

2012

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2012
Response Ref:	Reg19/2012/1
Respondent:	Mr R Chatfield
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Robert Chatfield
Job title	Service Delivery Manager
Organisation	Ericsson Ltd
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, did not follow MSDC's own guidance. Representations made during the first consultation appear to have been 'lost' or not recorded / responded to. The traffic report produced for MSDC is does not reflect the actual situation, the current traffic situation is already at breaking point, the condition of the roads are getting worse with the heavy traffic making them dangerous for road users, and nothing substantive appears to be planned to address this.</p> <p>The biodiversity within the sites makes it unsuitable for development and MSDC appear to have ignored this. Local wildlife will be lost forever or driven out of their normal habitat. The erosion of the green gap between Burgess Hill and the villages to the south will be lost forever.</p> <p>There is a lack of infrastructure (Doctors, Public transport, sports facilities and open spaces) 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.	Don't Build here.
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

2018

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2018
Response Ref:	Reg19/2018/1
Respondent:	Ms Mae Fuller
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

From: Mae Fuller [REDACTED]
Sent: 27 September 2020 13:03
To: ldfconsultation
Subject: Objection to the allocation of housing to sites SA12 & SA13 in the DPD

I object to the allocation of housing to sites SA12 & SA13 in the DPD on the grounds of the permanently deeply damaging effects it would have on the surrounding communities.

The existing adjacent highways are totally inadequate to cope with the extra traffic which would be generated.

The impact, particularly on Ockley Lane and Hassocks, would be disastrous for the following reasons:

- 1. Ockley Lane is a narrow winding lane linking the southern edge of Burgess Hill to Hassocks a couple of miles further south. It is in an appalling state of disrepair with large potholes and, in places, deep ruts in the soft ground at the edge of the road surface. Some are deep enough to risk damage to the underneath of vehicles forced to the side by oncoming larger vehicles.**
- 2. There are steep banks on either side of the winding lane, particularly where it slopes steeply downhill as you approach Hassocks from the north. There appears to be no scope whatsoever to widen or improve the road in such a way as to make it suitable for use by a substantial increase in traffic. (See also paragraph 3 below.) Furthermore, where the road levels out there is a series of blind bends in the narrow lane.**
- 3. Permission has already been given for 500 houses and a school to be built on the northern edge of Hassocks accessing Ockley Lane not far from the blind bends. (See paragraph 2.) This will already have a devastating effect on Hassocks for all the above reasons. Any development which would increase the pressure on Ockley Lane still further would only exacerbate the situation.**

Clearly, air pollution is one of the many negative results of an increase in traffic. It has been shown that the most intense pollution is caused by vehicles having to stop and start in slow moving traffic which will already be an inevitable consequence of the houses and school scheduled to be built off Ockley Lane. (See 3 above). Furthermore this situation already exists in the approaches to Stonepound crossroads at the junction of the A273 and the B2116.

The B2116 is the extremely congested road running east/west through Hassocks where traffic builds up and comes to a halt at busy times such as the beginning and end of the school day for both the local primary and comprehensive schools in the village.

Cumulatively, as a result of what is described above, in effect Hassocks becomes an island cut off from the possibility of emergency vehicles having access to the village. And the more the increase in traffic, the worse the situation becomes.

To sum up, yes, homes have to be built somewhere, but please, in this proposal, not where so many extra houses have already been put up and so many more have already been given the go ahead and where yet more houses still would have such a deleterious effect on the wellbeing, health and even the safety of members of the surrounding communities. As such this application surely must contravene Planning Guidance and also go against the District Plan.

2019

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2019
Response Ref:	Reg19/2019/1
Respondent:	Ms P Day
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]

From: [REDACTED]
Sent: 27 September 2020 11:49
To: ldfconsultation
Subject: Objection to the proposal to build 350 houses on fields south of Folders Lane (SA12 &SA13)

Dear Sir or Madam

I am writing to register my objection to the proposal to build a further 350 homes on the land south of Folders Lane in Burgess Hill.

The area already has a huge amount of traffic and more houses will only cause the traffic to increase and will cause more pollution and disruption.

Allocating these sites goes against the District Plan and the National Planning Guidance.

But my most important concern is that it reduces the space between Burgess Hill and the villages to the south- Hassocks and Keymer. During lockdown we have walked for miles in this area enjoying all the wildlife and views. We have met many others walking too. It would be awful to have an urban sprawl as Burgess Hill would start to encroach, and in the not too distant future Hassocks and Keymer would be absorbed into Burgess Hill as once the gap starts to close it will encourage others to fill in the gap and make it more likely that future planning applications would be passed. We will never be able to recover the countryside.

Please, please DO NOT allow homes to be built on this land.

Pauline Day
[REDACTED]

2021

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2021
Response Ref:	Reg19/2021/1
Respondent:	Mr & Mrs E & J Collins
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]

From: Justine Collins [REDACTED]
Sent: 27 September 2020 15:26
To: ldfconsultation
Subject: Objection

I would like to object to the possible planning for 350 homes that are proposed to be built on the ancient green fields south of folders lane.

We have recently moved to the folders lane area and feel this would affect the great quality of life we feel we have living here.

Many thanks

[REDACTED]

2033

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2033

Response Ref: Reg19/2033/1

Respondent: Ms A Jones

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Andrew Jones [REDACTED]
Sent: 27 September 2020 18:37
To: ldfconsultation
Subject: Objection to housing on sites SA12 and SA13

.Objecting to the allocation of houses to site fields SA12 and SA13.

^ Traffic. I live close to these proposals and have a daily view of traffic in the area alongside insufficient infrastructure to support current population (doctors, schools, policing and new roads) just looking at traffic since moving to Sussex in 2016 from being able to move around Burgess hill in a car was easy by 2020 it can take over 1/2 hour to drive approx 1 mile to my doctors surgery in the morning due to nose to tail traffic. There seems no capacity to build wider or new roads as Burgess Hill is a small town other than removing current homes.

^ Doctors. In 2016 it was easy to get a doctor's appointment not any more.

^ Well being. The Sussex Downs are an area of natural beauty . The towns and villages within this area are being expanded and soon there will be an urban sprawl stretching from Crawley to Brighton. The families that have chosen to live here for many years value the open spaces. Tourists, who visit to enjoy walking/bike riding in the Sussex country side bring much needed revenue and support local business all will be lost by short sighted developers who are only interested in instant profit.

^ Site selection. Why were representations lost to the first consultation and it did not follow MSDC'S own guidance The selection of this site which has a unique biodiversity makes it unsuitable for development. Allocating these sites for housing goes against the district plan and National planning guidance.

Please listen to the people that matter in this planning, the people who live in Mid Sussex. Thank you for listening

Anna Jones [REDACTED]

2041

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2041
Response Ref: Reg19/2041/1
Respondent: Mr N Wilkins
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Nick Wilkins
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, did not follow MSDC's own guidance. Representations made during the first consultation were 'lost'.</p> <p>The traffic report produced by SYSTRA for MSDC is flawed. No safety study has been conducted, contravening MSDC guidelines. There has been a lack of attention to morning and evening peaks.</p> <p>The biodiversity within the site makes it unsuitable for development and MSDC have ignored this. It is protected in law, but MSDC seem to think otherwise. The soil is also heavy clay which will make the development prone to flooding.</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 (DP12, DP13, DP36 and DP37) and national planning guidance (para 17 & 109). The judgements contained within the local plans of 2004 have been overturned for no good reason. Also those in the 2007 Small Scale Housing Allocation Development Plan document and 2013 & 2016 assessments.</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.	Pay attention to your responsibility for not causing irreversible ecological damage which this development would undoubtedly create
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

2051

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2051
Response Ref:	Reg19/2051/1
Respondent:	Mr & Mrs KC Berggreen
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Kristian Berggreen
Respondent ref. number	SA12 & SA13
On behalf of	Mr. K Berggreen and Mrs C Berggreen
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Mr. Kristian Berggreen and Mrs Celia Berggreen
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA 12 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>We have just moved to Ockley Lane and the existing traffic and speeding is already a great problem.</p> <p>Site selection was unsound</p> <p>Will erode the vital green gap between Burgess Hill and Keymer, Hassocks</p> <p>Lack of infrastructure, lack of proposals to address this very important point.</p> <p>This goes against the District Plan and National Planning Guidance.</p> <p>The fact that this site has a unique biodiversity appears to have been ignores by MSDC.</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.	We cannot see any possible changes that would make this site legally compliant or sound.
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

2076

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2076
Response Ref:	Reg19/2076/1
Respondent:	Mrs H Deykin
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]

From: Heather Deykin [REDACTED]
Sent: 27 September 2020 18:52
To: ldfconsultation
Subject: Site Allocations DPD Consultation

If something isn't done to stop all this land grabbing and excessive building going up wherever there's a small plot of land that can accommodate another dozen houses there's a very strong possibility that Hassocks, Burgess Hill will be another Croydon before long, god forbid.

Enoughs enough. No more BUILDING. Leave some green space for some innocent creatures who don't ask for much but a small piece of save haven.

Let's have some good news in time of gloom and uncertainty.

Mrs H Deykin

Sent from my iPad

2078

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2078
Response Ref:	Reg19/2078/1
Respondent:	Ms J Carson
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]

From: Jan Thornely [REDACTED]
Sent: 27 September 2020 22:48
To: ldfconsultation
Subject: "Objection to the allocation of housing to sites SA12 and SA13"

To Whom It May Concern

I am extremely concerned indeed with the proposals I have read and digested in relation to the above sites. It seems so sad that we could lose much of village life in an around Burgess Hill and beyond. Traffic in this area is a big issue at the moment so I cannot imagine what impact SA12 and SA213 would have if this plan was to come to fruition. Also to see that field (few left in this area) become yet another housing site would be absurd in truth. I feel absolutely adamant that we should do everything in our power and I object totally to this proposition. It must not go ahead at any cost.

I know that I am one of many objectors and hope that every effort is made and every voice heard for a retraction of this proposed development.

Yours faithfully

Jan Carson

2106

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2106
Response Ref: Reg19/2106/1
Respondent: Mr M Savage
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

From: eforms
Sent: 27 September 2020 16:00
To: ldfconsultation
Subject: Site Allocations DPD Consultation Response (Ref: DPDCon-1601218699)
Attachments: Site Allocations DPD Consultation Repsonse Form.pdf

Name	Martin Savage
Job title	Retired
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	Martin Savage
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 these 2 sites for allocation of housing. The traffic report produced for MSDC was badly researched and clearly does not accurately take account of the large number of additional vehicles - probably around 600 - that would regularly use the Folders Lane/Keymer Road and roads that link to them.</p> <p>I believe that the selection process did not follow MSDC's own guidance and, far worse, that the first consultation was - conveniently - lost!!</p> <p>There is severe pressure on infrastructure as it is and a further 350 houses will take it beyond breaking point. There is little or no proposals to address this issue in the plans.</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	A complete rethink of it and, frankly, there are more suitable sites that should be selected.

identified at question 5 above where this relates to soundness.

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

2108

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2108
Response Ref:	Reg19/2108/1
Respondent:	Mr S Watson
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]

From: Seamus Watson [REDACTED]
Sent: 28 September 2020 09:45
To: ldfconsultation
Subject: Site Allocations DPD Consultation

Dear sir or Madam

I write to fully support SOFLAGs objection to further development in Burgess Hill. As a tax paying voter in Burgess Hill I request that you formally pass their submission to Council for full consideration.

