were chosen. Council Members expressed concern about this meeting and its outcome at the first opportunity, when the DPD was discussed at Full Council on 25 September 2019.

At that meeting on September 25th an amendment was tabled requesting the setting up of a new, politically balanced Working Group, citing concerns over lack of transparency, but the amendment was defeated (as referred to by Alison Bennet in the earlier quotation).

The decision-making process that led to the selection of Sites SA12 and SA13 for the DPD was inadequate. The final crucial recommendation was made by a depleted and unbalanced working group. This is clear evidence that the Site Selection Process itself is unsound.

Isn't this supposed to be a democratic process? This site selection process is the first real dealings I've had with MSDC's Housing and Planning Division. I must confess I am shocked by what I've seen. It seems that this entire process has not been driven by the need to supply good quality housing, in the right sites for the benefit of the community. Residents objections have been largely ignored by the politically biased, Tory controlled, majority of the District Council, who vote en-masse to assert their dominance over the other council members. Not once have MSDC attempted to address the many issues raised throughout this process. There has been no real level of scrutiny of the proposals. I've been left with no confidence at all that this process has been sound and will deliver the right result for our District. Our only hope is that the Independent Inspector's Review will scrutinize the process up to now in order to restore some confidence in what can only be described as a wholly flawed Site Allocation DPD.

Mid Sussex Sites DPD – GTA Civils Review of Highway Impacts as suggested by the Mid Sussex Transport Study by SYSTRA - SUMMARY

- The Mid Sussex Strategic Highway Model (MSSHM) has been used by MSDC to assess the transport impacts of the Sites DPD.
- The comparison of existing observed and modelled flows for road links in the vicinity of Folders Lane appears generally acceptable. However, there may be an issue with the way in which the B2112 from Janes Lane to Ditchling crossroads is described in the model which would affect the model's determination of route shares for all north/south traffic in the southern and central parts of the district.
- Folders Lane currently carries traffic flows that are well within its capacity in link terms. Traffic generated by both the Local Plan and the Sites DPD allocations for sites served from Folders Lane would not compromise that. (This is purely as link road but the traffic discharging at the supporting junctions would be clearly impacted).
- Highway network impacts are assessed in the study reports by reference to their severity, but there are concerns about the criteria adopted to define 'severe' and 'significant' (which is a lower level of impact used in the MSSHM reporting). The incremental impact approach used under-represents cumulative impacts with the Sites DPD allocations added. There is also no assessment of impacts on highway safety as required by NPPF para 109.
- At the western junction of Folders Lane with Keymer Road (Junction S27), the Sites DPD assessment misrepresents the way that the junction works in conjunction with the much more heavily impacted junction (Junction S6) of Keymer Road / Station Road / Junction Road / Silverdale Road to the north.
- Junction S6 would operate at well over capacity with excessive RFCs, queues and delays, in all Scenarios greater than in the base year, and the operation of the Folders Lane/ Keymer Road junction (junction S27) would increasingly be impacted by the inadequacies of Junction S6. This could only be exacerbated by new traffic generated by the Folders Lane area allocations in the Sites DPD.
- Modelling of the 2031 end-of-plan-period forecast year clearly shows that the package of highway improvements already committed and included in the Reference Case (RC) Scenario (including the Local Plan development) is not sufficient on its own to enable the level of development included in the RC alone to be delivered without widespread 'severe' highway network impacts.

- As set out in the Sites DPD testing report, the contribution of sustainable transport initiatives to resolving the additional impacts of additional Sites DPD sites would be marginal at best.
- The Sites DPD additional highway mitigation, focussed on the A23 and its junction with A2300, is clearly not only important to mitigate the additional traffic demands of the Sites DPD sites, but is also essential to enable the impacts of the RC itself (i.e. the local plan without any additional Sites DPD sites) to be potentially considered tolerable.

I do hope you can take these comments on board when with your consideration to adopt the Mid Sussex District Council's Site Allocation's DPD. These are very real concerns that will affect the long-term successful delivery of SA12 and SA13.

Kind regards

Michelle Parlett

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1196**Response Ref:** Reg19/1196/1**Respondent:** Miss C Corbett**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|---|---|
| Name | Celeste Corbett |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I can not support the Site Allocations DPD on soundness. I think it is unsound. I can not believe that developing these two fields SA12 & SA13 is the right thing to do. As a 10 year old it concerns me greatly what we are doing to the environment. Even at my age I can see that destroying those fields with the high levels of biodiversity to be replaced by a housing estate, will NOT result in a net gain in biodiversity. How can it? Those fields have been there for hundreds of years. How can a property developer replace the biodiversity that's taken so long to establish? There is proposed to be a playground on this housing estate which will be situated so close to me, but I would still rather have the nature. We moved to this house to be close to nature. I get very angry when grown ups make poor decisions that will affect me and my children in years to come. This is a bad decision for us.</p> <p>Every year our garden floods because of the clay soil being water logged and improper drainage. What will happen when all the concrete goes on the fields at SA12? What will happen to our house then? Also I have to drive southwards to school on Ockley Lane. It is a very dangerous lane, it is hard for my mum to get on to the lane every morning. The Compass bus nearly ran us off the road. The road is so narrow and a bus struggles to pass a car. I would like to cycle to school but it's far too dangerous. How can putting a housing estate here where lots of people who wish to travel south, like us, will also need to use their cars as they are no pavements, how will this contribute to a reduction in carbon emissions? It will make it so much worse and there is no good evidence to prove this estate is sustainable at all.</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. | Remove Site SA12 and SA13. |
| 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 |

1203

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1203

Response Ref: Reg19/1203/1

Respondent: P Mitchell

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Patrick Mitchell |
| Job title | Chartered Surveyor |
| On behalf of | Self |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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 | I am objecting to the allocation of housing to sites SA12 & SA13 in the DPD because the unique biodiversity within the site makes it unsuitable for development and the Mid Sussex District Council have ignored this. Also, the infrastructure is insufficient to support further housing with the roads already under stress to provide sufficient flow of traffic without huge delays and pollution to the environment. |
| 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. | Keep the fields as they are. |
| 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 |

1204

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1204

Response Ref: Reg19/1204/1

Respondent: H Mitchell

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Hazel Mitchell |
| Job title | Retired |
| On behalf of | Self |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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 | I object to the allocation of housing to sites SA12 & SA13 in the DPD because this site provides much needed habitat for wildlife. This year I have heard cuckoos and nightingales there. Mature woodland helps clear toxic fumes and once felled takes generations to regenerate. To retain areas like this is vital for the health of the residents of the town and it is vitally important to keep a green gap between Burgess Hill and villages to the south. |
| 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. | It is of benefit to the town and its residents that the fields stay as they are. |
| 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 |

1205

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1205

Response Ref: Reg19/1205/1

Respondent: Mr M Greenhalgh

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Martin Greenhalgh |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Martin Greenhalgh |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I am objecting to the allocation of housing sites SA12 & SA13 in the DPD because:</p> <ul style="list-style-type: none"> • The site selection process was dishonest, unrepresentative, did not follow MSDC's own guidance. Representations made during the first consultation were 'lost'. • The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already at breaking point and nothing substantive can be done to address this. • The biodiversity within the site makes it unsuitable for development and MSDC have ignored this. • This will coalesce - the green gap between Burgess Hill and the villages to the south will be lost forever. • There is a lack of infrastructure and nothing is showing in the proposals to address this. • Allocating these sites for housing goes against the District Plan and national planning guidance • The shortage of water in the area as demonstrated this summer. The current supply can't meet the current demand never mind a higher demand. |
| 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. | Reject the planning proposal and protect the land from further building programs. |
| 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

Date

19/09/2020

1208

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1208

Response Ref: Reg19/1208/3

Respondent: Mr R Dobson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Richard Dobson |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I strongly object to this site allocation. The infrastructure is not there and the road network is already stretched beyond capacity.</p> <p>Folders lane and the convergene with Keymer road is already extremely busy during peak times. It can take quie a while for us to exit on to Folders lane and it can take 15 to 20 minutes to queue up the hill toward this junction. I have seen this queue beyond the kingsway roundabout in the middle of Folders lane.</p> <p>This congestion exists with the new housing estates already under construction, in kings way and the bottom of folders lane, and neither of these are complete. With residents due to occupy these houses this is already going to put additional strain on the road and the junction. With this proposal this is only going to get worse,and there seems to be no plans on how this could be successfully addressed.</p> |
| 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 | 26/09/2020 |

| | |
|--|--|
| Name | Richard Dobson |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I believe that the site selection process was flawed.</p> <p>The own council guidelines were not followed and it was wholly unrepresentative. All representation made at the outset and the first consultation was lost.</p> <p>I feel that rather than choosing a site on its own merits the council made the choice based on not having it in their area. NIMBY mentality. This is not acceptable.</p> <p>There is a clear site that could have been chosen at Haywards Heath Golf club. This was ignored. Too close to home for most councillors.</p> <p>The whole process was flawed as documented by SOFLAG.</p> <p>The site can not be chosen on these grounds.</p> |
| 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 |
| Date | 26/09/2020 |

| | |
|--|---|
| Name | Richard Dobson |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>The Field South of Folders lane are home to a wide variety of wildlife. All of this would be destroyed if the plan was to go ahead. MSDC have completely ignored this in the site allocation process.</p> <p>We are fortunate that our house backs on to the Fields south of Folders lane. We often loo from our window and see a vast array of wild life. We have seen, Bats, Owls, Buzzards, Deer, Field mice, newts, rabbits, foxes, Woodpeckers and frogs/toads to name a few. Not to mention the wild flowers and plants that grow in and around these fields.</p> <p>All of these animals live and/or rely on this area to survive.</p> <p>The proposal to use this site for housing would complete destroy this biodiverse habit, killing and or displacing everything that lives and grows in these fields and surrounding area.</p> <p>WE CANNOT ALLOW THIS TO HAPPEN</p> |
| 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 |
| Date | 26/09/2020 |

1209

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1209

Response Ref: Reg19/1209/1

Respondent: Ms E Dobson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Emily Dobson |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>The proposal has not taken in to consideration the public view. We as residents, who will directly be affected by the proposal, have time and again Rejected the suite proposal.</p> <p>There are a number of reasons for this.</p> <p>The environmental impact to the natural wildlife, owls,bats, deer, beets, rabbits, buzzards, woodpeckers to name but a few is damaging beyond repair. These sites are breeding and feeding grounds for these animals and displacement will probably kill these amazing creatures and wildlife.</p> <p>The traffic in this area is already an issue specially at peak times. The traffic is often at grid lock along Keymer road and folder lane. The supposed traffic study apparently simulated the issue. This clearly is flawed as anyone in the area at peak and non-peak times who witnesses the traffic could testify as to how bad it gets. This proposal will add to this already (due to the housing estates in progress) stretched beyond capacity road network in this area. I don't believe this has been considered enough and I have seen no plans to coupe deal with the existing issues or for the proposed plans.</p> <p>I also believe the process for selection was flawed. Decisions made without proper representation and a very NIMBY voting system, when clearly there are better sites available in other areas.</p> <p>The whole process and selection goes totally against district plans. Destroying wildlife. Unsustainable and unnecessary.</p> |
| 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 |
| Date | 28/09/2020 |

1210

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1210

Response Ref: Reg19/1210/1

Respondent: O Dobson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Oscar Dobson |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>The proposal is unnecessary not needed and will destroy the environment.</p> <p>Burgess Hill is already rapidly expanding and so are it's neighbouring towns and villages. The current plans already meet or come close to meeting housig quotas for the area and more houses (especially unaffordable ones) are not needed in this area.</p> <p>Surely this goes against district plans and should this go ahead the divide between the local towns and villages will disappear.</p> <p>The transport netwrok can't take any further traffic. It's already a major arterial road in and out of Burgess hill, that is Stretched to its limit. At certain times of day, it's big traffic jam spreading in all directions. New estates in the area that are unfinished will add to this over time. We can't make it worse.</p> <p>The fields to the south of folders lane are an area of natural beauty. Full of very old trees, plants and bushes. Natural flowerS grow whilst the fields remain untouched. Animals and birds rely on these fields. They live here. Eat here. Raise their young here. All of this would be destroyed if the proposal is allowed to progress.</p> <p>I feel like no one is listening in the council. They are so focused on figures and have lost sight of the bigger picture.</p> <p>We cannot allow this to continue and we cannot allow this Beautiful proposed site to be built on.</p> |
| 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 |
| Date | 28/09/2020 |

1219

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1219

Response Ref: Reg19/1219/1

Respondent: Mrs N Gillett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Natasha Gillett |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Natasha Gillett |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>Site SA12 & SA13 cover the area of the strategic gap between Burgess Hill and Keymer. The formal legal boundary between the settlements of Burgess Hill and Keymer is the end of the rear gardens of the houses on Wellhouse Lane, therefore if site SA13 is given approval by Mid Sussex District Council (MSDC) then MSDC is in contravention of its own Development Plan, in particular policy DP13 Preventing Coalescence, DP6 Settlement Hierarchy.</p> <p>DP13 Preventing Coalescence states:</p> <p>"Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements."</p> <p>DP6 Settlement Hierarchy</p> <p>The strategic objective of DP6 is very clear "To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence"</p> <p>"Within defined built-up area boundaries, development is accepted in principle whereas outside these boundaries, the primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there."</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. | The site allocation of SA12 & SA13 is not sound as it is in contravention of the council's own district plan. |
| 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 publication of the recommendations from the Examination yes

Date 23/09/2020

1220

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1220

Response Ref: Reg19/1220/1

Respondent: Mrs C Huggett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Claire [REDACTED]
Sent: 26 September 2020 20:20
To: ldfconsultation
Subject: Objection to SA12 and SA13

To whom it may concern,

As a resident of Folders Lane I am writing to strongly object to the allocation of housing to sites SA12 and SA13 in the DPD for a number of reasons.