Yours sincerely
Séamus Watson

2112

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2112
Response Ref:	Reg19/2112/1
Respondent:	Mr C Harrison
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]

From: Colin Harrison [REDACTED]
Sent: 28 September 2020 16:15
To: ldfconsultation
Subject: Objection to Housing on Sites SA12 & SA13 in the DPD

Importance: High

Dear Sir,

Re: Housing Allocation to Sites SA12 & SA13.

I wish to object to the allocation of housing to sites SA12 & SA13 in the DPD because:

- 1) The site selection process was unsound, unrepresentative, did not follow MSDC's own guidance. Representations made to the first consultation were lost.
- 2) The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is already at breaking point and nothing can be done to remedy this.
- 3) The unique biodiversity within the site makes it unsuitable for development and MSDC have ignored this.
- 4) Developing the vital green gap between Burgess Hill and the villages to the south ie Keymer and Hassocks will result in coalescence. Burgess Hill's urban sprawl will eat further into neighbouring boundaries of Hassocks.
- 5) There is a lack of infrastructure and nothing is showing in the proposals to address this.
- 6) Allocating these sites for housing goes against the District Plan and National Planning Guidance.

The above are the objections formulated by the South of Folders Lane Action Group. I am in full agreement with these and don't have the time to rewrite them. I am objecting to these houses being built. Burgess Hill is already too big and this is before the northern arc. Roads and utilities just won't be able to handle all these houses.

Yours Faithfully

Colin Harrison

[REDACTED]

[REDACTED]

2125

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2125
Response Ref: Reg19/2125/1
Respondent: C Allen
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

[REDACTED]

From: Chris J Allen [REDACTED]
Sent: 28 September 2020 10:24
To: ldfconsultation
Subject: Site Allocations DPD Consultation

Good Morning,

Please accept this email as my formal objection to the inclusion of Sites SA12 & SA13 for housing. They are unsuitable, unsustainable and undeliverable and 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 am in full support of the SOFLAG objection submission and urge the Council to consider it fully and send it to the Inspector.

Regards,

Chris Allen

American Express made the following annotations

"This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-mail and immediately and permanently delete this message and any attachments. Thank you."

American Express a ajouté le commentaire suivant

Ce courrier et toute pièce jointe qu'il contient sont réservés au seul destinataire indiqué et peuvent contenir des renseignements confidentiels et privilégiés. Si vous n'êtes pas le destinataire prévu, toute divulgation, duplication, utilisation ou distribution du courrier ou de toute pièce jointe est interdite. Si vous avez reçu cette communication par erreur, veuillez nous en aviser par courrier et détruire immédiatement le courrier et les pièces jointes. Merci.

2126

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2126
Response Ref: Reg19/2126/3
Respondent: Ms J Bollmann
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Jan Bollmann
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 for the following reasons:</p> <p>(1) The site selection process was fundamentally flawed, dishonest, unrepresentative, and did not follow Mid Sussex District Council's (MSDC's) own guidance. During the first consultation, key representations were 'lost' and this has been disregarded.</p> <p>(2) The traffic report produced for MSDC is as if it was done during COVID-19 forced lockdown period, since at this point there was next to no traffic, and the report substance does not take into account the real world situation. For any resident which uses the roads daily would know the traffic situation is already at breaking point, and there is nothing substantive that can be done to address this, and increasing the number of vehicles is not a solution.</p> <p>(3) The biodiversity within the sites makes it unsuitable for development, which is known and MSDC have simply ignored this in their assessment.</p> <p>(4) The sites will coalesce the green gap between Burgess Hill and the villages to the south which will be lost forever.</p> <p>(5) There is a lack of infrastructure on this side of town already, and there is nothing showing in the proposals to address this.</p> <p>(6) The allocation of these sites for housing goes directly 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

Name	J Bollmann
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 for the following reasons:</p> <p>(1) The site selection process was fundamentally flawed, dishonest, unrepresentative, and did not follow Mid Sussex District Council's (MSDC's) own guidance. During the first consultation, key representations were 'lost' and this has been disregarded.</p> <p>(2) The traffic report produced for MSDC is as if it was done during COVID-19 forced lockdown period, since at this point there was next to no traffic, and the report substance does not take into account the real world situation. For any resident which uses the roads daily would know the traffic situation is already at breaking point, and there is nothing substantive that can be done to address this, and increasing the number of vehicles is not a solution.</p> <p>(3) The biodiversity within the sites makes it unsuitable for development, which is known and MSDC have simply ignored this in their assessment.</p> <p>(4) The sites will coalesce the green gap between Burgess Hill and the villages to the south which will be lost forever.</p> <p>(5) There is a lack of infrastructure on this side of town already, and there is nothing showing in the proposals to address this.</p> <p>(6) The allocation of these sites for housing goes directly 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	27/09/2020

Name	Jan B
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 for the following reasons:</p> <p>(1) The site selection process was fundamentally flawed, dishonest, unrepresentative, and did not follow Mid Sussex District Council's (MSDC's) own guidance. During the first consultation, key representations were 'lost' and this has been disregarded.</p> <p>(2) The traffic report produced for MSDC is as if it was done during COVID-19 forced lockdown period, since at this point there was next to no traffic, and the report substance does not take into account the real world situation. For any resident which uses the roads daily would know the traffic situation is already at breaking point, and there is nothing substantive that can be done to address this, and increasing the number of vehicles is not a solution.</p> <p>(3) The biodiversity within the sites makes it unsuitable for development, which is known and MSDC have simply ignored this in their assessment.</p> <p>(4) The sites will coalesce the green gap between Burgess Hill and the villages to the south which will be lost forever.</p> <p>(5) There is a lack of infrastructure on this side of town already, and there is nothing showing in the proposals to address this.</p> <p>(6) The allocation of these sites for housing goes directly 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

2128

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2128
Response Ref:	Reg19/2128/1
Respondent:	B Bollmann
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	B Bollmann
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 for the following reasons:</p> <p>(1) The site selection process was fundamentally flawed, dishonest, unrepresentative, and did not follow Mid Sussex District Council's (MSDC's) own guidance. During the first consultation, key representations were 'lost' and this has been disregarded.</p> <p>(2) The traffic report produced for MSDC is as if it was done during COVID-19 forced lockdown period, since at this point there was next to no traffic, and the report substance does not take into account the real world situation. For any resident which uses the roads daily would know the traffic situation is already at breaking point, and there is nothing substantive that can be done to address this, and increasing the number of vehicles is not a solution.</p> <p>(3) The biodiversity within the sites makes it unsuitable for development, which is known and MSDC have simply ignored this in their assessment.</p> <p>(4) The sites will coalesce the green gap between Burgess Hill and the villages to the south which will be lost forever.</p> <p>(5) There is a lack of infrastructure on this side of town already, and there is nothing showing in the proposals to address this.</p> <p>(6) The allocation of these sites for housing goes directly 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

2132

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2132
Response Ref: Reg19/2132/1
Respondent: Ms P Sullens
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

[REDACTED]

From: keith sullens [REDACTED]
Sent: 27 September 2020 11:27
To: ldfconsultation
Subject: Site selection DPD

[REDACTED]

27 September 2020

Dear Sir/Madam

Site Selection DPD

I am writing to object to the inclusion of site SA12 and SA13 in the above.

Over the years these sites have not been developed because of the impact they will have on the already choking traffic using Folders Lane and Keymer Road. Indeed it was said by consultants in earlier years that in order to relieve the traffic congestion another road would need to be built from Ditchling Common Road to London Road in Burgess Hill crossing the London Brighton railway line and making a third east to west crossing of Burgess Hill. The two current railway crossings are choc a bloc with traffic at peak travel times. I cannot understand how suddenly it is ok to build 340 more houses when the number of houses already feeding cars on to the local roads is still increasing.

There is great concern about the damage to nature caused by man. Building on sites SA12 and SA13 will destroy the habitats of the extensive range of wildlife that now inhabits the sites. No mitigation by developers can come close to repairing the damage that would be done.

During the recent dry spells there have been water supply problems and they will only get worse as more houses are built. The infrastructure of Doctors surgeries and schools are also incapable of supporting yet more new residents.

My suggestion is that SA12 and SA13 are removed from the DPD and not replaced as the remaining number of houses planned would be sufficient to meet the target for Mid Sussex with an adequate buffer.

Yours faithfully

Penny Sullens
[REDACTED]

Sent from my iPad

2142

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2142
Response Ref: Reg19/2142/1
Respondent: Ms C Ternouth
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

[REDACTED]

From: Chris Ternouth [REDACTED]
Sent: 27 September 2020 12:27
To: ldfconsultation
Subject: Sites DPD Policy Numbers SA12 & SA13

Dear Sir/Madam,

I have read that Burgess Hill has already met its 'minimum housing requirement for the full plan period and will not be expected to identify further sites within their Neighbourhood Plans'. I, therefore, ask why this most inappropriate development is being given serious consideration.

There has been substantial housing development in the Folders Lane area over the last few years. The volume of traffic on this road and Keymer Road/Ockley Lane is far too high for the quality of the roads. This is especially true of Ockley Lane which I consider to be a very dangerous road with a very poor surface and drainage.

In addition, there are now 5 pedestrian crossings between Keymer Road and Queen Elizabeth Avenue, a stretch which includes the chaotic Burgess Hill roundabout next to McDonalds. No solution to this chaos has been forthcoming.

<https://www.westsussextoday.co.uk/news/politics/long-term-fix-burgess-hill-roundabout-next-mcdonalds-planned-2870315>

Approximately 350 new homes will put further strain on the already unacceptable traffic situation.

I believe the developments would impinge on the South Downs National Park boundary. If not, they would affect the unique diversity of the area. The time when Burgess Hill and Hassocks becomes a single conurbation becomes ever closer.

One significant business that would be affected is the award-winning Ridgeview Vineyard. With the prevailing westerly wind, I fear the resulting air pollution would have a significant effect on the quality of their produce.

I would be interested to hear why local Burgess Hill Tories are back tracking on previous promises to oppose developments in this area. Hopefully, it's within your remit to ask them.

Yours faithfully,

Christine Ternouth

2143

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2143

Response Ref: Reg19/2143/1

Respondent: Mr D Thornton

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	David Thornton
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	The proposed development will lead to an unbearable increase in traffic congestion on Keymer Road that has already increased with numerous developments off Folders Lane. During peak times including the school run increased local traffic in Silverdale Road and Ferndale Road is compounded with the issues caused by commuters parking.
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	27/09/2020

2147

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2147

Response Ref: Reg19/2147/1

Respondent: B, J, D & S Monk

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: bev [REDACTED]
Sent: 27 September 2020 14:15
To: ldfconsultation
Subject: objection against 350 houses on the ancient fields south of Folders Lane plots SA12 and SA13

My family and I will to object to the building of this homes, please take this as our official objection

Traffic is a nightmare in Burgess and the surrounding areas at most times. You cannot make the roads bigger to allow for the additional amount of traffic that these houses will bring.

There seems to be little consideration for the wild life both flora and fauna of this area.

It seems currently there is no end in Burgess Hill to the amount of houses that can be build with not supporting infrastructure..

One can only assume that there is someone is making something out of allowing this situation to allow it to continue who does not have any regard for our area.

Please stop this development

Thanking you for you assistance to stop the madness

Beverley, Joseph, Delores and Sebastian Monk

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows 10

2204

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2204
Response Ref:	Reg19/2204/1
Respondent:	MR B McMenamin
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]

From: Barry [REDACTED]
Sent: 27 September 2020 20:18
To: ldfconsultation
Subject: Site Allocations DPD Consultation

Please submit the SOFLAG objection concerning planning applications SA12 and SA13 after their consideration and forward to the inspector.

Thank you.

2211

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2211
Response Ref: Reg19/2211/4
Respondent: Mr P Ison
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Peter Ison
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 allocation of these sites for housing goes against the District Plan and National Planning Guidance In particular: DP6 / DP7 Settlement Hierarchy / Strategic Development at Burgess Hill - Burgess Hill has already taken its required housing numbers for the entire Plan Period. These sites are not required as there are sufficient sites identified to meet the required 10% buffer. Developers love greenfield sites because they make more money from them. A much greater effort should be made to promote and develop brownfield sites throughout the district.</p> <p>DP12 Protection and Enhancement of Countryside - This is an unspoilt ancient field system full of protected wildlife and plants. The district council will not be forgiven for this wilful destruction of the countryside.</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. The green gap between Burgess Hill and the villages to the south will be further eroded.</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. I note that a screen of trees is thought necessary to shield the South Downs National Park from the horrors of these developments.</p> <p>DP37 Trees Hedgerows and Woodlands - Developing these sites will destroy irreplaceable trees, hedgerows, and woodlands.</p> <p>DP38 Biodiversity - Allocating these sites for development cannot lead to the net gain in biodiversity which Mid Sussex Planning policy requires. This allocation will result in ecological damage.</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.

Allocations SA12 and SA13 should be removed.

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

Name	Peter Ison
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:</p> <p>Legality</p> <p>The allocation of the fields SA12 and SA13 should not go ahead. 26 of the 28 District Council members for Burgess Hill and Hassocks voted against the allocation. MSDC Planners have a moral if not legal duty to reassess their plans. The councillors in the northern areas of Mid-Sussex have had a disproportionate influence on 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
Date	27/09/2020

From: eforms
Sent: 27 September 2020 19:10
To: ldfconsultation
Subject: Site Allocations DPD Consultation Response (Ref: DPDCon-1601230114)
Attachments: Site Allocations DPD Consultation Repsonse Form.pdf

Name	Peter Ison
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: Lack of Infrastructure Infrastructure is lacking in terms of the road network, provision for social interaction and job opportunities. Nearly all the substantial businesses, the Martlets Shopping centre, car parking near to the station, and the Leisure Centre are located on the west of Burgess Hill. Trips to any of these locations will add unreasonable pressure on the traffic at Hoadleys Roundabout and cause additional frustration for all road users.
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	27/09/2020

Name	Peter Ison
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:</p> <p>Traffic</p> <p>The allocation of sites SA12 and SA13 will cause extreme traffic congestion at Hoadleys Roundabout for increasing lengths of time. Congestion at Hoadleys corner will result in much longer journeys (through Hassocks, through Ditchling, or via Janes Lane) and these in their turn will become pinch points to the ever increasing problem of getting from the east of the town to the west. In normal times before COVID, the buses were unable to run reliable services due to traffic congestion along the routes. Buses were often late, and from time to time some were cancelled because they could not keep to the schedule.</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	27/09/2020

2212

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2212
Response Ref:	Reg19/2212/1
Respondent:	Ms A Allen
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

From: Alison Allen [REDACTED]
Sent: 28 September 2020 17:16
To: ldfconsultation
Subject: Site Allocation DPD Consultation

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

I have submitted my objection on the Mid Sussex website this afternoon (Ref: DPDCon-1601309367) to Sites SA12 & SA13.

I would like to add that I fully support the SOFLAG objection submission also and that I urge their objection be fully reviewed by the Council and sent it to the Inspector.

I hope sense prevails and the process from here is fair and justified.

Many thank



Alli Allen
UK AML Compliance Analyst
Global Risk & Compliance
American Express, Brighton, 1 John Street, Brighton BN88 1NH
+44 (0) 1273215471 | Alison.L.Allen@aexp.com

American Express made the following annotations

"This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-mail and immediately and permanently delete this message and any attachments. Thank you."

American Express a ajouté le commentaire suivant

Ce courrier et toute pièce jointe qu'il contient sont réservés au seul destinataire indiqué et peuvent contenir des renseignements confidentiels et privilégiés. Si vous n'êtes pas le destinataire prévu, toute divulgation, duplication,

utilisation ou distribution du courrier ou de toute pièce jointe est interdite. Si vous avez reçu cette communication par erreur, veuillez nous en aviser par courrier et détruire immédiatement le courrier et les pièces jointes. Merci.

2213

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2213

Response Ref: Reg19/2213/2

Respondent: Mr W Perkins

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Walter Perkins
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	Walter Pekins
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 and SA13 in the DPD because, in my opinion, the site selection process was dishonest, unrepresentative and didn't follow MSDCs own guidance. Apparently representations, including my own 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 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

Name	Walter Perkins
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	Walter Perkins
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 on sites SA12 and SA13 in the DPD because the traffic report produced for MSDC is fatally flawed. It is very clear that the traffic situation particularly at peak times - 7:30 am to 9:30 am and 4:30 pm to 6:00 pm is already at stalling point and nothing substantive is either being proposed or can realistically be done to ameliorate this without huge investment in the road infrastructure at the roundabout junction of Folders Lane and Keymer road. The situation has already become much worst since the building and occupancy of so many new build housing estates off Cants Lane, Kings Way and Folders Lane. The mini roundabout made reference to above at the junction of Folders Lane and Keymer Road was never designed to take such a vast increase in local traffic. The MSDC traffic report fails to take into consideration the further impact on the junction that the already approved but yet to be built housing on the Ockley Lane development will inevitably have on this junction as the future occupants attempt to travel into Burgess Hill. Access to the Burgess Hill town and railway station can only be made from the whole eastern side via this round about and Keymer Road. The road infrastructure in the close vicinity to the proposed development is totally inadequate to support such a huge increase in traffic. Having looked at the other options that MSDC has there appear to be a number of other more suitable sites for development that do not present such insuperable traffic 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

**Please notify me when-The Site
Allocations DPD is adopted**

yes

Date

27/09/2020

2217

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2217
Response Ref:	Reg19/2217/1
Respondent:	Mr T Rodriguez
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Tony Rodriguez
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	All other
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 am objecting to the allocation of housing sites SA12 & SA13 in the DPD because:</p> <ol style="list-style-type: none"> 1. I do not believe the site selection process was honest, representative, or follow MSDC's own guidance. Representations made during the first consultation were 'lost'. 2. The biodiversity within the site makes it unsuitable for development and MSDC have ignored this. 3. There is a lack of infrastructure and nothing is showing in the proposals to address this. 4. Allocating these sites for housing goes against the District Plan and national planning guidance
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 believe any changes will address the issues 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 publication of the recommendations from the Examination	yes
Date	27/09/2020

2232

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2232
Response Ref:	Reg19/2232/1
Respondent:	Mr T Robinson
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Terence Robinson
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 objections are on the grounds that the sit selection process was not only dishonest and unrepresentative, they also did not follow MSDCs own guidance on this matter. Many representations that were made during the first consultation process were "lost". These representations showed the unsuitability of the proposed "development" from the adverse impact it would have on the biodiversity to the lack of adequate infrastructure.</p> <p>MSDC Planning department has an unsatisfactory track record of late having had two court rulings go against them in the past 10 years. Given the way this has been handled does not inspire any confidence or trust in them.</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 redo the whole process over again with the representations being clearly heard and not "lost". Otherwise this proposal should be scrapped
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	27/09/2020

2248

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2248

Response Ref: Reg19/2248/1

Respondent: Ms S Lord

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Savannah Lord
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 think this development is flawed in many aspects. First and foremost it will irreversibly erode the vital green gap between Burgess Hill and Hassocks. There is a distinct lack of infrastructure being introduced to cater for additional housing, and it is clear that local traffic levels could not cope. It goes against both the District Plan and National Planning Guidance.
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 only resolution is for no housing to be built here.
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	27/09/2020

2249

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2249

Response Ref: Reg19/2249/1

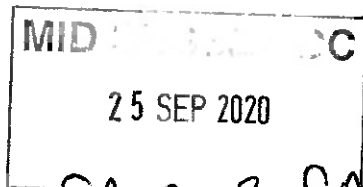
Respondent: Mr J Ternouth

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x



SA12 & SA13 sites



24th September 2020

Dear Sir/Madam,

I understand that Mid Sussex District Council want a further 350 homes to be built on the fields south of Folders Lane.

I was very surprised that this proposal is still relevant because, as far as I'm aware, 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'

My objections to the SA12 & SA13 sites are as follows:

1. Most of the traffic from the new sites would be in the direction of Keymer Road. The Folders Lane/Keymer Road junction is notorious as a bottleneck. I am told that, in the morning rush hour it can take up to 15 minutes to turn into Keymer Road from Folders Lane. Towards the town centre is the private Burgess Hill School which produces a further bottleneck. Obviously the whole thing creates a high level of pollution.
2. Re. the above, there would be a high level of car use as the new residents would likely drive to work or drive their children to school as there are no non private secondary schools nearby. To cross these roads is dangerous at the best of times especially at the junction itself.
3. Whilst Folders Lane is in an acceptable condition, Keymer Road going south becomes Ockley Lane. Ockley Lane is no more than an enhanced country lane which has a very poor road surface, camber and road markings. The gutters on the road are non-existent. All in all it is, in my opinion, a very dangerous road to drive on.
4. It is clear that SA13 would impinge on the South Downs National Park and, where it did not, would seriously affect the flora and fauna of the area. It appears that Mid Sussex District Council is indifferent to the progressive merger of Burgess Hill with Haywards Heath and in this case, eventually with Keymer and Hassocks, removing the beautiful green spaces that are there now.
5. Talking of the flora of the area, immediately to the east of these sites is the award winning Ridgeview vineyard whose wines have been served on state occasions. I wonder about the impact on the quality of their vines with the pollution that such a development would engender.
6. I am concerned at the lack of infrastructure and I have been informed that there are no plans to address this.

Bearing in mind that 26 of 28 District Council members for Burgess Hill and Hassocks recently voted against these proposals. If any have recently changed their minds, perhaps it was political pressure from their party that made them do so.

Yours faithfully,

John Ternouth



2258

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2258
Response Ref:	Reg19/2258/1
Respondent:	Mrs J Hatt
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

[REDACTED]
20th September 2020

Mid

25 SEP 2020

To the Planning Policy Dept, MSDC, Haywards Heath.

Objections to the development of sites SA12 and SA13 for housing.

I wish to object most strenuously to the development of these fields for yet more housing in Burgess Hill. I have lived for [REDACTED], and have seen acres upon acres disappear under concrete, bricks and mortar. Indeed, at this time of writing The Northern Arc is under construction – a massive development that fills me with horror.