- The traffic situation, especially during morning rush hours is horrendous on Folders Lane. The traffic report produced for MSDC is totally flawed. More houses will just make these routes a total gridlock.
- There is a lack of infrastructure to cope with the dwellings being built at present in Burgess Hill let alone if this plan is approved.
- Allocating these sites for housing goes against the District Plan and National Planning Guidance.
- MSDC have totally ignored the fact that the biodiversity within the site makes it unsuitable for development.

I urge you to take these points into consideration and reject this application.

Yours sincerely,
Claire Huggett

[REDACTED]
[REDACTED]

Sent from my iPhone

1221

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1221

Response Ref: Reg19/1221/1

Respondent: Mr T Loughton

Organisation:

On Behalf Of: Personal

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Mr Tim Loughton |
| Job title | Member of Parliament |
| Organisation | Resident |
| On behalf of | My family and residents of Wellhouse Lane |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Private individual |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 and SA13 |
| 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>The site selection process was flawed and not in accordance with national sequential guidance or MSDC's own guidance. Original representations have been lost or ignored.</p> <p>The green gap between Burgess Hill and Keymer/Hassocks has been systematically eroded and this overbearing development would clearly lead to the merger of Burgess Hill with Keymer and Hassocks into one large urban conurbation when at the moment it is protected but much valued and much used countryside.</p> <p>The Council's traffic report woefully underestimates the strain already on traffic entering and exiting Burgess Hill from the south. The Keymer Road is a dangerous road, lacking pavement in parts and has been subject to no improvements or safety measures in the 24 years we have now lived here. No infrastructure improvements of any significance are included in this development.</p> <p>The area being considered is open countryside used by the community and hosts a great deal of natural flora and fauna which would be endangered.</p> <p>Allocating these site for housing goes against the District Plan and National Planning Guidance.</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. | Revert to previous consideration of sites to north of Burgess Hill which were deemed to be more suitable for such 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 | 28/09/2020 |

1224

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1224

Response Ref: Reg19/1224/1

Respondent: Mrs S Egan

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Susan Egan |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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 | 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>I believe the SPD clearly fails to comply with MSDCs own methodology on the selection of sites and deliverability and in key areas ignores the policies in the NPPF & District Plan and therefore it is UNSOUND. Sites SA12 & SA13 are not sustainable in any sense of the criteria within the NPPF and District Plan and if allowed for development will inevitably result in significant harm to the local area in contravention of the NPPF and the District Plan Policies DP6, DP7, DP12, DP13, DP15, DP18, DP22, DP26, DP29, DP37, DP38 & DP41.</p> <p>Site SA13 constitutes the local gap between the Burgess Hill Built up Boundary & the border with Keymer, if built on it will mean that the two settlements will have effectively coalesced in conflict with policies DP6 & DP13. SA13 is land which has not been farmed or worked in well over a century and contains thousands of trees, to develop the site would cause very serious harm to the environment, exacerbate flooding where I live (see attached photos) and generally conflict with policy DP12. All development has to pass the test of Sustainability in the NPPF & DP, the local road network cannot handle the extra traffic generated by these two sites, a fact well documented by MSDC in assessments since 2004.</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. | Remove sites SA 12 & 13 from the DPD and implement a serious plan to solve the decades long issues around traffic travelling East to West across Burgess Hill. |
| 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=251e393f0a6c25065c91fa9dc7a0e885 |
| 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









1227

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1227

Response Ref: Reg19/1227/8

Respondent: Mr D Wallington

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | David Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | The traffic, which is already intolerable especially at the Keymer Road, Folders Lane, Birchwood Grove Road junction, will get substantially worse. Exiting from Birchwood Grove Road is particularly dangerous because of the volume of traffic, and this will become much worse. There is nothing in the application to cover this. |
| 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 |
| Date | 27/09/2020 |

| | |
|--|--|
| Name | David Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>There are only 2 roads in Burgess Hill that cross the Brighton to London railway line from east to west.</p> <p>There are frequent delays and queues on these roads, caused by the increase of traffic from the hundreds of new properties built to the east in the last few years.</p> <p>This application will worsen the problems.</p> |
| 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 |
| Date | 27/09/2020 |

| | |
|--|---|
| Name | David Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | Allocating these sites for housing goes against the District Plan and national planning guidance. |
| 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 |
| Date | 27/09/2020 |

| | |
|--|--|
| Name | David Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| 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 | The site selection process did not follow MSDC's own guidance. It is alarming that representations made during the first consultation were 'lost'. How was this possible? |
| 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 |
| Date | 27/09/2020 |

| | |
|--|---|
| Name | David Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| 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 | Doubtless South East water will say they can cope with more housing yet, despite compulsory water meters, they still cannot supply water all the time - re: the water shortages and cuts this year. |
| 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 |
| Date | 27/09/2020 |

| | |
|--|--|
| Name | David Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | This is yet another attempt by developers to turn Burgess Hill and the villages of Keymer and Hassocks into 1 large urban sprawl. The green space MUST be protected. |
| 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 |
| Date | 27/09/2020 |

| | |
|--|--|
| Name | David Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>There are only 2 roads in Burgess Hill that cross the Brighton to London railway line from east to west.</p> <p>There are frequent delays and queues on these roads, caused by the increase of traffic from the hundreds of new properties built to the east in the last few years.</p> <p>This application will worsen the problems.</p> |
| 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 |
| Date | 27/09/2020 |

[REDACTED]

From: Planet235 x [REDACTED]
Sent: 28 September 2020 22:42
To: ldfconsultation
Subject: Site Allocations DPD Consultation

Categories: SiteDPD

To whom it may concern.

I am objecting to the inclusion of Sites SA12 & SA13 for housing for the following reasons:

They are unsuitable, unsustainable and undeliverable.

Their inclusion contravenes District Plan policies DP6, DP7, DP12, DP13, DP15, DP18, DP37, DP38 and national planning law, and makes the whole DPD unsound.

I completely support the SOFLAG objection submission, and urge the Council to consider it fully and send it to the Inspector.

Yours faithfully

D H Wallington

1231

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1231

Response Ref: Reg19/1231/1

Respondent: Mr P Leach

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Peter Leach |
| Job title | Retired |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Peter Leach |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I am objecting on the following grounds:</p> <p>The chosen locations for the proposed housing is in contravention of the District Plan and national planning guidance.</p> <p>The site selection process lacked integrity and contradicts MSDC's own guidelines. Representations made during the first consultation were 'lost'.</p> <p>The biodiversity within the site makes it unsuitable for development and MSDC have ignored this.</p> <p>It would seriously compromise the green gap between Burgess Hill and the villages to the south.</p> <p>There appears to be minimum consideration of the impact on infrastructure resulting from the proposed plan.</p> <p>The traffic report produced for MSDC is completely unsatisfactory and fails to properly address the issue. An already problematic traffic situation would be seriously increased by a such a large development. There is already a significant traffic bottle-neck in Ditchling which would only be worsened.</p> |
| 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 |
| Date | 28/09/2020 |

1232

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1232

Response Ref: Reg19/1232/1

Respondent: Mr N Franklin

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|----------------------|
| Name | Nigel Franklin |
| Address | <div></div> |
| Email | <div></div> |
| Name or Organisation | Nigel Franklin |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; No including the duty to cooperate | |
| (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

Having read the Highway Impacts report undertaken by GTA Civils, I remain unconvinced that the Mid Sussex Transport Study will do anything to address the traffic problems generated by building on Sites SA12 and SA13.

The highlights of which are outlined below:

Mid Sussex Sites DPD – GTA Civils Review of Highway Impacts

- The Mid Sussex Strategic Highway Model (MSSHM) has been used by MSDC to assess the transport impacts of the Sites DPD.
- The comparison of existing observed and modelled flows for road links in the vicinity of Folders Lane appears generally acceptable. However, there may be an issue with the way in which the B2112 from Janes Lane to Ditchling crossroads is described in the model which would affect the model's determination of route shares for all north/south traffic in the southern and central parts of the district.
- Highway network impacts are assessed in the study reports by reference to their severity, but there are concerns about the criteria adopted to define 'severe' and 'significant' (which is a lower level of impact used in the MSSHM reporting). The incremental impact approach used under-represents cumulative impacts with the Sites DPD allocations added. There is also no assessment of impacts on highway safety as required by NPPF para 109.
- At the western junction of Folders Lane with Keymer Road (Junction S27), the Sites DPD assessment misrepresents the way that the junction works in conjunction with the much more heavily impacted junction (Junction S6) of Keymer Road / Station Road / Junction Road / Silverdale Road to the north.
- Junction S6 would operate at well over capacity with excessive RFCs, queues and delays, in all Scenarios greater than in the base year, and the operation of the Folders Lane/ Keymer Road junction (junction S27) would increasingly be impacted by the inadequacies of Junction S6. This could only be exacerbated by new traffic generated by the Folders Lane area allocations in the Sites DPD.
- Modelling of the 2031 end-of-plan-period forecast year clearly shows that the package of highway improvements already committed and included in the Reference Case (RC) Scenario (including the Local Plan development) is not sufficient on its own to enable the level of development included in the RC alone to be delivered without widespread 'severe' highway network impacts.
- As set out in the Sites DPD testing report, the contribution of sustainable transport initiatives to resolving the additional impacts of additional Sites DPD sites would be marginal at best.

With such a history of traffic problems in this area, and a detailed report confirming what we already know, I am surprised these sites have got this far through the process.

I work in the Keymer regularly and traffic is often terrible travelling into Burgess Hill for building supplies so I end up turning around and shopping elsewhere. Already the traffic as it is has an impact on me not doing business in Burgess Hill so adding more houses and more cars to an already severe junctions in the area can not be good for businesses in Burgess Hill.

Having read around the subject a bit I also think that the process to come to the decision to take Sa12 and SA13 forward is unsound. How could this decision have been made by a politically and geographically balanced panel when at the scrutiny meeting on 11 March 2020, Councillor Sue Hatton (Lib Dem Hassocks) made the following statement:

"As a member of the site selection group, and I think I'm the only one in this room that has sat on it from this committee, I was concerned that the final months' deliberations were severely restricted as a result of last May's election. The group had been set up specifically for all areas of the district to be represented equally by councillors with an in-depth knowledge of their own areas and that was its strength. Unfortunately, the group was depleted after the election, reduced by 3 including its chairman with no substitutes allowed. These were all members representing the south of the district. When its last meeting was called in August when I was away on holiday there were therefore no councillor to represent the south to take part in the deliberations at that meeting. Consequently the 300 site [SA13] was chosen over Haywards Heath Golf Club... In view of this I think the site south of Folders Lane should be taken out, and consideration be given to the inclusion of Haywards Heath Golf Club."

It does not fill me with confidence that the process has been correct and Burgess Hill and the surrounding villages to the South of the district will have to pay for this mistake if the sites are allowed to go forward.

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.

Remove Sites SA12 and SA13

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

Date

28/09/2020

1233

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1233

Response Ref: Reg19/1233/1

Respondent: Mr R Corbett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|----------------------|
| Name | Rob Corbett |
| Address | <div></div> |
| Email | <div></div> |
| Name or Organisation | Rob Corbett |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12-SA13 |
| 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

I am objecting to the inclusion sites SA12 and SA13 in the Site Allocation DPD for the following reasons.

Traffic Safety

The proposed developments will be wholly or mainly dependent for site access on a route emerging onto Ockley Lane / Keymer Lane. This is a tight, hilly country lane with a number of concealed entrances and high-speed limit entering Hassocks parish to the South and Burgess Hill to the north. The narrowness of this road means that it cannot easily accommodate increased traffic and in particular public transport. The road is poorly served by public transport with infrequent low capacity buses. These buses often cross the centre of the road to navigate some of the corners on the lane and any increase in traffic volume will likely lead to accidents. None of the sites in the DPD Site allocation have been assessed for traffic safety as required by paragraph 109 in the statutory NPPF. To my mind this renders the whole process redundant and unsound.