When will people realise that we, in fact all creatures, need our green spaces so we can flourish? The land in question (SA12 & SA13) is not lying there doing nothing and ripe for development – it is actively benefiting Burgess Hill now, as crucial “lungs” for what has become a large, polluted town, criss-crossed with heavy traffic, and in close proximity to Gatwick Airport and the A23.

The land is also a buffer zone between what has become the urban sprawl of Burgess Hill and the villages of Keymer and Hassocks to the south, it protects the precious integrity and individuality of them all - yes, even Burgess Hill is precious. Once the vital “green gap” is breached the way will be open to uninhibited development and amalgamation. Who wants to live in a barren, monotonous, soul-destroying concrete jungle? No one. But, here we are, yet again, poised to destroy the very thing which brings us health and happiness and makes for a pleasant place to live – why? There can't be many these days who doubt the fragile symbiotic relationship between humanity and the natural world, so please, do not add further to the destruction of this delicate balance by approving this development - Burgess Hill needs this green field site kept as green fields.

I understand Burgess Hill is already making a huge contribution to the district target for building new homes within Mid Sussex (36%) – that is a figure of which we can be justly proud, and say: enough is enough, we've done our bit. Therefore, please, in all fairness, leave sites SA12 & SA13 alone. I also believe this is the only sound, ecologically aware decision for these precarious times: by ignoring the lure of present monetary reward we actively benefit all our futures.

Yours faithfully,

[REDACTED]

(Mrs.) Jane Hatt

2261

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2261
Response Ref: Reg19/2261/1
Respondent: C Taylor
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

MID SUSSEX DISTRICT COUNCIL
25 SEP 2020

[REDACTED]
[REDACTED]
[REDACTED]

The Independent Planning Inspector
Planning Policy
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath, RH16 1SS

23 September 2020

Dear Sir

Proposal to build 350 homes on ancient green fields
South of Folders Lane, Burgess Hill (sites SA12 & SA13)

I am writing to register my strong objection to the above proposal by MSDC, which goes against the District Plan and National Planning Guidance.

Burgess Hill is already building more new homes than the combined total of Haywards Heath and East Grinstead, and has met the housing requirement laid down by government. These new homes will put excessive pressure on the traffic problems currently experienced by Burgess Hill, and to propose building even more new homes is nothing short of crazy.

Please could you kindly stop the proposal..

Yours faithfully

A very concerned resident

[REDACTED]

2268

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2268
Response Ref:	Reg19/2268/1
Respondent:	Ms L Bennett
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Lucy Bennett
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 biodiversity will be negatively effected and the green spaces that divide the villages reduced.
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	27/09/2020

2272

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2272
Response Ref:	Reg19/2272/1
Respondent:	Mr R Potts
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Roy Potts
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 &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 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.
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.	Infrastructure cannot support more housing, roads are in a terrible state and forever congested, schools are oversubscribed and doctors surgeries are already overstretched, there is no proper town centre anymore to support an ever increasing population.
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

2273

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2273
Response Ref:	Reg19/2273/1
Respondent:	Mr G Bain
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Gordon Bain
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 to this application on the grounds that the amount of housing proposed would have a further seriously detrimental impact on the surrounding area.</p> <p>Ditchling High Street is already at a standstill for many parts of the day due to traffic volumes from previous developments in Burgess Hill and the Haywards Heath area. The same can be said for Keymer, Hassocks and Hurstpierpoint.</p> <p>This proposed development caters for only the houses that they wish to build and pays no regard to any infrastructure for the surrounding area</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	27/09/2020

2285

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2285
Response Ref:	Reg19/2285/1
Respondent:	Mr I Phillips
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Ian Phillips
Job title	Professional Engineer retired
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 is horrendous at the moment and this would create even more traffic and dangerous for children walking to school etc.
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	27/09/2020

2286

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2286
Response Ref:	Reg19/2286/1
Respondent:	Ms S Bain
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Sylvia Bain
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 to this application because of the extremely harmful effect that the further increase in traffic will have on the surrounding area.</p> <p>The villages of Ditchling, Keymer, Hassocks and Hurstpierpoint are already highly congested due to previous building projects where no attention has been given to improving the local infrastructure. A further 350 houses will lead to total gridlock in those villages.</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	27/09/2020

2288

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2288

Response Ref: Reg19/2288/1

Respondent: Ms B Cook

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Becky Cook
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 development of areas of natural beauty. This particular site is home to a wealth of natural habitats and wildlife and the building of houses in this location would jeopardise the future of this wildlife. The town has lost so much green space already and this area is the only green space left between this town and the neighbouring towns.
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	27/09/2020

2290

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2290
Response Ref:	Reg19/2290/1
Respondent:	Ms R Connell
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Regina Connell
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 oppose these plans for SA12/SA13 as there is a lack of infrastructure. The traffic on Folders lane is already at dangerous levels. The gap between the neighbouring villages are becoming very close and it is compromising the last of the already dwindling countryside/green spaces.
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

2299

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2299
Response Ref:	Reg19/2299/1
Respondent:	Mr S Cook
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Stuart Cook
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 this development plan as the location is in a stunning area of Sussex countryside. Burgess Hill is already an over developed town and further building will increase this problem and take away even more green space. Considering we are now living in times of increased awareness surrounding carbon footprint, the increased volume of vehicles accessing this area will further add to the pollution of this beautiful 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
Date	27/09/2020

2312

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2312

Response Ref: Reg19/2312/1

Respondent: Mr R Ford

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Robert Ford
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>This is an are of natural beauty and biodiversity. This should not be destroyed for urban development. I walk frequently in this area, the nature provides great health benefits for the people of Burgess Hill. I believe there are protected species living in this area, such as Skylarks and Great-Nested Newts.</p> <p>Also, the traffic report does not properly address how the extra traffic on the roads will be dealt with. The roads in Burgess Hill are already very congested, there is a distinct lack of public transport infrastructure (infrequent buses and no proper cycle routes) so it\'s inevitable that this development will result in even more private car traffic and air pollution.</p> <p>Please do not destroy the natural environment by building on this land.</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

2315

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2315
Response Ref: Reg19/2315/1
Respondent: P Eggleton
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	S PETER EGGLETON
Job title	Research Physician
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	S Peter Eggleton
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA/12, SA/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>There is no infrastructure in place and there are no plans to create any. The traffic situation, which is already extremely bad, is not addressed and the traffic report which was produced for Mid-Sussex District Council seems to bear no relation to reality.</p> <p>I cannot see how allowing housing to be built on these sites can possibly be consistent with either the District Plan or 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

2317

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2317

Response Ref: Reg19/2317/6

Respondent: Mr S Hyams

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Simon Hyams
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, 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 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

Name	Simon Hyams
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	28/09/2020

Name	Simon Hyams
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 biodiversity within the site makes it unsuitable for development and MSDC have ignored 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	28/09/2020

Name	Simon Hyams
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 will coalesce - the green gap between Burgess Hill and the villages to the south will be lost forever.
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

Name	Simon Hyams
Address	[REDACTED]
Email	[REDACTED]
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA13-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.
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

Name	Simon Hyams
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
Date	28/09/2020

2318

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2318

Response Ref: Reg19/2318/1

Respondent: Mr I Harding

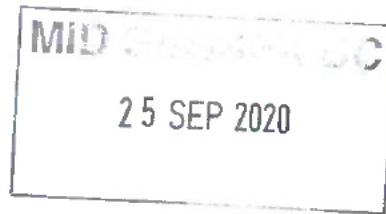
Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Planning Policy
Mid Sussex District Council



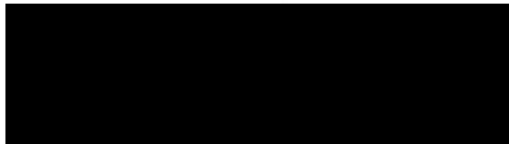
24/9/20

Objection to Housing Site SA12&13

I object to the allocation of new housing to sites SA12 and SA13 in the DPD on the following grounds:

- It goes against the District Plan for new development
- Traffic on this side of town has become gridlocked from current approved new housing, which is still on going
- There has been no additional infrastructure to cater for the current new housing approved let alone any additional ones
- Representation statements from existing developers have stated that the sites are on the edge of the town and not in the countryside whereas they are infringing into the countryside and creating urban sprawl

Yours sincerely,



Ian Harding

2322

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2322

Response Ref: Reg19/2322/1

Respondent: Mrs G Harding

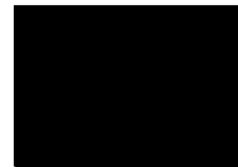
Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Planning Policy
Mid Sussex District Council



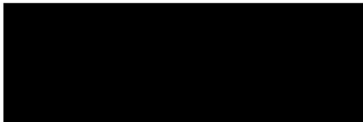
24/9/20

Objection to Housing Site SA12&13

I object to the allocation of new housing to sites SA12 and SA13 in the DPD on the following grounds:

- It goes against the District Plan for new development
- Traffic on this side of town has become gridlocked from current approved new housing, which is still on going
- There has been no additional infrastructure to cater for the current new housing approved let alone any additional ones
- Representation statements from existing developers have stated that the sites are on the edge of the town and not in the countryside whereas they are infringing into the countryside and creating urban sprawl

Yours sincerely,



Geraldine Harding

2329

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2329

Response Ref: Reg19/2329/1

Respondent: Mr P Machin

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: Peter Machin [REDACTED]
Sent: 28 September 2020 19:17
To: ldfconsultation
Subject: DPD sites SA12 & SA13

Dear Sirs

I refer to the fields officially known as SA12 & SA13.

I am objecting to the allocation of housing on these two sites in the DPD for the following reasons:

1. I am aware that the site selection process did not follow MSDC's own guidance procedures.
2. I am also aware that the first consultation of these sites were lost – this was an important document.
3. There is already a severe shortage of infrastructure such as doctors surgeries, schools, etc... and a further 350 houses, which will result in around 1000 people will bring these basic facilities to their knees.
4. The traffic along Folders Lane and Keymer Road is already heavily congested at peak times and I believe the traffic report produced for the Council is fatally flawed.
5. The unique biodiversity within these sites makes them very unsuitable for a large development.

I therefore strongly object and hope the Inspector declines to include these sites for development.

Yours sincerely

Peter Machin
[REDACTED]

Sent from [Mail](#) for Windows 10

2342

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2342

Response Ref: Reg19/2342/1

Respondent: Mr B Bowen

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

From: bowen [REDACTED]
Sent: 28 September 2020 19:13
To: ldfconsultation
Subject: Objection to Site Allocations DPD

Dear Sir/Madam

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

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.

Brian Bowen

[REDACTED]

2354

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2354

Response Ref: Reg19/2354/1

Respondent: Mrs D Chant

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Supporting the British Red Cross



First aid at your fingertips:
redcross.org.uk/app



MID SUSSEX DC

28 SEP 2020

Development South of Folders Lane

Sites SA12 and SA13

The proposal for this development should be squashed immediately. It represents a further incursion into the rural area around Burgess Hill. We have already seen such areas to the north, east and west, the latter being for commercial purposes. All this is taking place without a single scheme to improve the traffic conditions to the town's centre or it's through traffic.

I understand that Burgess Hill has already met it's commitment for new housing over the time cycle of the plan period.

The area around Folders Lane has been the battle ground between developers and the residents for many years and the residents always seem to lose out. Now is the time to support the residents in protecting their locality. Less than a 100 years ago Folders lane was literally a lane, now with the same width but surfaced it is a major road into Burgess Hill. These two sites will add the traffic density into the town.

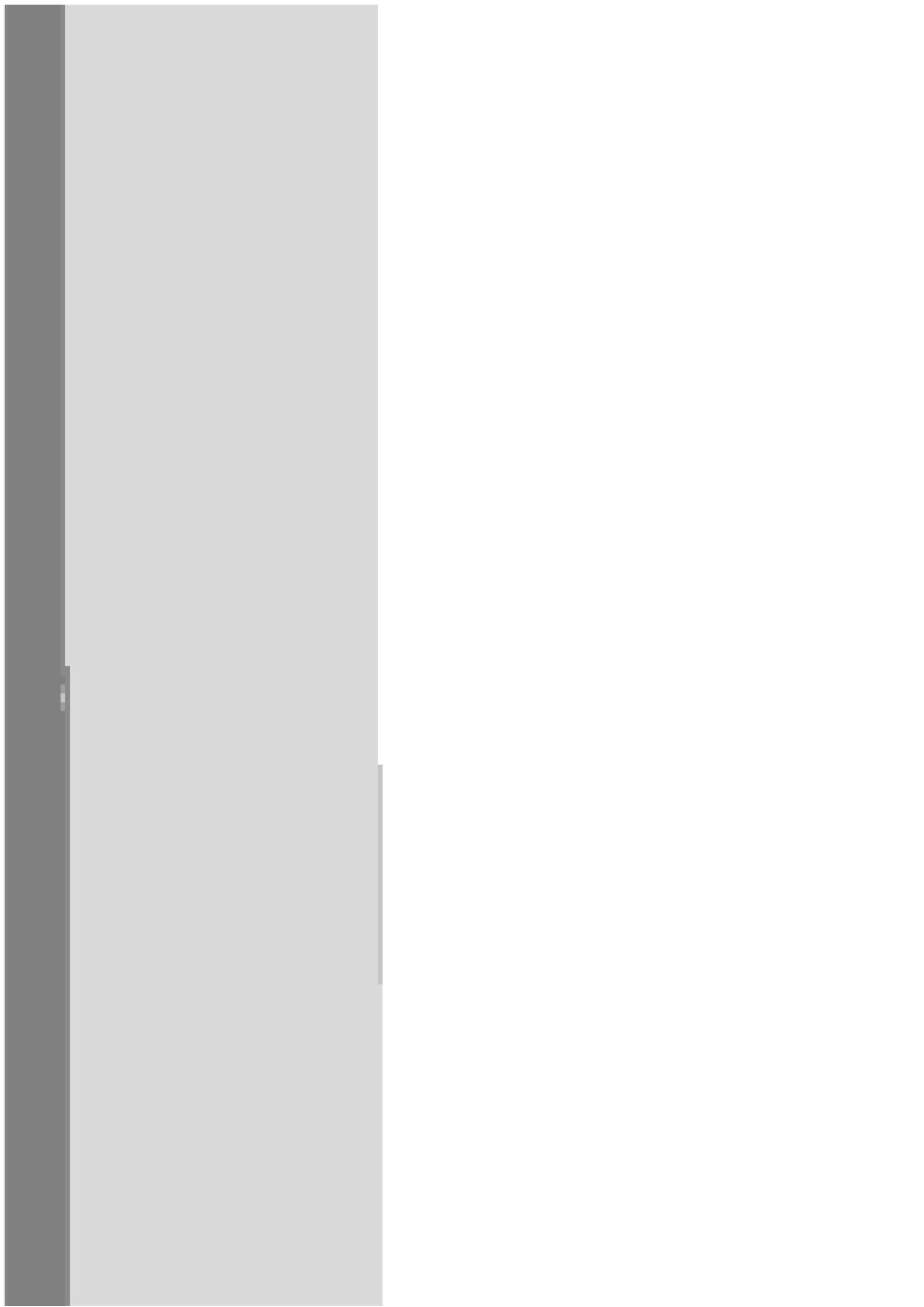
At one time it was proposed to have a through road along the southern boundary to improve traffic around the south and to improve access to Kingsway and to the town. Another failure by Council and the developers to improve the infrastructure.

I have lived in Burgess Hill since the mid 60's and believe there has been little infrastructure improvement undertaken in that time except the Western Distributor Road and Queen Elizabeth Way. The former only helps to bring traffic into the congested town roads. The dualling of the A2300 will do nothing to ease the situation, merely cause bottle necks elsewhere.

The big problem is that Burgess Hill only represents about a third of the voting power of the Mid Sussex District Council and loses out in any vote. The council is an amalgamation of 3 Urban Districts which still fight for their own localities. A obvious case for Nimbyism.

The land represented as Sites SA12 and SA13 should definitely be excluded from the DPD and any other sites until the infrastructure is improved.

I strongly object to this development having lived in Burgess Hill since 1979 and my family grew up here. I object on this for my grandchildren's future to have no green areas left to walk the dog & enjoy the natural habitat in these two areas.
With strong objections
(w/ps)



2359

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2359

Response Ref: Reg19/2359/6

Respondent: Mrs S Hyams

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Sue Hyams
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, 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
Date	28/09/2020

Name	Sue Hyams
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	28/09/2020

Name	Sue Hyams
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 biodiversity within the site makes it unsuitable for development and MSDC have ignored 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	28/09/2020

Name	Sue Hyams
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 will coalesce - the green gap between Burgess Hill and the villages to the south will be lost forever.
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

Name	Sue Hyams
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.
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

Name	Sue Hyams
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
Date	28/09/2020

2365

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2365

Response Ref: Reg19/2365/1

Respondent: Mrs G Gerard

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

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

25 September 2020

PLANNING POLICY
MID SUSSEX DISTRICT COUNCIL
OAKLANDS
OAKLANDS ROAD
HAYWARDS HEATH
WEST SUSSEX RH16 1SS

Dear Sirs,

SITES SA12 + SA13

I write to object strongly to the plans for house building on the above sites.

Apart from the loss of precious green land, I am concerned that allocating these fields for housing would not comply with the District Plan + National Planning Guidance. Also, there appears to be a lack of infrastructure.

Regarding the traffic + parking problems specifically in Keymer + Hasocks, these would be made drastically worse if the above sites were built on for housing.

I trust that the independent Planning Inspector will make the decision that 350 houses (or indeed any houses) would be entirely inappropriate for the whole area of Burgess Hill, Keymer/Hasocks + Ditchling, + could have a devastating effect on the local community.

Yours faithfully -

[REDACTED]

MRS. G. A. GERARD

SUSSEX
28 SEP 2020

2366

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2366
Response Ref: Reg19/2366/1
Respondent: D Earl
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Re. SA12- SA13 sites

MID SUSSEX DC

28 SEP 2020

26th September 2020

Dear Sir,

With the greatest respect, I wish to object to the proposed allocation of housing to sites SA12 & SA13 in the D.P.D. because, as a grumpy old octogenarian, who has witnessed the urban sprawl, eroded our village, for many years, and its sometimes detrimental consequences, has forced me as a matter of conscience & faith for future generations to shout out "that's enough is enough". I feel better already, as a small insignificant, voice in the darkness.

Going through the war years, this area was part of a war zone, vast areas of land & woods were readily made available for masses of troops & armour, complete with the odd makeshift air strip, all complementing the landings in France. Thankfully the cessation of hostilities brought peace & life returned to normal, to the relief of the many villages that had struggled to survive the war years. Life was good our villagers enjoyed a comparatively independent way of life, a legacy of the many local lads that did not return home. The village is totally self-sufficient, a great proportion of their needs, grown & sourced by local farms & nurseries, food that was plentiful & fresh, providing regular employment for the inhabitants.

Sadly, over the years, I have witnessed the gradual decline of our village life. Something that was so enjoyed & greatly revered.

Just foreward to 26/9/2020 (our 61st Wedding anniversary)

The village of Hassocks has been infilled so much that it is unrecognisable. Oh, I hold my hands up, I have got to live somewhere but they also, should be able to enjoy a happy existence.

Our roads are in a poor state, the population has increased considerably, Traffic volume in and through the village is causing problems in many areas, pollution levels are high.

Our schools are splitting at the seams. The health centre

(2)

is stretched to the limit, trying to help & deal with a vastly increased population.

Shopping in the village, where once we were totally self-sufficient, catering for all of our needs, we now if they are able to, have to rely on a reduced public transport system, to gain access to Super Markets in Burgess Hill.

Also of concern is the future of the local ~~wildlife~~ wildlife. Many species of bird life, once common place have virtually disappeared, due solely to loss of habitat.

The green belts that kept the Villages apart is slowly being eroded away, through development sprawl. In the not too distant future the East West Wildlife corridor between Horsham & Burgess Hill will be blocked by housing, and the sighting of grazing wild Deer, ^{foxes} Badgers, and a host of country-side creatures & insects, will ^{have} sadly been denied, to our grand children.

No one knows what the future will bring, but one thing is for sure, if the ~~Perilous~~ development is not ^{all} paused for a spell in our area, we will have to live with the consequences.

In conclusion, I say again "Enough is enough". Let's put a few of the problems that affect all of us, right first.

By the way, are ordinary folk, asking for the houses to be built, or is it just down to the Developer?

Yours sincerely
[Redacted Signature]

2370

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2370

Response Ref: Reg19/2370/1

Respondent: Ms I Greenard

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Iris Greenard

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

25 September 2020

MID SUSSEX DC

28 SEP 2020

Dear Sir/Madam

Objection to allocation of housing to sites SA12 & SA13 in DPD.

I'm 96 years of age & have lived at the above address for 60 years. During that time I have witnessed a town, including my own neighbourhood, which was once a very green & pleasant place to live being slowly suffocated by new housing estates. Surely, it is time to let Burgess Hill breathe again?

The powers that be who are planning a housing estate south of Folders Lane show no regard for the environment & citizens of Burgess Hill because, ultimately, it will affect the whole community. The traffic jams in Keymer Road will be unmanageable & stretch through a large part of the town. This problem cannot be solved by making Greenlands Drive & Oakhall Park a one way system which would only create further problems. It seems that MSDC is hellbent on strangulating a once very pleasant & healthy town to live in. My objections have nothing to do with NIMBY, but with practical considerations.

South East Water cannot cope with the existing demand for water. Should, despite the protests, planning permission be granted, it would be a devastating & irresponsible decision for the whole of Burgess Hill.