Traffic and Junction Capacity

These sites have been rejected for development on previous occasions. Previous detailed, targeted traffic assessments (by Atkins in 2011) concluded that these sites were only viable if development of an extensive northern ring road was in place. In the intervening period traffic has increased and at times access to Burgess Hill via Hoadley's Corner is impacted significantly. Without traffic I can travel my residence to Burgess Hill station in about 4 minutes. If there are any kind of issues during peak time this can rise to 25 minutes. It should be noted that this route passes a school.

Since the Atkins recommendation nothing has changed to ease or relieve traffic in this area. However, the sites are now deemed viable with no severe traffic impacts. The only thing that has changed is the assessment methodology – MSDC now use the SYSTRA algorithm.

The algorithm itself has been shown to be flawed. In essence the traffic assessment only highlights junctions that get worse by 5% of a given measure or move into the Severe category of this measure. Given that the surrounding junctions are already at 100% of the given measure they must increase by 5% to be registered as Severe. My 10-year-old daughter immediately pointed out that this wasn't possible when I discussed it with her. How it can be used as a professional measurement device and pass the MSDC Scrutiny committee is beyond me. A true algorithm should be unbiased and unambiguous. When this is the case, we can put our faith in the outcome, provided the inbound assumptions are correct. However, algorithms can be corrupted and used to generate the outcome you want usually by the use of biased weightings or relative measures as above. We have seen this very issue recently with the school exams fiasco

When challenged to why Atkins results (which remember were detailed and specific i.e. not an algorithm) MSDC just say that Atkins is invalid but do not say why.

Finally on this subject, the sites are deemed viable due to mitigations that will ease traffic these include a rail/bus interchange in Burgess Hill (that has not been planned, let alone build), traffic lights (which may reduce metric measurement at certain junctions, but will back up traffic elsewhere) and public transport. The logic seems to be that traffic will choose not to pass through Burgess Hill but will instead pass through Ditchling (which is constrained by one-way/priority sections) or through Hassocks which is already in proximity to a high emissions zone. As mentioned above the bus service in the area is poor with few bus stops and limited capacity.

Completeness of Assessment

Whilst thinking about what to write I went back over the selection assessment summary documents and I was amazed to see that many of the sites (not just SA12 and SA13) had sections that are marked with question marks. That is to say there is no evidence of assessment and no outcome of assessment. There are also example of copy and paste errors where information covering other sites or categories is inserted in the wrong place This is true of these sites where GP access information appears in the assessment commentary for schools.

If I delivered documents of this quality at work, I am sure my colleagues would not accept the outcomes and recommendations.

Once again this suggests a poorly executed process that is not consistent or fit for purpose.

Year on Year Consistency

In a similar vein to the changing nature of the traffic assessment there are unexplained differences between the assessment of the same sites across site assessment process years.

In 2016 these sites were deemed undeliverable even in an 11-year timeframe. The reasons at the time were the need for significant road and sewerage infrastructure upgrades. These upgrades have not taken place. Once again, the only thing that has changed is the assessment methodology not the impact to the area.

Oversupply

The inclusion of these sites takes the MSDC supply of housing to 138% of what is required. This is totally unnecessary. The council fears that developers may drop out of other sites and therefore they need to protect the supply. In actual fact they are protecting other areas of the district. By baking in oversupply in Burgess Hill they guarantee that other areas north of Hayward Heath that may be more suitable, and deliverable will never have to take their share.

Notwithstanding that this level of oversupply is ridiculous. If I suggested to my leaders at work that I wanted to hire an additional 38% (or even 28% taking into account, the accepted building buffer of 10%) I would be laughed out of office and probably directed to find new employment. This is about managing the risk and running the project properly.

Conclusion

I believe the selection process and consequent inclusion of the sites in the DPD site allocation are flawed for the reasons detailed above.

Nobody in Burgess Hill wants these houses here. Burgess Hill has taken many new residential areas in recent years and can probably expand in other directions but extending south into Hassocks and Keymer is just wanton destruction of countryside and communities.

I strongly object to the inclusion of sites SA12 and SA13 in the DPD site selection process.

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.

Please remove SA13 and SA13 from the Site Allocations DD

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

1234

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1234

Response Ref: Reg19/1234/1

Respondent: Mrs S Neumann

Organisation: Burgess Hill Town Councillor

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--------------------------------------|
| Name | Sylvia Neumann |
| Job title | Councillor Burgess Hill Town Council |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 SA13 |
| 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 | 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

1. The number of houses already allocated for Burgess Hill was understated in Table 2.2 of the SADPD as 3500 for the Northern Arc and 480 on Kingsway. In fact there are about 900 houses being built on Kingsway, counting the Quarry Site (Kings Weald) and land east of Kingsway (Unicorn Road) plus 73 houses behind 88 Folders Lane.

2. Selection of Sites SA12 and SA13 is contrary to several policies stated in the District Plan and the Burgess Hill Neighbourhood Plan:

SA12 Land South of 96 Folders Lane (43 dwellings on 1.3ha) is an area of unimproved grassland, with hedges and mature trees, with a TPO area north and east. Development on the site could be visible from the South Downs National Park.

SA13 Land east of Keymer Road and South of Folders Lane (300 dwellings on 15.3 ha) is an area of ancient meadowland, with hedges and mature trees, which has significant value for wildlife. Development could be visible from the South Downs National Park. The soil is heavy clay and the site includes a stream that flows into the River Adur.

Folders Lane is an area of townscape value in the Burgess Hill Neighbourhood Plan and development here would be harmful to it, against policy Policy H3.

Development on either site would be harmful to the setting of and views from the South Downs National Park, contrary to District Plan Policy 18,

Development here would be an intrusion into the strategic gap between Burgess Hill and villages to the south. This would be against District Plan Policy DP13 Preventing Coalescence.

It would be an intrusion into countryside, against District Plan 12 Protection of the Countryside.

Traffic assessments have found that the east-west roads in this area are inadequate to carry further development. The roundabouts at the junctions of Folders Lane and Keymer Road and the Hoadley's corner roundabout are particularly badly affected. The construction of 900 houses along Kingsway will further exacerbate the position.

No provision has been made for additional school places at Birchwood Grove or the Burgess Hill Academy, or for doctors' surgeries.

There are grounds for saying the decision to include SA12 and SA13 was unfairly taken.

Mid Sussex District Councillors wanted to add a buffer to ensure there was enough land to last the period of the District Plan. They faced a choice between the Folders Lane/Keymer Road sites and Haywards Heath Golf Club. The site selection panel met after the May 2019 local elections to make their final decisions. Several councillors had lost their seats, changing the political balance on the panel. There was only 1 member from Burgess Hill and Hassocks on the panel, who was on holiday at the time the decision was taken to include SA12 and SA13. The site selection panel did not, therefore, properly represent the interests of Burgess Hill.

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.

Remove sites SA12 and SA13 and reconsider the question whether Burgess Hill has contributed sufficiently to fulfilling the housing requirements of Mid Sussex.

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 publication of the recommendations from the Examination

yes

Date

15/09/2020

1235

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1235

Response Ref: Reg19/1235/1

Respondent: Mr I Dolby

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Ian Dolby |
| Job title | Retired |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 and SA13 |
| 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>Site selection process unsound and did not follow MSDC guidance. The traffic report is flawed. The traffic in the area is already at breaking point and the town centre is more often than not gridlocked. It will be unsustainable as regards the unique biodiversity within the proposed site.</p> <p>Soon there will be no boundary between Burgess Hill and Hassocks. There already unreasonable demands on services, doctors, dentists, water, electricity etc. The town centre has insufficient parking to accommodate more vehicles and the lack of any progress on the New River Project makes it like a ghost town.</p> <p>The allocation of these sites for housing goes against the District Plan and National Planning Guidance.</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. | No change it is a totally unsound allocaton. With the Northern Arc development to provide additional 3500 homes there is no scope locally for future 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 | 28/09/2020 |

1237

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1237

Response Ref: Reg19/1237/3

Respondent: Mr E Walker

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Edward Walker |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Edward Walker |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 and SA13 |
| 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 | I object to the allocation of housing to sites SA12 & SA13 in the DPD because allocating housing to these sites contravenes both the District Plan and National Guidance and will further harm the semi-rural setting of the local area contrary to District plan policy. |
| 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 | 25/09/2020 |

| | |
|--|--|
| Name | Edward Walker |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Ed Walker |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12, SA13 |
| 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 | I object to the allocation of housing to sites SA12 & SA13 in the DPD because the traffic study produced for MSDC is badly flawed and unsound. It does not properly take into account the considerable number of homes currently being built or approved in the near locality and makes unrealistic assumptions of average traffic speeds in the area. |
| 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 | 25/09/2020 |

| | |
|--|---|
| Name | Edward Walker |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Ed Walker |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | I object to the allocation of housing to sites SA12 & SA13 in the DPD because MSDC has not appreciated that the important biodiversity within the site renders it unsuitable for 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 Site Allocations DPD is adopted | yes |
| Date | 25/09/2020 |

1242

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1242

Response Ref: Reg19/1242/1

Respondent: Mr M Muspratt

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Mick Muspratt |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>The site allocation process did not follow MSDC's own guidance.</p> <p>The traffic situation in the area is already at breaking point with more and more developments increasing the problem</p> <p>The flora and fauna of the area would be lost and is already under threat</p> <p>The distinct green gap to the south of Burgess Hill would be lost permanently</p> <p>The towns infrastructure is already beyond capacity and such new developments would further strain this if no significant allowance were made to address this</p> <p>Allocation of these sites goes against the District Plan and National planning guidance</p> |
| 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 |

1246

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1246

Response Ref: Reg19/1246/1

Respondent: Mrs W Parlett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Wendy Parlett |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I am amazed that the sites SA12 and SA13 are being carried forward in the Site Allocations DPD.</p> <p>I spend lots of time staying with family in this area and can say that this idea is not a good one. I am 70 years old plus and I while travelling from Wellhouse Lane to Burgess Hill to Burgess Hill train station, the traffic around Hoadleys Corner is terrible. The journey is 0.9 miles away and yet I have to allow 30 mins to get into town by car because the traffic along Keymer road at 9am is so bad. I would walk but there is no pavement from Wellhouse Lane, just grass verges on a 60 mph road. How could a further development of 350 houses really be given serious consideration?</p> <p>The mitigation proposed by SYSTRA in the Mid Sussex Transport Study will not only fail to help the severe congestion, it may also cause significant harm to the local area and its residents. The proposed mitigation for the severely congested Hoadleys Corner is to change a roundabout to traffic signals. This apparently contradicts many academic studies across the world, demonstrating that roundabouts consistently outperform traffic signals at multi-arm junctions in terms of both pollution control and travel times. Why is this being proposed as the only alternative?</p> <p>I am also concerned by the PM2.5 generated by so many cars idling waiting in traffic up that road. There is a school (Burgess Hill School for Girls) and several care homes on Keymer Road. It is well evidenced that PM2.5 generated from exhausts of diesel cars can have a negative impact of not only drivers in their cars but people living within 50m from a main road.</p> <p>As I understand there have been many detailed studies of Burgess Hill traffic over the recent years and they all point to the fact that building south of Folders Lane can not be taken forward until appropriate mitigation in the form of a spine road between the East and West of the town is built.</p> <p>How have proposals got this far, when it so obviously a terrible idea?</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.

Remove SA12 & SA13 from Site Allocation DPD. They are totally inappropriate.

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

Date

28/09/2020

1250

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1250

Response Ref: Reg19/1250/2

Respondent: Mr S Parlett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Scott Parlett |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Scott Parlett |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I am particularly concerned that if these sites are developed that, it will have an irreversible impact on the green space in the area. I visit regularly with family and we spend much time walking in the wonderful countryside there. Seeing the big development not even a mile away at Clayton Mills and a further piece of land south of Wellhouse Lane known as SHEELA ID 682 also up for development, I fear that if SA12 and SA13 get allocated for development, that vital unofficial green gap that protects Keymer from even greater levels of development will be eroded. You can see clearly on the SHEELA 2020 Hassocks map the level of coalescence will occur if SA12 and SA13 are built on.</p> <p>The biodiversity within SA13 in particular is incredibly rich, how can this site be a priority over other areas without such green credentials? Surely, we have a responsibility to protect such ancient untouched green fields?</p> <p>Also from personal experience I know in terms of energy supply and water management, this area is having problems coping. They are frequent powercuts... in this day and age in this area of Burgess Hill. This together with very little waste water capacity, thick clay ground and a high water table here make development on SA12 and SA13 particularly risky. It is a poor site for selection.</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. | Please remove SA12 and Sa13 from the Site Selection 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 |
| Date | 28/09/2020 |

1251

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1251

Response Ref: Reg19/1251/1

Respondent: Mrs M Berycz

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Melanie Berycz |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Melanie Berycz |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 and SA13 |
| 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>I visit the area frequently to visit family and am really upset by the idea that SA12 and SA13 could be considered as suitable for a development of 350 houses.</p> <p>Me and my children love visiting the area and particularly going for walks in the local countryside, around Wellhouse Lane and Hassocks. Having family living in Wellhouse Lane, we are amazed by the selection of animals we see here: Deer, owls, woodpeckers, cuckoos. It seems very rich in biodiversity. Given the current situation of British Nature in decline why is this site even being considered? I thought all such building sites had to prove they could produce Net Gain in Biodiversity surely replacing ancient unfarmed fields with a housing estate flies in the face of this. It seems a subject with a great deal of opposition from local people so this really needs to be removed.</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. | SA12 and SA13 be removed from the Site Allocation 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 |
| Date | 28/09/2020 |

1253

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1253

Response Ref: Reg19/1253/1

Respondent: Mrs R Kirkwood

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Rachel Kirkman |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Rachel Kirkwood |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>Sites SA12 & SA13 form one of the last remaining parts of a historic field system, bounded by ancient hedgerows, between Burgess Hill and the villages to the south. Untouched by modern farming methods, they have become an incredibly bio-diverse area containing many important species that must be protected from future development.</p> <p>In addition, the rich and varied wildlife it contains is also protected, both by UK and International Law. While it is accepted that when protected species of animals and plants are found within a site that is wanted for development, it may sometimes be possible to deal with this either by an approved method of relocation or by adapting the plans to ensure the protected species can live in harmony with the new development. In other cases, however, this is not possible, and this is especially the case where the site is effectively surrounded by existing development and there is no natural escape route for wildlife. Where will they go? How can you ensure their safe removal from the site? What about all the rare plants located there.</p> <p>How could this new housing estate possibly replace what is already there while achieving a Net Gain in Biodiversity? I have no confidence that MSDC along with the developers could achieve this. Therefore the the only way to comply with the law and protect the wildlife is designate this site unsuitable for development.</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. | Please remove sites SA12 /Sa13 from the Site Allocation 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 |
| Date | 28/09/2020 |

1261

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1261

Response Ref: Reg19/1261/1

Respondent: Mr P Belchamber

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Philip Belchamber |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 / SA13 |
| 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>I object to this because</p> <ul style="list-style-type: none"> - it goes against the district and national plan, - Keymer road and other similar roads are already significantly busier and can't cope with further traffic, - there is a lack of infrastructure in surround towns and villages to support the additional houses, - it erodes further into the gap between Burgess Hill and villages of Keymer and Hassocks, - the loss of countryside and unique biodiversity that exists within the sites makes the site unsuitable for development. <p>Surely if Covid 19 has taught us anything it is that we need open spaces for people to go to, and we need an infra-structure that can support the population within the area. Continual increasing in housing and destroying of countryside with little or no review of employment opportunities and critical services such as GPs, hospitals, schools, community centres/halls, leisure centres/places to exercise, is both short sighted and irresponsible.</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. | To not develop the site. |
| 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:** SA12 - SA13**ID:** 1262**Response Ref:** Reg19/1262/2**Respondent:** Mr R Collins**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|--|--|
| Name | Richad Collins |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12, SA13 |
| Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate | No |
| (1) Positively prepared | Sound |
| (2) Justified | Sound |
| (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>In the National Planning Framework,</p> <p>Considering development proposals Section 108. "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:</p> <p>c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. "</p> <p>" Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. "</p> <p>A study (submitted to MSDC, attached) to appeal the recent planning application for site SA12) of vehicle destinations from and to properties in the same council ward, and the traffic density across peak hours estimated an approximate increase in the commuting time from Keymer Road /Folders lane into central Burgess Hill added 3 seconds per property built at peak time. The 340 properties being proposed would add approximately 1,000 seconds (15 minutes) of congestion at peak time, on top of non-COVID-19 peak traffic conditions which regularly create 12-15 minutes of congestion (see attachments). This is neither sustainable, nor acceptable. Although the study cannot predict pollution level increases, it should also be thoroughly modelled.</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>A full traffic study should be undertaken, and if the results are as expected, MSDC should investigate the feasibility of a southern crossing over the Brighton mainline to ease through traffic through central Burgess Hill</p> <p>Without adding the huge cost of a southern crossing over the Brighton mainline linking Keymer Road & Folders Lane to the A273 ringroad, the residual cumulative impact of the transport plan is severe (contravening section 109), and is therefore not sustainable. (Bridge cost £5-10m, £2m for 1km of road).</p> <p>The DPD does not feature a link road (or any other mitigation) anywhere in the document, and therefore unless this is fully defined, costed and documented, sites SA12 and SA13 should be removed.</p> |
| 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=c448d382638afdecf753c4d210fcb66f |
| 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 | 09/09/2020 |

[REDACTED]

From: Richard Collins [REDACTED] on behalf of Richard Collins [REDACTED]
Sent: 31 July 2019 08:22
To: [REDACTED]
[REDACTED]
Subject: info@soflag.co.uk
Representation: DM/19/0276 - Land Rear of 96 Folders Lane, Burgess Hill

Richard & Rachel Collins
[REDACTED]

Ref: DM/19/0276

Dear Ms Dubberley,

We write to make comment on the Transport Statement recently submitted by Jones Homes. We are sure that Mid Sussex District Council will be reviewing the statement in full and that West Sussex County Council will be formally validating the analysis; however, since the previous Transport Statement provided by Jones Homes for their Phase 1 development (14/04492/FUL) has many inaccuracies that were missed by the council, we need to write to ensure that key points are noted and given full consideration this time, such that Council time and public money is not wasted on additional reviews and potential legal challenges.

Whilst we acknowledge that a considerable amount of surveying, analysis and modelling has clearly been undertaken, a number of errors/inaccurate assumptions have been made and **vital considerations have been missed out.**

Effect on existing congestion

Burgess Hill suffers from severe congestion between 7.45am and 8.45am on term-time weekdays, from the roundabout by Burgess Hill station, south along Keymer Road, then along Folders Lane usually back as far as the Kingsway roundabout. The congestion is caused by traffic from Folders Lane East, merging with vehicles from the Kingsway estates, and northbound vehicles from Keymer. The survey in section 7 focuses on traffic flow directly by the site access (Phase 1 entrance), however the Traffic Statement has not assessed the morning westbound congestion, which is circa 1km in length and typically moves at a walking pace (5km/h). It therefore typically takes 12 minutes to get from the Kingsway roundabout just west of the proposed development, to the centre of Burgess Hill; thereby causing a 10 minute delay to what is normally a 2 minute journey.

Modelling within the Transport Statement showed that the 43 properties would likely add 21 vehicles to this congestion during this peak morning period. However, the Statement has **significant flaws** in modelling of the likely direction that the new traffic from the development will flow. It takes 2011 Census data for **workplace destinations** (wu03ew) and infers (in 7.6.1) that all road journeys within the morning peak hour will follow the same distribution as workplace destinations. Noting that the majority of schools are close to or over (note 6.1.4) the preferred maximum on the Chartered Institute of Highways 7 Transportation guidance 'Providing for Journeys on Foot', it is highly likely that **the majority of school journeys will be made by car** – further adding to the amount of westbound Folders Lane traffic, since all of the local schools are in that direction.

The modelling does not take school journeys into account, and it can be clearly seen that these have a huge effect on congestions – during school holidays, there is seldom any congestion on the Keymer Road/Folders Lane at peak hours.

Noting that residents within the peak hour will primarily be undertaking journeys to either schools, businesses within Burgess Hill, the station, or the A23 (northbound through Burgess Hill, or Southbound via Keymer in order to miss the gridlocked village of Ditchling), the vast majority of vehicles will be heading west, not the 45% suggested in the Statement. More detailed modelling of this should therefore be required, but for the purpose of this letter (plus further justification given later), we believe that 80% westbound traffic shall be assumed, rather than the 45% stated in the Statement (see analysis later in this email).

80% of the 21 vehicles leaving the development at peak hours will send 16 vehicles westbound during the peak hour. Using a standard deviation around the traffic flow, the 14 vehicles leaving the development and heading west into Burgess Hill would mean that up to 11 vehicles would be travelling within the line of congested traffic at the busiest 12 minute point. Each vehicle taking up circa 10m of road, means 110m of additional congestion, which moving at 5km/h would add 80 seconds to the delay; increasing the journey time from 12 to over 13 minutes.

Effects of nearby large-scale developments

However, the biggest reason for delaying this application is because of the yet unknown (or unmodelled) effects of other major developments. The traffic survey was taken in June 2019, and does not take into account the 73 properties being built on the adjacent plot of land, which will add twice as much traffic to Folders Lane. The June 2015 Traffic Statement for the development behind 88 Folders Lane (<http://194.165.12.101/AnitePublicDocs/00360037.pdf>) predicts an additional 29 vehicles entering Folders Lane during the peak hour, which by assuming that 80% will be also heading westbound, adding 230m of additional congestion and will **add another 3 minutes** to the delays; as a result both developments will likely increase the journey time to 16 minutes.

The concluding statement that the “proposed development of this site would not lead to any significant or ‘severe’ residual impacts on the local highway network” is a hugely subjective statement and in reality would add considerable misery to the circa 500 Folders Lane/Keymer Road drivers who use the road daily at the peak hour. In summary; the phase 2 development alone will likely cost business and/or families a cumulative 500 minutes per day of their valuable time.

Furthermore, the Statement does not take into account the large 473 Kings Weald development and 480 on Kingsway (The Croft), the majority of properties are yet to be inhabited, and from which an even larger number of vehicles will clearly join Folders Lane at the Kingsway/Folders Lane roundabout.

With the traffic from these developments not considered in the Statement, we have strong grounds to state that **this traffic statement is void and either the whole development approval should be postponed until these other sites are populated**, or a more thorough modelling should be conducted and resubmitted for review.

Data/analysis error

If Mid Sussex Council still require more evidence of the quality and reliability of the Transport Statement, it should note that there are considerable errors within the Statement:

- The workplace destination analysis uses the incorrect Burgess Hill ward census data. The Statement has used location E02006618, which is the Meeds ward, not the Franklands ward (E02006616) where the proposed development is situated. We have compared the workplace destinations between Meeds residents and Franklands residents, and numbers typically vary by up to 25%.
- The calculated flow of new traffic from the development taken from the 2011 census is **incorrect**. Below is shown a cut of the top 12 car mode destinations from wu03ew_v2 (as quoted in the Transport Statement), using the correct . The Statement claims only 45% of the traffic would head west into Burgess Hill, however **68%** of the Burgess Hill Franklands ward traffic heads to workplace destinations whereby Google Real-Time Journey Planner shows a westbound route along Folders Lane is the fastest route:

| Direction | Destination | Westbound | Eastbound |
|-----------|-----------------------|-----------|-----------|
| n/a | No fixed place | n/a | n/a |
| W | Burgess Hill Leylands | 242 | 0 |

| | | | |
|-----------|----------------------------|-----|-----|
| E | Haywards Heath Lucastes | 0 | 228 |
| W | Burgess Hill Meeds | 144 | 0 |
| E | Haywards Heath Ashenground | 0 | 128 |
| W | Crawley (Northgate) | 112 | 0 |
| W | Bolney | 101 | 0 |
| W | Burgess Hill Dunstall | 99 | 0 |
| W | Crawley (Langley Green) | 73 | 0 |
| E | Chailey and Wivelsfield | 0 | 72 |
| W | Hassocks | 50 | 0 |
| W | Haywards Heath Franklands | 42 | 0 |
| W | Burgess Hill Franklands | 38 | 0 |
| E | Ardingly and Balcombe | 0 | 36 |
| W | Regency (Brighton & Hove) | 30 | 0 |
| TOTAL | | 901 | 428 |
| TOTAL (%) | | 68% | 32% |

Note: although we have used the correct census data above (E02006616), the Meeds ward data still gives similar proportions.

- As mentioned previously, the assumption that workplace destinations are representative of all destinations is incorrect, since the majority of educational facilities are accessed via the westbound Folders Lane (the difference is highly visible outside of term-time where there is no congestion whatsoever into Burgess Hill at peak times). The distribution is therefore even higher than the 68% calculated above – hence the 80% assumed earlier.
- In section 7.4.2, it states: 7 arrivals, 21 departures – but 29 in total.
- The MHC data sample has also been taken on a single day. As a resident who uses the road daily, there is often considerable variation to traffic flow depending on the day of the week.
- The MHC sample in 2014 shows an absolutely identical number of peak hour 2-way traffic flow to the 2019 sample. We question the validity of the data; both because the sample pool was from just one single day, and also the ‘co-incidence’ that the vehicle numbers are identical; this leads to questions regarding the authenticity of the data.

We trust that the information above clearly shows that **the application should be refused until all of the new local developments are completed and habited**. A new Transport Statement should then be submitted that is both completely accurate and objective, and that takes into full account the impact of **all** of the other new developments in the local area. Alternatively a much smaller development could be considered, which would put less strain on the road network and other infrastructure.