Yours faithfully

[Redacted Signature]

2373

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2373

Response Ref: Reg19/2373/1

Respondent: Mr M Whitehead

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Michael Whitehead
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 these housing sites in the DPD as MSDC has failed to follow its own guidance in the process, stripping local residents of the chance to adequately express their opinion on the matter by conventional means of district level representation.</p> <p>The allocation doesn't include consideration of local infrastructure impacts or the need for further works in that regard, particularly highways alterations and the need for additional community facilities</p> <p>The MSDC District Plan has been completely disregarded in making this allocation at SA12 & SA13.</p> <p>Burgess Hill is set apart from various nearby towns by its proximity to green spaces of high ecological value. If we wanted to live in central Crawley, we would have moved there. Burgess Hill, however, to its South is on the doorstep of a National Park (the only one in the South East of England). So, any decisions to give over green space to development should not be taken lightly.</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.	For the proposal to be compliant with MSDC's District Plan areas SA12 & SA13 should not be considered for any 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

2375

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2375

Response Ref: Reg19/2375/1

Respondent: Mr P Harwood

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Peter Harwood
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 do not support this application due to a lack of infrastructure and nothing is showing in the proposals to address these issues and Allocating these sites for housing goes against the District Plan and national planning guidance, the road connecting folder labs to Ditchling is already a traffic issue with 3 deaths in the last 3 years , this is due to traffic being far heavier than before due to the expansion of Burgess hill which is putting huge strain on Ditchling village ie it's gridlocked much of the time with heavy traffic And much increased vehicle exhaust pollution, I Also worry that we are losing the green spaces between Burgess hill and the surrounding villages and the downs and and the loss of biodiversity if this application whas not been taken in to proper consideration if application SA12/SA13 were to be approved .
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

2378

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2378

Response Ref: Reg19/2378/1

Respondent: Mr P Egan

Organisation:

On Behalf Of: Wellhouse Lane Residents Association

Category: Organisation

Appear at Examination? x

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



28th September 2020

Mid Sussex District Draft Site Allocations DPD Consultation Response

To The Government Inspector,

I am writing on behalf of the **Wellhouse Lane Residents Association** which covers the properties in Wellhouse Lane, Keymer to register our strong objections, on the grounds of soundness, to the inclusion of **Sites SA12 Land South of Folders Lane, Burgess Hill and SA13 Land East of Keymer Road and South of Folders Lane, Burgess Hill** in the draft Mid Sussex Site Allocations DPD under Regulation 19.

Wellhouse Lane is the area which will be most heavily affected should site SA13 receive approval for development and therefore we believe our voice should receive particular attention.

The lane consists of 10 properties the majority of which were built before the 1940s, one a listed building going back to 17th Century. The houses at the Eastern end of the lane face the South Downs National Park (SDNP) and one property abuts the site of the proposed development, but also forms part of the South Downs National Park so in effect the development will be adjacent to the National Park itself and infringe upon it.

There is a public footpath in the lane which takes ramblers and walkers to Ditchling and beyond. This route is very popular with both the townsfolk of Burgess Hill and ramblers from further afield. We are very lucky because it is on our doorstep but there is no price that can be put on the value of such a place to people who live in more urban areas and are in need of some space and tranquillity.

The value of this has been especially noticeable since the Covid-19 pandemic took hold as we have seen a huge increase in the amount of people who daily walk along the lane to enjoy the peaceful atmosphere and the wildlife which surrounds them. Allowing the general public a most welcome break from the stresses at this very difficult time cannot be over emphasised and this should be a material consideration which carries weight in any decision making.

In the last five years four of the ten properties in the lane have changed hands and the new owners with young families who aspired to live here because of its peaceful location now find that the very things which attracted them may be destroyed forever by an intensive urban development of 300 homes in the fields next to their properties.

One couple moved into the lane after living in Burgess Hill for 25 years having always enjoyed walking here with their children. They thought they were getting a life in the country but now that is being put in great jeopardy with the proposed

development on site SA13. People must be allowed to have dreams of one day living in properties which they aspire to own, if we devalue those properties by destroying the very things which make them aspirational then we destroy both those dreams and opportunities.

Opposition to these sites does not just originate from those living in our immediate vicinity but extends throughout Burgess Hill and beyond. To clarify, opposition can be found in all of the villages to the south, particularly, Hassocks, Keymer, Ditchling and Hurstpierpoint as well as by the South Downs National Park Authority.

This objection sets out why we believe this latest draft Site Selection DPD with regard to sites SA12 & SA 13 is unsound.

SA12 & SA13 Planning History

All development has to adhere to the policies and criteria contained in the NPPF & the local Development Plan, in this case the Mid Sussex District Plan. We will show that the inclusion of Sites SA12 & SA13 has clearly not met those policies and criteria.

These sites were assessed by MSDC in 2004, 2007, 2013 & 2016 and each time they were deemed to be unsuitable, undeliverable and most importantly unsustainable yet now for reasons totally unexplained by MSDC they believe none of these findings were correct and the sites can now go forward for development.

In 2004 the Mid Sussex Local Plan was submitted for assessment to the Government Inspectorate and the Inspector's findings on sites OMS01, 02 & 03 which now make up sites SA12 & SA13 was and I quote

"Development would compromise Strategic Gap. Sustainability of site is outweighed by adverse impact on character and appearance of the area."

"Site forms part of open countryside on edge of town and is an important lung of open space between Burgess Hill and Ditchling Common. No overriding reason why site should be released."

"Site is part of open countryside and is detached from built up area. Development would lead to serious and obvious erosion of Strategic Gap"

In 2007 MSDC submitted their Small Scale Housing Allocations Development Plan Document for inspection, in that was site ALT45 part of site SA13 today.

The Inspector concluded that even this limited area should not be allocated for housing stating: *"it would be difficult to design, lay out and landscape the site without knowing whether further development would follow. That risks an unacceptably intrusive development in open countryside"*¹

¹ 2007 Mid Sussex District Local Development Framework Small Scale Housing Allocations Development Plan Document, Schedule C to the Inspector's Report, para 1.213

In addition he concluded *“To develop this site in addition would risk adding unacceptably to pressures on infrastructure including the local road network.”*²

In 2013 the Burgess Hill Assessed Sites Document included site 557 which formed part of site SA13 today and again this recorded the site as unsuitable with the following comments

- There is likely to be significant highways impacts on the local road network
- Site location is 150m from the South Downs National Park boundary at its closest point. Notwithstanding this buffer, there would need to be a thorough investigation of the visual impact of potential development on this designated area
- **Until the impacts on the highways network and the National Park are properly understood and evidenced, this site is assumed to be unsuitable for development.**³

In 2016 the Burgess Hill Assessed Sites Document again looked at site 557 and once again it was assessed as unsuitable with the following comments

- Most of the site has low landscape suitability for development.
- **The fields also have a time depth value as characteristic assarts⁴ with mature oaks.**
- 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).
- **Overall the site is considered unsuitable for development due to the unknown impact on the highway network.**⁵

It was reported that Albert Einstein once said **"the definition of insanity is doing the same thing over and over and expecting different results"**.

The question now has to be asked of Mid Sussex District Council, are they competent to run our affairs or are they in fact incompetent for yet again trying to include these sites for development without any resolutions or changes to the known problems of the last two decades?

² Ibid para 1.214

³ 2013 Burgess Hill Assessed Sites 557 (BH/D/21) Land south of Folders Lane and east of Keymer Road, Burgess Hill (Site H West)

⁴ The definition of an assart in the dictionary is an area of land that has had trees and undergrowth removed and the ground broken up in preparation for cultivation.

⁵ 2016 Burgess Hill Assessed Sites 557 (BH/D/21) Land south of Folders Lane and east of Keymer Road, Burgess Hill

SA13 and Planning Policies

This site covering the fields between the properties in Folders Lane, Burgess Hill and those in Wellhouse Lane, Keymer form the legal strategic/local gap between the two settlements, there is no other.

The **formal legal boundary** between Burgess Hill and Keymer is the end of the rear gardens of the houses on Wellhouse Lane behind which sits site SA13 therefore if SA13 is approved by Mid Sussex District Council (MSDC) for development **then MSDC will be in contravention of its own Development Plan**, in particular policies

**DP13 Preventing Coalescence,
DP6 Settlement Hierarchy and
DP12: Protection and Enhancement of Countryside.**

The issue of coalescence will impact everyone in Wellhouse Lane greatly due to the noise, light pollution and loss of wildlife habitat that will result from building 300 homes right behind us.

DP13 Preventing Coalescence states:

*"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.**"*

I intend to show later why developing this site will be in contravention of DP12 but for now I will focus on the issue of coalescence.

DP6 Settlement Hierarchy

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"*

*"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 (as per Policy DP12: Protection and Enhancement of 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.**"*

The defined built-up area boundary of Burgess Hill is the rear gardens of the properties on Folders Lane beyond which lies the northern edge of site SA13.

The MSDC methodology to assess sites for inclusion in the SPD was clear, two basic issues were measured, 1. The degree of connectivity the site has with a settlement and 2. Their size. I quote:

"Sites with capacity to deliver growth significantly greater than required by the District Plan Strategy were considered to not conform to the strategy"

*"To assess the degree of connectivity sites within 150m of a built-up area boundary were considered in principle to function as part of that settlement whereas sites beyond 150m were considered to be remote from a settlement. Any site at which either or both of these issues were evident was not considered further."*⁶

The boundary between Burgess Hill and Keymer which marks the Southern edge of site SA13 is approximately 900 metres away from the Burgess Hill built up boundary therefore the overwhelming majority of the site must fail the above criteria and therefore should have been considered remote in terms of connectivity AND by MSDCs own methodology should not have been considered for inclusion in the DPD.

This gap is very important to Burgess Hill as it both re-enforces its identity as a market town while contributing to the semi rural lifestyle which residents consistently say they value highly.

In short **there is absolutely no basis** in planning policy for development of these fields and ergo the local/strategic gap. **Mid Sussex knows it has other more suitable sites which are both available, sustainable and deliverable which would provide an equivalent or higher number of housing numbers without the need to destroy this important local/strategic gap, its ecosystem and the wildlife that inhabits it.**

DP12: Protection and Enhancement of Countryside states

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference, either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*

All of this site lies beyond the built up boundary of Burgess Hill and is outside of the area covered by the Burgess Hill Neighbourhood Plan, neither is it covered by the Hassocks Neighbourhood Plan so none of the above bullet points apply and it should be removed from the DPD forthwith.

⁶ Site Allocation Development Plan Document Site Selection Paper 3: Housing Sites Methodology para 3.3

SA12 and Planning Policies

Unlike SA13 this site does not directly abut the settlement boundary between Burgess Hill and another settlement **however it does directly abut the boundary with East Sussex and Lewes District and it will be visible from the South Downs National Park therefore it has to be considered against policy DP18 which states:**

*"Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, **and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.**"*

Site SA12 has already been the subject of a planning application by Jones Homes, **DM/19/0276**, which was withdrawn for reasons unknown to the public.

However, the response by the SDNP authority to this application was scathing and I quote:

*"The further expansion of residential development in this locality on open rural land outside the settlement boundary together with its associated infrastructure, would significantly reduce the landscape buffer up to the boundary of the National Park. In turn, such development is likely to detrimentally exacerbate the further urbanisation of this predominantly rural location, which is likely to be harmful to the special qualities and landscape character of the setting of the South Downs National Park. It is further considered that even with the combination of existing trees and planting, together with the proposed new landscaping would not mitigate for the loss and erosion of this valuable landscape buffer as an essential and effective soft-scape transition from the urban form to open rural countryside, in particular the South Downs National Park. **Therefore, the proposed development would result in substantial urban built form impact, extending out from the built up area of Burgess Hill, on a valuable and essential open green countryside location, in an incongruous and unnatural way, on the fringe of the wider countryside setting, harmful to the setting of the South Downs National Park.**"⁷*

SA12 also fails to meet the criteria already mentioned above allowing building in the countryside under policy DP12. In addition this site is bounded by a public right of way footpath ((PROW), so it has to be considered against policy **DP22** in which PROWs are described thus *"Public Rights of Way are identified as a **primary environmental constraint** to development in the Capacity of Mid Sussex District to Accommodate Development Study (2014, paragraph 6.9) due to both high environmental importance and the strong policy safeguards that apply to them."*

⁷ Letter to MSDC from TIM SLANEY Director of Planning South Downs National Park Authority on 5th August 2019 ref SDNP/19/03508/ADJAUT

DP22s strategic objective is and I quote

*"To create and maintain easily accessible green infrastructure, **green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes;**"*

Given 73 homes are currently being built directly to the West of SA12 it is difficult to see how this PROW can continue to act as a wildlife corridor if SA12 is also allowed for a development of a further 43 homes!