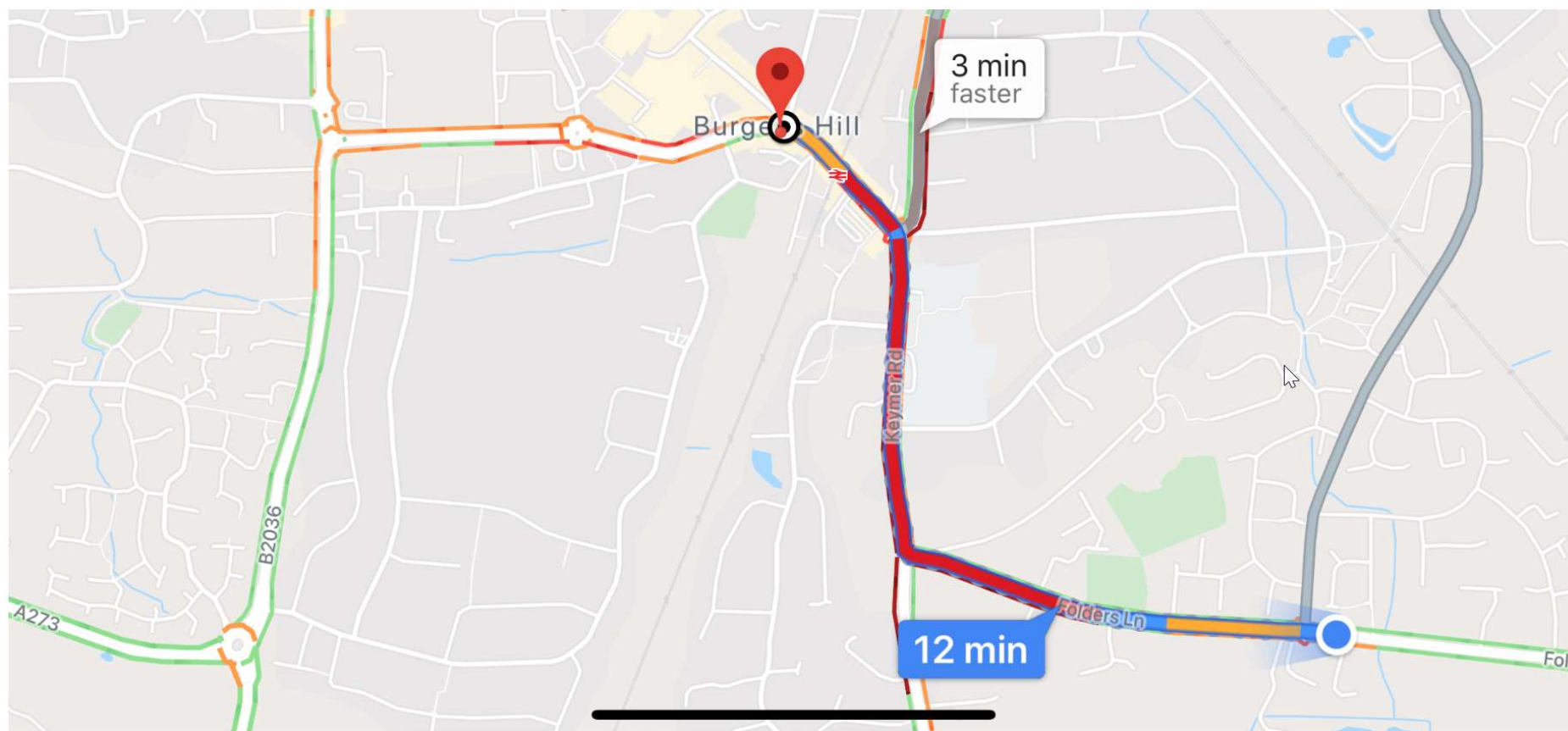
Please can you confirm receipt and that you will respond with comment on all points made, once the Transport Statement has been fully reviewed?

Kind regards,

Richard Collins
Managing Director

Insight Executive Group





08:16



Your location



Burgess Hill



10 min



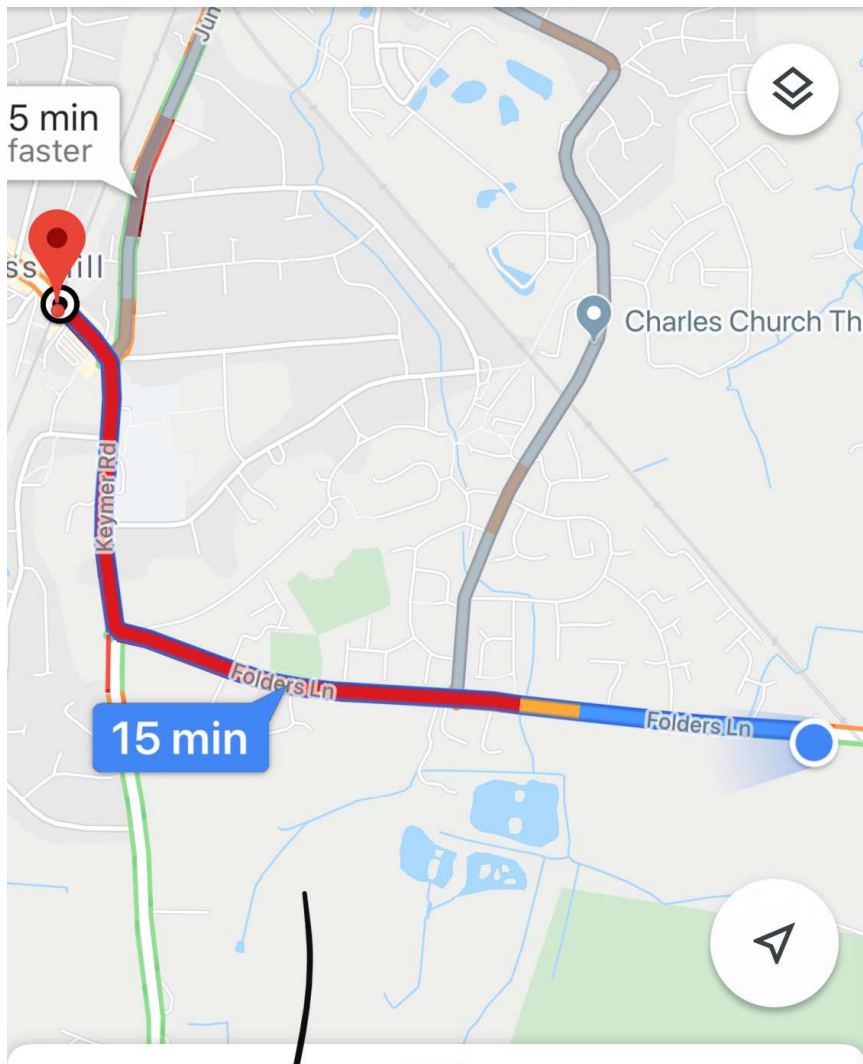
24 min



25 min



10 m



15 min ↓ (1.2 mi)

Much heavier traffic than usual



Steps



Start

Traffic



1299

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1299

Response Ref: Reg19/1299/1

Respondent: Mrs D King

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Debbie King [REDACTED]
Sent: 19 September 2020 10:07
To: ldfconsultation
Subject: Objection to the allocation of housing at sites SA12 and SA13

To whom it may concern,

I am writing to formally register my objection to the allocation of housing to sites SA12 and SA13 in the DPD.

The land identified for development has a unique biodiversity which will be lost should the plans go ahead, along with the vital green space that separates Burgess Hill from neighbouring Hassocks, the boundaries between the two towns will be lost, losing the very green and open spaces that are essential to the identity of the South Downs.

The infrastructure of the local areas is not prepared for further development and there has been no suggestion as to how this is going to be addressed.

The allocation of these sites for development goes against the District Plan and National Planning Guidance.

Regards. Mrs Deborah King

Sent from my iPhone

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1444

Response Ref: Reg19/1444/1

Respondent: Mr S Stroud

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | STEVEN MAURICE STROUD |
| Job title | RETIRED BANK MANAGER |
| Organisation | FORMERLY HSBC |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>This site has a diverse range of wildlife and habitats that would be virtually destroyed through such development. The biodiversity impact has not been considered in a holistic way.</p> <p>It is a peaceful area between Burgess Hill and the Southdowns National Park areas of Hassocks and Ditchling and forms a natural gap to prevent coalescence and the spread of urban sprawl. In particular, following this year's Covid 19 outbreak, which has occurred since this scheme was first developed, such areas are needed more than ever for the tranquility and enjoyment of the surrounding village populations.</p> <p>There are currently no transport links or infrastructure to support these proposals. To have new links built would be highly damaging and unjustified and will turn this area into a concrete jungle.</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. | I believe that this Site Allocation is unjustified and should not have been considered anyway, particularly as the nearby larger Burgess Hill 'Northern Arc' development has now been agreed and is proceeding apace, along with their infrastructure updates. Further encroachment at this new site must be resisted at all costs. |
| 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

14/09/2020

1445

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1445

Response Ref: Reg19/1445/1

Respondent: Mr D Phillips

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | David Phillips |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | 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>These sites if given permission to develop, would square up the Southern boundary. It would be a missed opportunity to do this if the green light is not given.</p> <p>Consideration should be given to draw a firm line across the southern end of these sites for a given period of say 15 years before further consideration be given to any sites south of these, to stop or at least pause the erosion of the gap between Burgess Hill and Hassocks.</p> |
| 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 | 14/09/2020 |

1446

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1446

Response Ref: Reg19/1446/1

Respondent: Mr N Janes

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Neil Janes |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | THE SITE SELECTION PROCESS WAS DISHONEST, UNREPRESENTATIVE AND DID NOT FOLLOW MSDC'S OWN GUIDANCE. REPRESENTATIONS DURING THE FIRST CONSULTATION WERE APPARENTLY LOST!! ALSO THE TRAFFIC REPORT CONDUCTED FOR MSDC WAS OBVIOUSLY FLAWED AS TRAFFIC IN THESE AREAS IS ALREADY AT BREAKING POINT DURING PEAK HOURS. |
| 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 publication of the recommendations from the Examination | yes |
| Date | 14/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1447

Response Ref: Reg19/1447/1

Respondent: Mr R Kenhard

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Robert Kenhard |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>Firstly - This will directly impact the strategic gap between Burgess Hill and Keymer and lead to the coalescence of Burgess Hill with the spring line villages to the south.</p> <p>Secondly - There is little that can be done with the junction of Folders Lane and Oakley Lane as it is surrounded by houses. Traffic on Ockley lane is already significant and at peak times leads to traffic queuing in Lodge Lane Keymer which is a rat run from Burgess Hill to Brighton and back. MSDC does not seem to have considered the 500 houses site to the north of Hassocks in this SA which will also directly impact Ockley lane and traffic flows into Keymer and Burgess Hill. Taken together with SA 12/13 Ockley Lane would become totally overwhelmed.</p> <p>Finally - allocating these sites for housing goes against the District Plan.</p> |
| 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 | 14/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1448

Response Ref: Reg19/1448/1

Respondent: Ms E Edmunds

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Elizabeth EDMUNDS |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | The gap between Burgess Hill and my own village of Hassocks is diminishing. As with so many local proposals these days, there is a total lack of understanding and proper provision of the infrastructure required. |
| 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 |
| Date | 13/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1449

Response Ref: Reg19/1449/1

Respondent: Mr A Tait

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | alastair tait |
| Job title | Rtd |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 the allocation of housing sites SA12/SA13.</p> <p>My reasons are as follows:</p> <p>A. The traffic report produced for MSDC is fatally flawed. The traffic situation is already at breaking point and nothing substantive can be done to address this. Existing Roads are already a disgrace of patchwork repairs. These developments will result in Burgess ill being Gridlocked.</p> <p>B. Infrastructure in Burgess Hill is already at capacity. This proposal lacks additional infrastructure or commentary to address this.</p> |
| 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 |
| Date | 13/09/2020 |

1450

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1450

Response Ref: Reg19/1450/1

Respondent: Ms J Adams

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | JENNIFER ADAMS |
| Job title | DOCTOR |
| Organisation | NHS |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>The site selection process was dishonest, unrepresentative, did not follow MSDC's own guidance. Representations made during the first consultation were 'lost'.</p> <p>The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already at breaking point and nothing substantive can be done to address this.</p> <p>The biodiversity within the site makes it unsuitable for development and MSDC have ignored this.</p> <p>This will coalesce - the green gap between Burgess Hill and the villages to the south will be lost forever.</p> <p>There is a lack of infrastructure and nothing is showing in the proposals to address this.</p> <p>Allocating these sites for housing goes against the District Plan and national planning guidance</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. | BYPASS FOR DITCHLING, KEYMER AND HASSOCKS |
| 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

13/09/2020

1451

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1451

Response Ref: Reg19/1451/1

Respondent: Mr I Wedge

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Ian Wedge |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | There is a lack of infrastructure and nothing is showing in the proposals to address this. Allocating these sites for housing goes against the District Plan and national planning guidance |
| 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 | 13/09/2020 |

1456

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1456

Response Ref: Reg19/1456/1

Respondent: Mr C Smith

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | christopher smith |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Name or Organisation | christopher smith |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>The site selection process was unrepresentative and did not follow MSDC's own guidance</p> <p>There is a lack of infrastructure and nothing is indicated in the proposals to address this</p> |
| 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 | 14/09/2020 |