Legal Requirements

It is a legal requirement that in all its planning decisions MSDC is compliant with its own development plan (District Plan) unless material considerations allow otherwise.

This was confirmed by a 2017 judgment in the Supreme Court ⁸ where Judges Lord Neuberger, Lord Clarke, Lord Carnwath, Lord Hodge and Lord Gill stated

*"Planning law requires that applications for planning permission **must be determined in accordance with the [local] development plan**, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions".*

*"NPPF is divided into three main parts: "Achieving sustainable development" (paragraphs 6 to 149), "Plan-making" (paragraphs 150 to 185) and "Decision taking" (paragraphs 186 to 207). Paragraph 7 refers to the "three dimensions to sustainable development: economic, social and environmental". Paragraph 11 begins a group of paragraphs under the heading "the presumption in favour of sustainable development". Paragraph 12 makes clear that **the NPPF "does not change the statutory status of the development plan as the starting point for decision making"**.*

Therefore, as the official development plan for Mid Sussex, it is the policies within the District Plan that all planning decisions need to comply with and it is very clear that sites SA12 & SA13 conflict with a number of these policies, specifically policies DP6, DP7, DP12, DP13, DP15, DP18, DP22, DP26, DP29, DP37, DP38 & DP41.

⁸ Suffolk Coastal District Council v Hopkins Homes Ltd and SSCLG, Richborough Estates Partnership LLP and SSCLG v Cheshire East Borough Council [2017] UKSC 37

Infrastructure Issues

There are severe transport restrictions to site SA13; this was recognised in the ATKINS study commissioned by MSDC in 2005 which stated very clearly that if this site and others such as SA12 on the Eastern side of Burgess Hill were to be developed then it was "*dependent on the implementation of an Eastern spine road/bypass which will result in significant infrastructure costs*".

The reason for this was the increasingly pressing need for traffic to avoid the choke point of the railway crossing in Burgess Hill town centre which today already causes significant traffic jams during the peak periods along the Keymer Road, Folders Lane and through Station Road to Jane Murray Way.

Since that study was published planning permission for well over 1000 homes on the South Eastern side of Burgess Hill has been approved and building started on three large sites (Keymer Tile Works, Kingsway and Jones Homes Phase 1) not to mention the multitude of other smaller already completed developments in gardens along Folders Lane and the Keymer Road **yet no improvements whatsoever have been implemented to the local road network and the effects of these three large sites has still to be felt on the road network.**

This is not a new situation, MSDC themselves recognised this fact in the Mid Sussex Local Plan in 2004 when they said: Quote

"While access on the west side of the town has benefited from the new development, east-west movements across the town are hampered by the railway and the limited number of crossing points. A number of roads in the area lying to the east of the railway have restricted capacity and suffer from serious congestion at peak periods. There are no simple solutions to these problems and efforts will be made to encourage the increased use of local bus services".

Mid Sussex Local Plan Para 11.14 May 2004

Therefore, it is totally reckless for MSDC to now include sites SA12 & SA13 into any development plan unless a relief road or an alternative solution has been identified and agreed on as a pre-requisite PRIOR to planning approval being considered.

Recently the MSDC Assistant Chief Executive stated that Atkins is out of date but could not elucidate why. Instead MSDC is now relying on a French company called SYSTRA to underpin and update Mid Sussex's own Transport Study by carrying out desktop studies based only on eight different scenario's with scenario 8 being the one most relevant to sites SA12 & SA 13.

Whereas Atkins used real time traffic data to inform their decision there is no evidence of this with SYSTRAs findings. Instead they base their conclusions on a number of assumptions and it is notable that whereas Atkins specifically identified the B2112 & B2113 junctions i.e. the roundabouts at the junction of Folders Lane with the Keymer Road and at the Keymer Road with Station Road in the town centre as being major problems, SYSTRA and the latest MSDC Transport Study does not.

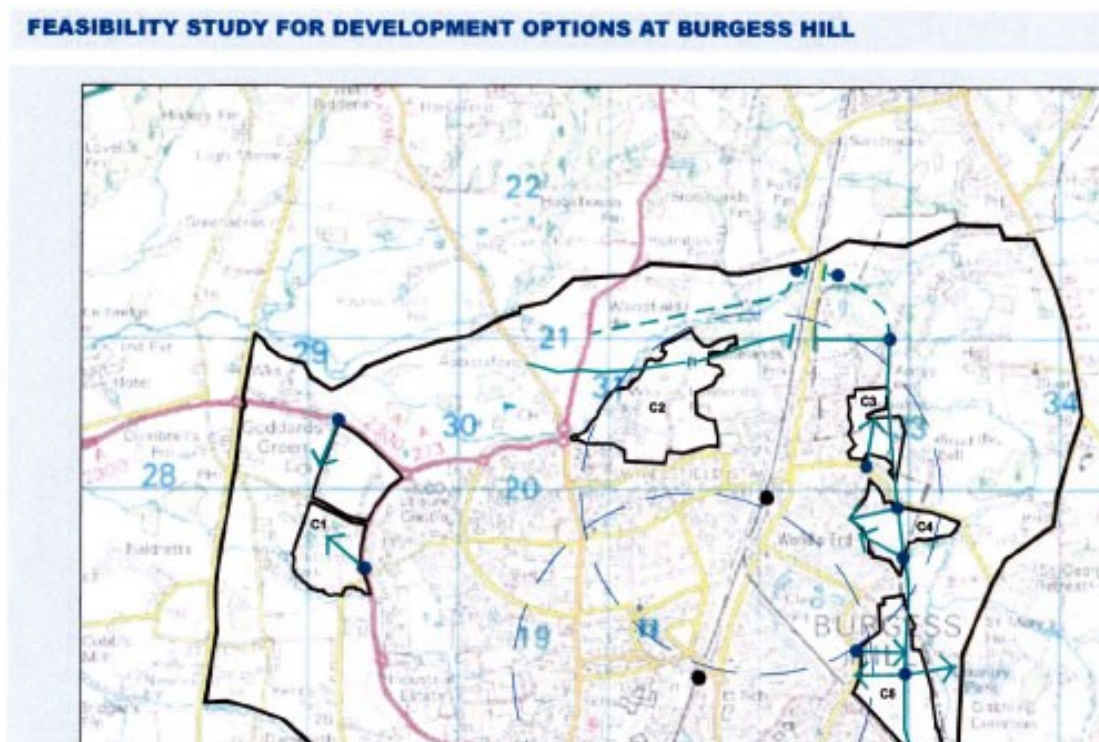
The junction with Station Road is mentioned in SYSTRA's findings as junction S6 and they recognise it will be severely impacted if SA12 & SA13 go ahead but unlike the other junctions that they forecast will be severely impacted they have NO mitigation proposals whatsoever as to how to reduce the impact this will have on the community.

Instead they focus on the congestion at the A23 & A2300 link road based on 2031 extrapolated traffic figures and the assumption that a Scientific & Technology Park will by then have been developed off the A23 South of Hickstead, an assumption which whilst admirable has no relation to existing real world facts.

In contrast this is what Atkins said in 2005

"In order to support the development of Option C an eastern spine road will need to be constructed linking to A273 Jane Murray Way and passing through sites C3, C4, C5, C6 and C7. It should be noted that the proposed link road alignment in Figure 6.1 (and Figures 7.1 - 7.2) represents one solution to linking the development sites and other alignments maybe possible. For example the south-eastern section of the Link Road could pass through Site C5 and connect to the existing Kingsway, rather than B2112/B2113 roundabout. However the development of this option would need to consider the impact on the B2113/Kingsway junction and how the link road would be connected to site C7."

Note Site C7 is site SA13 today and site C6 is site SA12 both shown in the diagram below.



The governments guidance document **Transport Evidence Bases in Plan Making and Decision Taking** which is intended to aid local planning authorities assess and reflect on the strategic transport needs in Local Plan making, states and I quote

"To assess the availability of the capacity of the road network, the transport assessment should take into account:

- *recent counts for peak period turning movements at critical strategic junctions, for example, in certain instances where there is known to be a significant level of heavy goods vehicles traffic, a classified count (identifying all vehicles separately) should be provided*
- *12 hour/24 hour automatic traffic counts*

Additional counts that may be required on the strategic parts of the road network could include:

- *manual turning counts (which should be conducted at 15 minute intervals) to identify all strategically relevant highway network peak periods*
- *queue length surveys at key strategic signal junctions to establish demand and actual traffic flows*
- *journey time surveys*
- *freight counts*
- *abnormal load counts*
- *pedestrian and cyclists counts*

Capacity assessments for roads, rail and bus should also be obtained."

Today long queues are already a fact of life at both the junctions mentioned by Atkins during peak periods and anyone who has resided in the area for at least 10 years will attest to the fact that the traffic levels are increasing sharply year on year.

The most recent empirical documented trip measures on the Keymer Road were taken in November 2016 by the developer for the refused planning application DM/16/3959 at a point south of the Folders Lane (B2113) junction with the Keymer Road. This data showed there were 46,138 vehicle trips over a 7 day period (including a weekend) along the Keymer Road, virtually all of which would have had to use the roundabout with Folders Lane.

That was four years ago, since when the road network has remained totally unchanged. For MSDC to now propose another 343 homes be built in this immediate vicinity, with access onto both the Keymer Road and Folders Lane, without ANY mitigation measures whatsoever only demonstrates the complete disregard MSDC has for this situation.

Impact on Local Residents

There is absolutely no doubt that developing sites SA12 & SA 13 will cause significant harm to the local area contrary to **NPPF paragraphs 14 & 49**.

Sustainability

The over riding requirement in the NPPF and the District Plan is that developments must be sustainable, one strand of which is the environment and the need to reduce dependency on the car by siting developments in proximity to high quality transport facilities within reasonable walking distances, thus encouraging residents to use public transport, cycle or walk.

Site SA12 is on the very Eastern fringe of the Burgess Hill area, some 2km from Burgess Hill town centre with a 30 minute walk to Burgess Hill train station and a very limited bus service of just one bus per hour during the day, none at night, on Sundays and in two cases on a Saturday either. **It is self evident that the vast majority of future residents will have no choice but to use their cars on a daily basis.**

The Transport Statement for the withdrawn application for 43 properties (DM/19/0276) on this same site stated that would generate **a minimum of 353 vehicle trips over a 12 hour period (0700 -1900) per day**. This is in addition to the 625 vehicle trips over the same period per day that was forecasted in the application for the 73 homes nearing completion on the adjoining site. **Conservatively this equates to an additional 978 vehicle trips over the period 0700 -1900 per day from this location.**

It is notable that the above application was eventually withdrawn, deemed invalid, by MSDC Planning due to the fact no transport assessment was submitted by the applicant.