1459

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1459

Response Ref: Reg19/1459/1

Respondent: Ms C White

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | carol white |
| Job title | retired |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I object very strongly to the allocation of housing sites SA12 & SA13 in the DPD because;</p> <p>The Council did not follow MSDC's own guidance and representations made during the first consultation were lost.</p> <p>Born in Hassocks and Living in Ockley Way since 1983 my house is situated in Ockley Way, with a rear garden exit onto Ockley Lane. The amount of traffic is already intolerable between Hassocks and Burgess Hill, this road has become a racetrack and is very badly maintained!</p> <p>Burgess Hill and Hassocks will become one massive housing development with the tragic loss of green fields and woodland that can never be bought back.</p> <p>Once these green sights have gone under the plough they can never be resurrected.</p> <p>The sights for housing also goes against the district plan and national planing guidelines.</p> |
| 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 |
| Date | 14/09/2020 |

1460

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1460

Response Ref: Reg19/1460/4

Respondent: Ms S Vosper

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | sally vosper |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | sa12/sa13 |
| 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>my main objection is the building of more houses on pasture land , further eroding the green gap between Burgess Hill and the villages south.</p> <p>this area already suffers from severe traffic congestion and the roads are not suitable bearing in mind highway safety .</p> <p>there is already over development in the area , with a lack of infrastructure and nothing in the proposal to remedy this.</p> |
| 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 publication of the recommendations from the Examination | yes |
| Date | 14/09/2020 |

| | |
|--|--|
| Name | sally vosper |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | sa12 / sa13 |
| 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 | Originally the site was not included in the district plan, the subsequent site development process was flawed , unrepresentative , and did not follow the MSDC,s own guidance. Representations in the first consultation were allegedly lost. There are far more suitable sites in Mid Sussex which have less traffic congestion, less pollution etc all of which have been totally ignored. |
| 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 publication of the recommendations from the Examination | yes |
| Date | 14/09/2020 |

| | |
|--|---|
| Name | sally vosper |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | sa12/sa13 |
| 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>the biodiversity within the site proposal makes it unsuitable for development. The animals residing in the fields regularly are , fox , rabbit ,deer, snakes , newts , bats , green woodpeckers spotted woodpeckers , crows, magpies, pigeons, pheasants ,geese , and many more.</p> <p>Any development would destroy their habitat forever.</p> |
| 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 publication of the recommendations from the Examination | yes |
| Date | 15/09/2020 |

| | |
|--|---|
| Name | sally vosper |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | sa12 / sa13 |
| 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>With a new development of 500 houses in Hassocks , coupled with the extra 350 houses in the sa12/sa13 proposal , the Ockley Lane / Keymer Road will be totally unsuitable for the increase in traffic. The road is narrow , there are no pavements, cycle lanes, the road is uneven and the drainage bad. Traffic congestion which is severe at present can only get worse.</p> <p>Before any further developement is undertaken , consideration should be given to a new ring road linking Ditchling Common with Jane Murray Way, thus diverting traffic away from Burgess Hill town centre and existing roads.</p> |
| 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 publication of the recommendations from the Examination | yes |
| Date | 15/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1461

Response Ref: Reg19/1461/1

Respondent: Ms M Simkins

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Mags Simkins |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | Sa12&13 |
| 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>building here will cripple the transport network, not just around Folders lane but throughout Burgess Hill & beyond. We do NOT have the infrastructure to support any more houses & we are loosing all our lovely country side. Go & build up north or Scotland NO MORE HERE.</p> <p>Seems Some councillors Have a vested interest with developers to build build. Let's change the system so councillors can only stand for 2 years, that way corruption might cease!!</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. | It should be totally abandoned as the traffic network will be crippled, no infrastructure to support anymore houses & we need to keep the country side. |
| 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 |
| Date | 14/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1462**Response Ref:** Reg19/1462/1**Respondent:** Mr J Toone**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|--|---|
| Name | James Toone |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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 | The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already at breaking point and nothing substantive can be done to address this. |
| 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 |
| Date | 15/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1464

Response Ref: Reg19/1464/1

Respondent: Mr R Cann

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Rodney Cann |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | The traffic in the area is at breaking point and struggles to cope with the existing traffic in the area and with the proposed development, the influx of traffic during construction and upon completion, the infrastructure just will not cope. The report put out by MSDC is totally flawed in this regard. |
| 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 |
| Date | 15/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1465

Response Ref: Reg19/1465/1

Respondent: Mr R Eggleston

Organisation: As Leader Burgess Hill Town Council

On Behalf Of:

Category: Town & Parish Council

Appear at Examination? x

[REDACTED]

From: Cllr Robert Eggleston [REDACTED]
Sent: 15 September 2020 11:46
To: ldfconsultation
Cc: Steve BHTC; Cllr Janice Henwood
Subject: Site Allocation DPD
Attachments: Mid Sussex District Council Site Allocations DPD.pdf; Figure 1 Pre SA13.pdf; Figure 2 Post SA13 & Ockley Lane.pdf; Figure3 After Development south of Wellhouse Lane.pdf

Dear Sirs

Whilst Burgess Hill Town Council is submitting its own response to the Site Allocation DPD consultation I thought I would submit personal representations in respect of SA12 and SA13

Yours faithfully,

Robert

Robert Eggleston (Cllr)
Leader Burgess Hill Town Council
[REDACTED]

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Mid Sussex District Council Site Allocations DPD

Consultation response on SA12 and SA13

Development on SA12 and SA13:-

- (i) Fails to take proper account of the planning policy context set out in the District Plan as regards to Burgess Hill already meeting its minimum requirements in the DP
- (ii) Does not take into account the strategic policy of preventing coalescence as set out in DP13
- (iii) Would lead to actual coalescence between Burgess Hill and Hassocks in breach of DP13
- (iv) Opens up further land for development in the Burgess Hill to Hassocks corridor along Ockley lane creating ribbon development and further conflicting with DP13
- (v) Takes no realistic account of severe traffic issues which have been identified in three previous development proposals.
- (vi) Is too close to the South Downs National Park, contains a number of ancient fields and is an important species habitat. Development would breach DP18.

Removal of SA12 and SA13 will still mean that Mid Sussex has a surplus over its 5-year land supply.

(A) The Planning policy context in the District Plan and the Burgess Hill Neighbourhood Plan was not taken into account in selecting SA12 and SA13.

1. DP6 of Mid Sussex's District Plan set out the approach to development in Mid Sussex confirming that "the majority of housing and employment development" would be focussed on Burgess Hill.
2. It also set out the principles behind development by establishing 5 categories of settlement hierarchies. The major hierarchies being Burgess Hill, East Grinstead and Haywards Heath. The three towns take 67% of total housing demand with Burgess Hill over half that total.
3. On page 37 of the District Plan the table sets out the minimum residual requirement expected from settlement hierarchies from 2017 to ensure that Mid Sussex meets the plan targets. This table clearly indicates that Burgess Hill had met its housing obligations under the District Plan as its Minimum Requirement of 5,697 is matched by commitments and completions.

4. Furthermore, page 38 of the District Plan states that:

"some settlements (Burgess Hill, Hassocks, Hurstpierpoint, Ashurst Wood, Handcross, Pease Pottage, Scaynes Hill, Ansty, Staplefield, Slaugham and Warninglid) have already identified sufficient commitments/completions to meet their minimum housing requirement for the full plan period and will not be expected to identify further sites within their Neighbourhood Plans."

5. Whilst SA12 and SA13 are outside the Burgess Hill Neighbourhood Plan boundary they are clearly contiguous with it and, just as in the proposals for the Northern Arc, should be considered as part of the Burgess Hill settlement hierarchy. Furthermore, the Neighbourhood Plan clearly expressed a desire to control development on this part of the built-up area of Burgess Hill (see page 9 of the NP).

"The Neighbourhood Plan should recognise the strategic context set by the MSLP and MSDP including the protection of countryside to the south and east of the town".

6. Had appropriate weighting been given to the existing commitments made by Burgess Hill, as set out in the District Plan, SA12 and SA13 would have been afforded a lower priority for development

(B) No weight was given in the selection criteria of DP13 – Preventing Coalescence

1. There were only two selection criteria for sites in the DPD: (a) proximity to an existing settlement hierarchy (150m or less) and (b) size of the site in relation to the existing settlement hierarchy. A strategic objective of the District Plan is preventing coalescence (DP13, 58)
2. The objective of DP13, in the District Plan, is to ensure that development retains the separate identities and characters of towns and villages. The policy clearly states that:

“When travelling between settlements people should have a sense that they have left one before arriving at the next.”

3. SA12 and SA13 effectively form one development area which has its southern boundary at the rear of the gardens of houses on Wellhouse Lane and the South Downs National Park to the East and South East.
4. It should also be noted that, DP11 in the District Plan concerns a strategic allocation of 500 houses to the north of Clayton Mills, Hassocks. If SA12 and SA13 are developed along with the Clayton Mills to the south, the journey time between the built-up areas of Burgess Hill and Hassocks, will be reduced to an extent that the distinctive identities of Burgess Hill and Hassocks will be lost (see also more in (C) below).
5. Accordingly, to allow development on SA12 and SA13 would considerably compromise DP13 and in any event the risk of a compromise to this strategic objective should have formed part of the site selection process. This is particularly highlighted in Figure 1 and Figure 2 (attached). It can be seen in Figure 1 that prior to the development of SA13 and Clayton Mills that the gap between Burgess Hill and Hassocks is 1573 metres. Following development of both sites this gap reduces to 734 metres (7 football pitches).

(C) The selection criteria did not adequately consider the risk of further development in the strategic gap between Burgess Hill and Hassocks or other infill development

1. When selecting potential sites for inclusion in the Site Allocation DPD, sites that were more than 150 metres from a settlement hierarchy were excluded. If SA 12 and SA13 are included in the Site Allocation SPD it will bring land that was excluded within the scope of future development because it will no longer be more than 150 metres from an existing settlement hierarchy.
2. Mid Sussex District Council received a scoping request for land south of Wellhouse Lane and bordering Ockley Lane on 26th July 2017 (DM/17/3111). This land is in development ownership and could be open to development if SA12 and SA13 are included in the Site Allocations SPD.
3. The risk, therefore, is that there would effectively development from the south of Folders Lane to the land close to Broadhill Farm on Ockley Lane. Where in (B) 4 above the consequence of development in DP11 along with SA12 and SA13 is to compromise the Burgess Hill – Hassocks strategic gap development south of Wellhouse would almost

eliminate the gap in its entirety. Figure 2 showed the reduction in the strategic gap from 1573 metres to 734 metres. Should development south of Wellhouse Lane then as shown in Figure 3 the strategic gap would reduce to between 400 metres to 500 metres clearly undermining the objective in DP13.

4. It is likely that the north side of Wellhouse Lane, which consists of a small number of houses and long gardens, will come under pressure for infill development along with other pockets of land that lead onto Ockley Lane. This incremental development will be irresistible given the extent of housing allocated to that area.
5. Both (B) above and (C) as regards DP13 point to one obvious conclusion that it was a material consideration that no reasonable person would fail to consider it and failing to do so was clearly irrational (per the **Wednesbury** test)

(D) Transport and road mitigations are based on unproven assumptions on a road infrastructure that will be significantly impacted by further development.

1. The east of Burgess Hill (Kingsway, Keymer Tile Works, and the Keymer Road, Ockley Lane and Folders Lane corridors) has, and is, seeing considerable housing growth but there has been no improvement in the road infrastructure to support it. The Sustainability Appraisal in the Site Allocations DPD (Sept 2019) says that there are no severe highways impacts and that any could be resolved by highways mitigation.
2. However, the history of development proposals for this area of Burgess Hill suggests that the assumption in 1. above is incorrect. Housing assessments carried out in 2007, 2013 and 2016 all pointed to the same problem as regards south of Folders Lane saying:

“To develop this site in addition would risk adding unacceptably to pressures on infrastructure including the local road network” (2007)

“There are potential significant transport impacts on the road network as a result of developing this site (in particular the east-west link issues in Burgess Hill). It is currently assumed that this will severely limit the ability of this site to be delivered unless detailed transport assessment evidence suggests otherwise” (2013 and 2016)

3. Since 2007, 670 houses have been built in the east part of Burgess Hill. In terms of vehicle movements that comes to **298,000** extra movements per year. If you add in the houses under construction and the 500 potential houses at Clayton Mills the vehicle movements rise by a further **654,591** per year. Add in SA13 alone and you reach **917,391** vehicle movements per year all without any changes to what is a minor road network which has its main arterial route through the town centre.
4. Recent traffic impact studies list among its “Junctions with **SIGNIFICANT** or **SEVERE** impact in either AM or PM Peak Hour”

Burgess Hill: Junction Road / B2113, Burgess Hill (to the Hoadleys Corner roundabout) highlighted as SEVERE

5. The Folders Lane, Ockley Lane and Keymer Road corridors are single lane roads of a rural nature and are not amenable to improvement. They represent one of only two east to west routes through Burgess Hill and given the present traffic indicators further development will only exacerbate problems at peak times.

E. SA12 and SA13 are located in an environmentally rich area close to the South Downs National Park

1. SA12 and SA13 are approximately 100 metres from the SDNP at their nearest. The proposed allocation would erode the rural buffer between Burgess Hill and the SDNP, which is likely to be harmful to the special qualities and landscape character of the setting of the SDNP.
2. They are part of a larger landscape whose current character survives from the medieval period. This historic character is shared with parts of the SDNP and this coherence in historic character suggests the site contributes positively to the setting of the SDNP. This contains Assart fields which are features in other protected landscapes, notably the High Weald which is in the same district making them accordingly ecologically rich.
3. There is strong ecological evidence suggesting that sites SA12 and SA13 are of great ecological importance. The following: bats (chiroptera, Myotis, Noctule to name a few), Great crested newts, Hazel Dormice, Peregrine Falcons, Kingfishers, have been detailed and verified by the Sussex Biodiversity Centre in their Report No. SxBRC/19/633) as being present here. By building at this site this would contravene DP18 of the District Plan, strategic Objective 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Cllr Robert Eggleston

Leader – Burgess Hill Town Council



Figure 1— Pre Ockley Lane & SA12 development

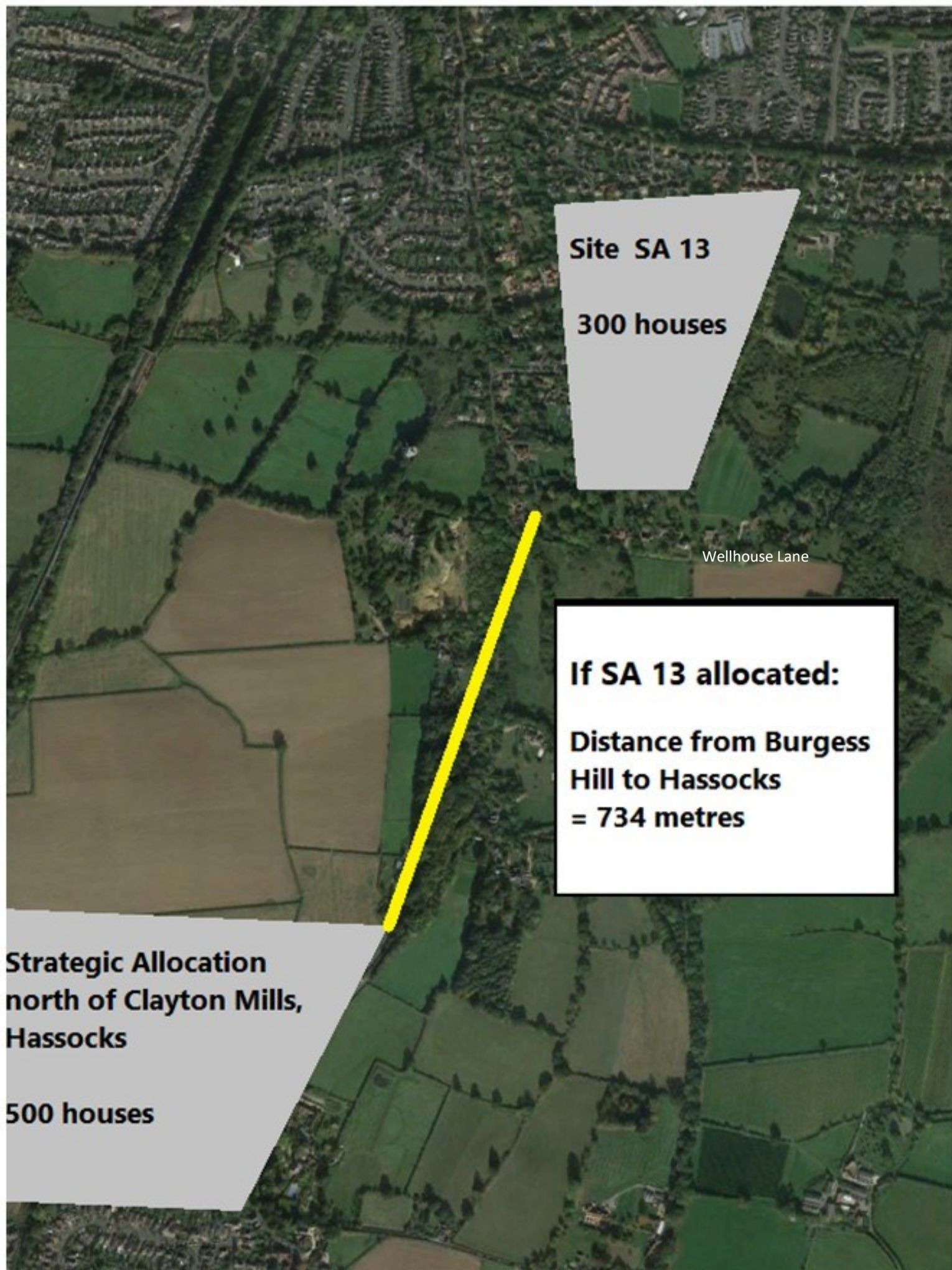


Figure 2— Post Ockley Lane & SA13 development

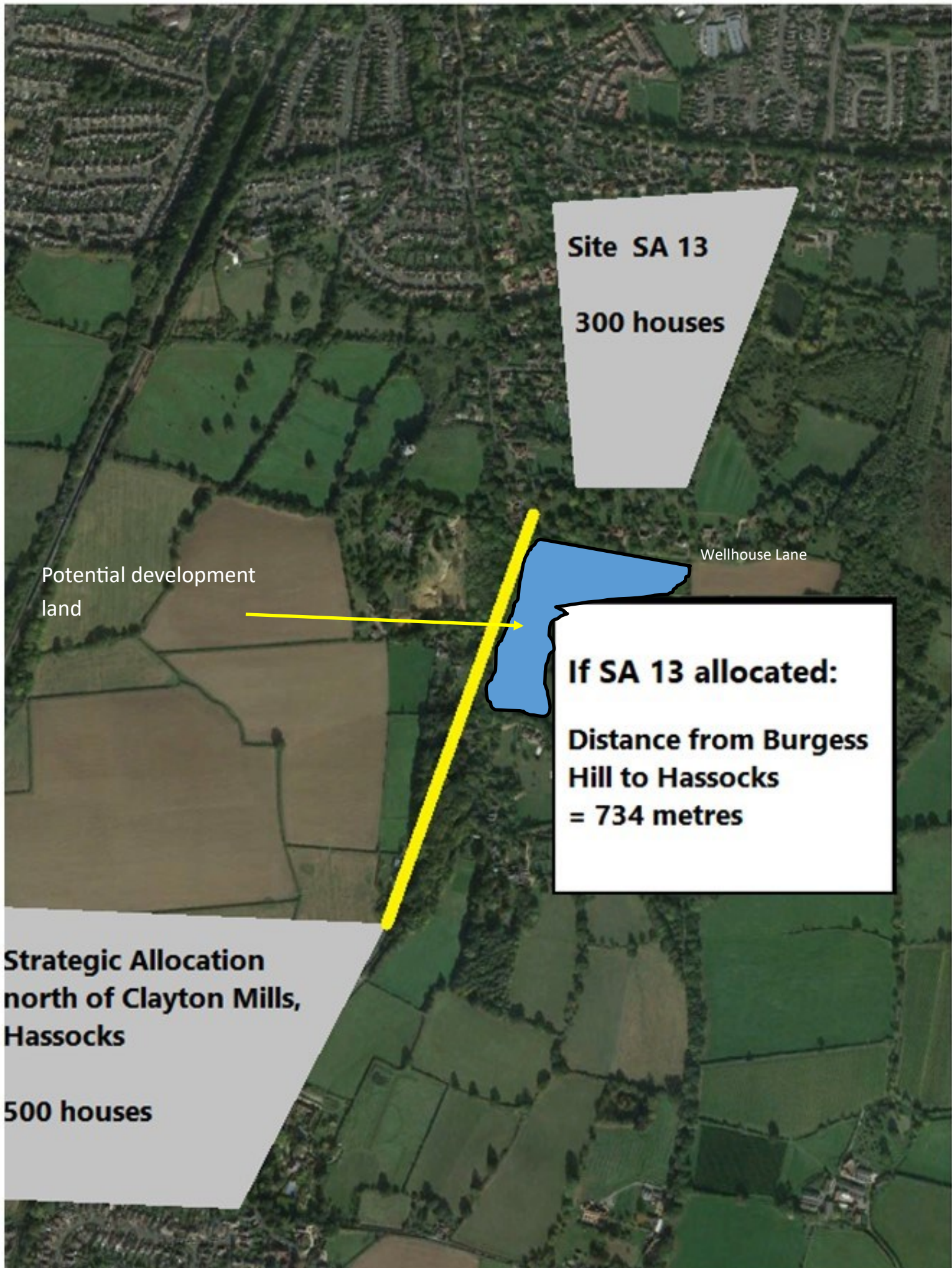


Figure 3— South of Wellhouse Lane development land

1466

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1466

Response Ref: Reg19/1466/1

Respondent: Mr G Macken

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|--|
| Name | Guy Macken |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | I am very concerned that more green space is being lost from between burgess hill and hassocks, keymer and ditchling to the south. These are valuable spaces that provide natural habitat. I do not think this has been considered properly by MSDC. I also do not think allocation of these sites is in accordance with the District Plan which seems to go against the democratic process that was involved at that stage. |
| 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. | Remove allocation of housing site SA12, SA13 |
| 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 publication of the recommendations from the Examination | yes |
| Date | 15/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1468**Response Ref:** Reg19/1468/1**Respondent:** Ms J Bailham**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|--|--|
| Name | Joan Bailham |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Joan Bailham |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>I object to this development as the traffic around Burgess Hill is already causing problems and as you cannot build any more roads it will become intolerable with all the extra cars this development will cause.</p> <p>We will also be losing green spaces and there does not seem to be any infrastructure put in place in the proposals.</p> |
| 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 Site Allocations DPD is adopted | yes |
| Date | 15/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1480

Response Ref: Reg19/1480/1

Respondent: Ms S Trayler

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: [REDACTED]
Sent: 17 September 2020 14:56
To: ldfconsultation
Subject: Fields SA12 and SA13 in the DPD

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SiteDPD

Dear Mid Sussex Council and Independent Planning Inspector

I am writing to you to object to the above planned building of 350 homes on the above site in fields south of Folders Lane.

My reasons are:

1. This site for housing goes against the District Plan and National Planning Guidance.
2. There is a lack of infrastructure and nothing is showing in the proposals to address this.
3. Developing the vital green gap results in coalescence and the urban sprawl will eat further into neighbouring Haassocks' boundaries.
4. The unique biodiversity within the site makes it unsuitable for development and MSDC have ignored this.
5. The traffic report produced for MSDC is flawed.
6. The site selection process was unsound, unrepresentative did not follow MSDC's own guidance.

Yours sincerely
Sarah Trayler

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1483

Response Ref: Reg19/1483/1

Respondent: Ms K Pattrick

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
17th September 2020

To whom it may concern,

I am **objecting to the allocation of housing to sites SA12 and SA13** in the DPD.

I have been a resident of Oak Hall Park for over 8 years and have grave concerns about the potential development of this valuable green space.

My first concern is with regards to Keymer Road, what will be the sole entrance/exit site of this development. I drive on the Keymer Road every day as it is our exit from Oak Hall Park. The levels of traffic and congestion on this road have increased considerably in the last few years. The current large developments at Keymer Tiles, Kings Way (Unicorn Way, Icarus Avenue etc) and Folders Grove will increase this further. To consider another 350 plus cars accessing Keymer Road from this proposed development is incomprehensible. My concerns regard the road being able to function with this much traffic as it will become a stand-still, fuel emissions as vehicles queue and pedestrian safety. It is already very dangerous to walk my two children to Birchwood Grove school across the junction of Keymer Road and Folders Lane. I cannot image how we will manage safely with the additional traffic. Also, the roads are currently full of pot- holes that are left unrepaired with the current traffic levels. This is only going to become worse.

Secondly, I have concerns about the lack of infrastructure as there is nothing in the proposals to address this. Children from the new development would need to seek primary education from the nearby schools of Birchwood Grove, London Mead, Hassocks Infants and Hassocks Juniors, with places also being sought from parents in the new developments at Keymer Tiles, Kings Way (Unicorn Way, Icarus Avenue etc) and Folders Grove.

There is a housing shortage and new homes need to be built however Burgess Hill has certainly filled its quota of new housing to support this in recent years. I would like to question whether Haywards Heath and East Grinstead are having proposed developments at the same rate and also, whether alternative Brown Field Sites have been investigated?

The new developments built and proposed will see Burgess Hill become ever more like a sprawling area of housing with a lack of infrastructure and community. I urge you to please consider alternative areas for new housing.

Yours sincerely,

Kirsty Pattrick
[REDACTED]

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1484

Response Ref: Reg19/1484/1

Respondent: J Whatley

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Jim and Jenny [REDACTED]
Sent: 17 September 2020 20:06
To: ldfconsultation
Cc: South of Folders Lane Action Group
Subject: Objection to the allocation of housing to sites SA12 & SA13 in the DPD
Importance: High

I would like to register my total objection to this new housing proposal because of the following:

- 1) The proposals show no consideration to the development of necessary infrastructure to support them.
- 2) I understand that the allocation of these sites for housing does not conform to the District Plan and National Planning Guidance (surely a major error ?).
- 3) The traffic position is already at breaking point (have you ever tried driving through Ditchling/Keymer ?) and I understand the traffic report prepared for MSDC is fatally flawed.

I understand nothing substantive can be done to address the very poor traffic situation. (surely this must be a significant part of any increase in traffic ?).

- 4) Representations made to the first consultation were misplaced. The site selection process was not sound, unrepresentative and did not follow MSDC's own guidance (however can this occur ?)
- 5) Within the site there is a unique biodiversity which makes it unsuitable for development and I understand MSDC have ignored this: again however can this be possible ?
- 6) There is a vital green gap between Burgess Hill and the villages to the south (Hassocks and Keymer) and developing this gap will cause the villages to join together (and lose their identities and community spirit). The Burgess Hill urban sprawl will eat further into neighbouring Hassock's boundaries. The blight of urban sprawl is so easy to see from Croydon down to Crawley and on further south...surely MSDC doesn't want this to increase with all it's attendant problems.

I find it very hard to understand why MSDC should even consider such housing development and trust you will take note of my comments in due course.

Kind regards,

J P Whatley

[REDACTED]

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1485

Response Ref: Reg19/1485/1

Respondent: Mr P Roberts

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | philp roberts |
| Job title | retired |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I support the objections to this proposal on the following grounds:</p> <p>The site selection process was unsound, unrepresentative, did not follow MSDC's own guidance. Representations made to the first consuktation were '\lost\'. The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already is very busy abd nothing can be done to address this. The unique biodiversity within the site makes it unsuitable for development and MSDC have ignored this IMPORTANT. Developing the vital gren gap between Burgess Hill and the villages to the south (i.e. Keymer & Sussex) will result in coalescence. Burgess Hill needs a substantial green belt between it and Hassocks. Allocating these sites for housing goes against the District Plan and National Planning Guidance.</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. | I do not consider any changes would make the proposal acceptable and should therefore be rejected. |
| 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 publication of
the recommendations from the
Examination

yes

Date

18/09/2020

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1489

Response Ref: Reg19/1489/1

Respondent: Mr S Vincent

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Simon Vincent |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Simon Vincent |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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 | Apart from another brick in closing the gap between Burgess Hill and Hassocks and Keymer, there's no consideration been taken for the infrastructure in the proposals. The traffic situation at the moment could be classed as busy, if these proposals go ahead it would be chaos especially at rush hour periods. |
| 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. | Don't build them!!! |
| 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 | 18/09/2020 |

1490

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1490

Response Ref: Reg19/1490/1

Respondent: Mrs H Thompson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Helen Thompson |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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 | Developing the green gap between burgess hill and keymer will result in coalescence. There is a lack of infrastructure - folders lane already has too much traffic. |
| 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 |
| Date | 18/09/2020 |

1491

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1491

Response Ref: Reg19/1491/1

Respondent: Mr R Wallace

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Rory Wallace |
| Job title | Property consultant |
| Organisation | Savills |
| Address | [REDACTED] |
| Phone | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | S12 & sa13 |
| 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 | It will cause traffic chaos, no local transport to support the development and no schooling |
| 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 |
| Date | 18/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1492

Response Ref: Reg19/1492/1

Respondent: Ms E Vivian

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Emma Vivian |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12&SA13 |
| 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>I am objecting to the allocation of housing to sites SA12& SA13 because in my opinion the traffic report produced for MSDCC is NOT at ALL correct. Traffic in the village of Ditchling is chaotic at all times now. There is absolutely no way that the roads will be able to cope with more housing built at SA12&SA13. Please visit The High Street at Ditchling to see what I mean.</p> <p>It is vital that there is a distinction between the villages of Ditchling, Keymer,Hassocks and Burgess Hill. Building here will only push the villages/towns closer together leaving virtually no green spaces.</p> <p>Please respect the District Plan and National Planning Guidance by not allowing building on sites SA12 & SA13</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>The traffic report for MSDC is fatally flawed. There is nothing that can be done about more traffic.</p> <p>There is nothing to be done to keep the vital green gap between Burgess Hill and the villages of Ditchling, Keymer and Hassocks.</p> |
| 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 | 18/09/2020 |

1493

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1493

Response Ref: Reg19/1493/1

Respondent: Ms S Wallington

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|---|
| Name | Sarah Wallington |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12/SA13 |
| 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>The site selection process was dishonest, unrepresentative and did not follow MSDC's own guidance.</p> <p>Representations made during the first consultation were 'lost'.</p> <p>The traffic report produced for MSDC is flawed.</p> <p>Clearly the traffic situation is already at breaking point and nothing substantive can be done to address this.</p> <p>The biodiversity within the site makes it unsuitable for development and MSDC have ignored this.</p> <p>This will coalesce - the green gap between Burgess Hill and the villages to the south will be lost forever.</p> <p>There is a lack of infrastructure and nothing is showing in the proposals to address this.</p> <p>Allocating these sites for housing goes against the District Plan and national planning guidance</p> |
| 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 |
| Date | 18/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1494

Response Ref: Reg19/1494/1

Respondent: Mr G Cowan-Clews

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Guy Cowan [REDACTED]
Sent: 18 September 2020 21:03
To: ldfconsultation
Subject: Objections to planning SA12 & SA13

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SiteDPD

Hello Sir or madam,

I am writing to you to record my objection to the allocation of housing to sites SA12 & SA13 in the DPD.

The site selection process was unsound, unrepresentative, and did not follow MSDC's own guidance. Burgess hill is already making a huge contribution to housing for the district and this proposal is way above and beyond the full neighborhood plans. It is excessive.

The traffic report produced for MSDC is also flawed. Living on Folders Lane, one would recognize that the addition of 300+ dwellings onto Folders lane would be highly damaging for the local area and create a congested and frankly dangerous traffic situation for Folders lane and Keymer road. The roundabout joining keymer road and Folders road is already at capacity and would become more dangerous with increased use. Many school children use this point to cross over the road. 300+ homes, or 600+ cars (seeing as most homes have at least 2 cars) would be disastrous for traffic using this well known commuting pinch point.

There is a lack of infrastructure in the area, and these plans and allocations are not providing. There is literally a single co-operative shop locally supporting hundreds of homes to the south of the Kingsway area, and nothing around the local Folders lane area. The residents do not need hundreds more households adding pressure to this one small shop that we heavily rely on. Then there is the complete lack of development in the town centre. No new shops or chains to support the town when it is crying out for mass improvement. Promises and no action. Adding more housing to this equation worsens an already drastic situation.

My moving to Folders Lane was for the South Downs national park, the green leafy feel of the surrounding area, the local nature and biodiversity. To then hear that this development is being considered on SA12 and SA13 on my doorstep is very upsetting. My moving house away from north burgess hill was specifically to be closer to nature, but also to avoid the northern arc development, to then find out there are new proposals here in Folders lane. This will damage the local biodiversity and the sound of construction will damage the neighborhood. I note the Dpd appears to suggest no sound impact at all??

Simply put, this allocation goes against the district plan, and the national planning guidance and it is unwanted by so many Folders Lane residents.

Kind regards,

Guy Cowan-Clews

1495

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1495

Response Ref: Reg19/1495/1

Respondent: Mrs H Wren

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Hilary Wren |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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 | 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>The MSDC traffic report is not representative of the real situation Folders Lane, Keymer Road and Station Hill cannot cope with the current traffic let alone more being added.</p> <p>Total lack of infrastructure in the area this side of town</p> <p>Allocation of more housing in this area goes against the District Plan and National Planning Guidance</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. | Stop further development in this area |
| 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 publication of the recommendations from the Examination | yes |
| Date | 19/09/2020 |

1496

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1496

Response Ref: Reg19/1496/1

Respondent: Ms C Brown

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

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|--|--|
| Name | Catherine Brown |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I wish to strongly object to the allocation of housing to sites SA12 & SA13</p> <p>1 This is green field land. Ancient field will be destroyed which will destroy the habitat of irreplaceable flora & fauna.</p> <p>2 the local area is already struggling to manage the existing volume of traffic especially through Ditchling which becomes " gridlocked" in the morning & evening but at other times too. Folders lane traffic is regularly queuing resulting in significant pollution risk to existing residents.</p> <p>3 The green gap between Burgess Hill & Hassocks will be further eroded.</p> <p>4 Where is the water storage to supply these houses going to come from ?</p> <p>5 How are local schools & medical/dental surgeries going to accommodate these households?</p> <p>6 Folders Lane has already seen significant development with the loss of green fields the length of the east of Folders lane & it is clear more houses will be built as existing householders move away & their large gardens are developed for housing.</p> |
| 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 |
| Date | 19/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1497

Response Ref: Reg19/1497/1

Respondent: Mr A Brown

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|--|--|
| Name | Andrew Brown |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12-SA13 |
| 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>I wish to strongly object to the allocation of housing to sites SA12 & SA13</p> <p>1 This is green field land. Ancient field will be destroyed which will destroy the habitat of irreplaceable flora & fauna.</p> <p>2 the local area is already struggling to manage the existing volume of traffic especially through Ditchling which becomes " gridlocked" in the morning & evening but at other times too. Folders lane traffic is regularly queuing resulting in significant pollution risk to existing residents.</p> <p>3 The green gap between Burgess Hill & Hassocks will be further eroded.</p> <p>4 Where is the water storage to supply these houses going to come from ?</p> <p>5 How are local schools & medical/dental surgeries going to accommodate these households?</p> <p>6 Folders Lane has already seen significant development with the loss of green fields the length of the east of Folders lane & it is clear more houses will be built as existing householders move away & their large gardens are developed for housing.</p> |
| 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 |
| Date | 19/09/2020 |

Site Allocations DPD: Regulation 19 Consultation Response**Policy:** SA12 - SA13**ID:** 1498**Response Ref:** Reg19/1498/1**Respondent:** Mr A Brown**Organisation:****On Behalf Of:****Category:** Resident**Appear at Examination?** x

| | |
|--|--|
| Name | Angus Brown |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12-SA13 |
| 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>I wish to strongly object to the allocation of housing to sites SA12 & SA13</p> <p>1 This is green field land. Ancient field will be destroyed which will destroy the habitat of irreplaceable flora & fauna.</p> <p>2 the local area is already struggling to manage the existing volume of traffic especially through Ditchling which becomes " gridlocked" in the morning & evening but at other times too. Folders lane traffic is regularly queuing resulting in significant pollution risk to existing residents.</p> <p>3 The green gap between Burgess Hill & Hassocks will be further eroded.</p> <p>4 Where is the water storage to supply these houses going to come from ?</p> <p>5 How are local schools & medical/dental surgeries going to accommodate these households?</p> <p>6 Folders Lane has already seen significant development with the loss of green fields the length of the east of Folders lane & it is clear more houses will be built as existing householders move away & their large gardens are developed for housing.</p> |
| 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 |
| Date | 19/09/2020 |

1499

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 1499

Response Ref: Reg19/1499/1

Respondent: Ms E Smith

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

| | |
|---|---|
| Name | Emma Smith |
| Address | [REDACTED] |
| Email | [REDACTED] |
| Name or Organisation | Emma Smith |
| Which document are you commenting on? | Site Allocations DPD |
| Sites DPD Policy Number (e.g. SA1 - SA38) | SA12 & SA13 |
| 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>I am objecting to the allocation of housing to sites SA12 & SA13 in the DPD because:</p> <ul style="list-style-type: none"> - The site selection process was unsound, unrepresentative, did not follow MSDC's own guidance. Representations made to the first consultation were 'lost' - The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already at breaking point and nothing substantive can be done to address this. In the 8 years that I have lived in the Folders Lane area the traffic has increased significantly and at peak times of day is ridiculous. - The unique biodiversity within the sites makes it unsuitable for development and MSDC have ignored it. My 8 year old son was horrified when he found out about the plans due to the impact on wildlife so I fail to understand how the council have such little regard for this. - Developing the vital green gap between Burgess Hill and the villages to the south will result in a coalescence. Burgess Hill's urban sprawl will eat into neighbouring Hassock's boundaries. - There is a lack of infrastructure and nothing is showing in the proposals to deal with this. Birchwood Grove school is already at capacity, where will the families living in these new houses send their children to school. Water services are already at breaking point, as was seen in the August heatwave. What are the plans to deal with this? <p>Allocating these sites for housing goes against the District Plan and National Planning Guidance.</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. | I don't believe it would be possible to overcome all of the objections above. |

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

19/09/2020