Site SA13 whilst further West and thus closer to the Keymer Road is even worse. This site is very large some 15.3 hectares so it is highly unlikely that residents will walk the distance to the proposed exits at Broadlands on the Keymer Road and on Folders Lane **and then** face a 20 minute walk into town to catch trains or buses, **no they will rely heavily on their cars as we all have to do in this area.**

If we extrapolate the estimated traffic figures for the 43 homes on site SA12 to the 300 homes planned for Site SA13 then SA13 would produce 2,463 vehicle trips over the period 0700 -1900 per day.

In total these two sites would generate an additional 2,800 vehicle trips per day between 0700 - 1900 at the choke points of the B2112 & B2113 junctions, junctions already identified 15 years ago by ATKINS as being major obstacles to development in this area.

Once again the question has to be asked why does MSDC now believe sites SA12 and SA13 are sustainable locations?

Environmental Impacts : Ecology & Wildlife

Global warming, the environment and climate change is now right at the top of the political and societal agenda. Numerous initiatives continue to be put in place all over the world to offset carbon build up by planting trees and yet here is Mid Sussex District Council choosing to allow development on two sites which will result in the loss of THOUSANDS of trees.

These sites act as valuable breathing spaces for Burgess Hill and the surrounding villages and whilst not easily accessible to the public it is this very fact that has left them in an almost unique position.

For the past 27 years we have lived alongside site SA13 and have seen first hand how when left to its own devices how nature has taken hold so the site now contains literally tens if not hundreds of thousands of trees and shrubs, with many valuable species such as Hornbeam, Willow and Oak amongst them.

These fields haven't been farmed in well over a century, if at all, which is very rare these days and the absence of modern farming has left a unique habitat which is home to a multitude of birds and mammals from Barn Owls to Weasels. It is also home to some highly protected species such as Bats, Dormice and Great Crested Newts, not to mention the countless insects, moths and butterflies, some of which are scarce.

The recent photos below show just a very small area of site SA13 but this is typical for the whole 15.3 hectares so to lose such an environment in today's world when green space close to urban settlements is at a premium would be almost criminal and a huge mistake for Burgess Hill and Mid Sussex.











This was recognised in 2013 & 2017 when planning applications **12/03230 & DM/16/3959** to build houses in gardens directly bordering this site were refused and dismissed on appeal by the Govt Inspector. **One of the grounds for refusal was that ponds on the site were home to an important breeding colony of Great Crested Newts (GCNs) which as a European protected species and the rarest of the Newts found in the UK is afforded protection under the UK Biodiversity Plan (BAP).**

It was found that whilst the GCNs use the ponds for breeding the surrounding lawns are closely mown so they use the fields in SA13 to forage and it was also found that one of the ponds within the fields also had a small colony of GCNs so interbreeding could also be going on.

In July 1996 a study was carried out of one of the smaller fields (0.15hectare) which make up site SA13 by John Newton, BSc Zoology (Hons) FRES as part of a Phase 1 Habitat Survey of Burgess Hill by BHTC⁹. In this report he noted the field was quote *"unimproved grassland rich in native trees and shrubs, probably prone to wetness particularly towards the North East end"*. He also noted *"there is no easy access from nearby roads, almost certainly standing water in places in wet winters. Water table is probably fairly close to the surface throughout the year. THIS AREA MERITS FURTHER STUDY."*

His recommendation was *"this field requires a full survey by a team of trained botanists. It merits some degree of protection from development."*

South Downs National Park (SDNP) & Dark Skies

In May 2016 the SDNP became an International Dark Sky Reserve (IDSR).

The Northern boundary of the SDNP borders the properties in Wellhouse Lane and as there is no street lighting along the lane the whole area is exceptionally dark at night. Introducing an intensive housing estate on SA13 with all the associated street lighting will destroy this forever and may effect the SDNP rating as an IDSR.

Drainage & Sewage

Both SA12 & SA13 are classified as Low Weald with heavy clay soils which during heavy or persistent rainfall become heavily waterlogged and as both sites drop steeply from North to South the inevitable run off from a development could have serious impacts for the surrounding area. This issue was clearly recognised by the applicant for the aborted planning application **DM/19/0276** on site SA12 as they proposed to include swales, attenuation ponds, pumping station and an underground tank in a bid to avoid the risk of flooding.

The photograph below shows the typical surface flooding which occurs each year from late Autumn onwards across site SA13.

⁹ Folders Lane Survey Document: Survey of field about 200m south of Folders Lane 3rd August 2009
John Newton, BSc Zoology (Hons) FRES



View of site SA13 looking East circa 2012

SA13 has a long history of severe water logging. For a few years in the 2000s a couple tried to run a small holding on the land but in the end had to admit defeat and gave up because it was just too wet for their livestock. The photograph below illustrates this point.



In Wellhouse Lane during periods of heavy rain we suffer flooding over the lane from ground water running off the fields to the South into a watercourse which flows Northwards under the lane carrying the water onto site SA13. Due to the poor heavy clay soil once it reaches site SA13 it cannot drain quickly enough so the watercourse quickly backs up flooding the lane. The photographs below illustrates just how bad this can be.



Mr Scott Wakely the MSDC Drainage Engineer has seen these photographs and acknowledged there is a serious issue with drainage in this area, therefore to concrete over a site as large as SA13 with a development of 300 homes will have very serious consequences for the surrounding area.

Sewage is another serious issue, there is no mains sewerage South of Burgess Hill beyond Greenlands Drive until you reach the outskirts of Hassocks. All properties in between rely on septic tanks, cess pits or stand alone sewage treatment plants. Southern Water have confirmed the existing treatment plant at Goddard's Green has insufficient capacity to handle anymore large developments so this issue cannot be ignored.

Questions Around Due Process When Selecting Sites SA12 & SA13

MSDC and its councillor representatives have a clear responsibility to put forward the most appropriate sites for development. This democratic process should include proposed sites being scrutinised by a suitable delegation or committee, formed from an appropriate geographical spread in terms of constituency representation.

Since the SPD was decided and published it has come to light that the decision to include sites SA12 & SA13 did NOT follow due process. When MSDC established a committee to discuss and decide on which sites should be included in the SPD it contained eight councillors, four of whom represented wards in the South of the district, who were knowledgeable about issues in the area.

However, at the May 2019 elections three of these four councillors lost their seats and they were never replaced. This left just one councillor from Hassocks to represent the interests of Burgess Hill, Hassocks & Keymer. Despite this, a meeting of the committee was called at short notice in August 2019 when the final decision on which sites would be included in the SPD was decided. It is claimed that up to this point sites SA12 & SA 13 were NOT part of the SPD and instead a site on the Haywards Heath Golf Club for 500 homes was.

Unfortunately the councillor from Hassocks was on holiday when this meeting was called so could not attend and another councillor failed to attend on the day leaving just three councillors from Haywards Heath, East Grinstead and the High Weald as attendees. At this point the meeting should have been cancelled as the committee no longer complied with its terms of reference however it went ahead and it is reported that it was at this meeting that the decision was taken to remove the Haywards Heath GC site and replace it with sites SA12 & 13. The background to this decision has been requested under a FOI request but to date MSDC has not provided any information so until this question is answered then the whole process of selection and whether it was fair and proper is in doubt.

In conclusion we 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.

For all of the reasons above and others not touched on such as limited access to GP services, Schools etc they should be removed from the Site DPD and replaced with more suitable and deliverable sites which MSDC already know exist within the district.

Yours Sincerely

Peter Egan

cc: Mr & Mrs M Wright, [REDACTED]
Mr & Mrs T Loughton [REDACTED]
Mr & Mrs R Boardman, [REDACTED]
Mr & Mrs D Gillett, [REDACTED]
Mr & Mrs H Powell, [REDACTED]
Mr & Mrs R Corbett, [REDACTED]
Mr & Mrs J Mathews, [REDACTED]
Ms T Reilly, [REDACTED]
Mr & Mrs S Willis, [REDACTED]

2391

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2391
Response Ref: Reg19/2391/1
Respondent: Mrs M Dobson
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Millie 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 can't understand why we need more houses in this area. It's not in line with our district plan and we already have site selected to meet our local quota. There are definitely better sites that were dismissed by the council (Hayward's Heath Golf club) which would be a more appropriate site.</p> <p>This is surely unsustainable.</p> <p>The traffic is so bad on Folders Lane one a morning and evening. More houses will surely make this worse. The simulations used in the site selection process don't paint a true picture of the current situation so how can it forecast future trends from a false base.</p> <p>Again so wrong and the infrastructure just can't take it.</p> <p>We simply don't need more houses and environmental issues that come with it.</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

2392

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2392

Response Ref: Reg19/2392/1

Respondent: Mrs G Collard-Watson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Georgia Collard-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	I strongly object to the development proposal which would have a serious impact on reducing the strategic gap between Burgess Hill and the local villages of Ditchling and Keymer, which would be lost forever, along with the important green fields. The strategic gaps between villages allow for individual community identities and losing these will seriously change the landscape and local village communities, with the further concrete urbanisation and expansion of Burgess Hill consuming the historic local areas and green fields.
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 changes to this development proposal will have any positive impact on these identified 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

2393

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2393

Response Ref: Reg19/2393/1

Respondent: Mrs L Dobson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Lucy 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 site Sa12/Sa13 should not be used for housing.</p> <p>We do not need unaffordable houses here. There are so many housing project in progress and proposed in Burgess Hill. This should be more than enough to meet Local quota.</p> <p>It will destroy local wildlife and we should be protecting these areas not destroying them and the natural habitats for so many birds, animals an insects. We must protect the trees and plants not destroy them.</p> <p>The roads locally are dangerous and grossly congested. More houses will make this worse and increased Emissions will not help us or our environment.</p> <p>When will people stop and start listening and learning. We need to protect our environment, our animals, trees and plants, not destroy it. This does not bode well for my, our future and that of those to come.</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

2394

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2394
Response Ref:	Reg19/2394/1
Respondent:	Mrs rs R Belchamber
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Rhona 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.	Not to develop this 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	28/09/2020

2395

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2395

Response Ref: Reg19/2395/1

Respondent: Mr S Mordecai

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Steven Mordecai
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, 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. 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	28/09/2020

2396

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2396

Response Ref: Reg19/2396/5

Respondent: Mr A Whitehouse

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Adam Whitehouse
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 allocation of sites SA12 / SA13 for housing goes against the District Plan and national planning guidance.</p> <p>Furthermore the biodiversity of these greenfield sites makes them unsuitable for development which has been ignored by MSDC</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

Name	Adam Whitehouse
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 proposals for sites SA12 and SA13 include inadequate provision for the additional infrastructure required to support a large number of new homes
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

Name	Adam Whitehouse
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 separation of Burgess Hill from the downland villages of Hassocks and Hurstpierpoint is critical to the character of all 3 settlements.</p> <p>The allocation of sites SA12 & SA13 will lead to a merging of the villages into Burgess Hill and the loss of them as separate settlements.</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

Name	Adam Whitehouse
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 traffic situation around the south of Burgess Hill is already at a breaking point and the addition of hundreds of new houses onto already stretched roads would be a disaster.</p> <p>The traffic report produced for MSDC is flawed and nothing substantive can be done to address this related to the allocation of sites SA12 & SA13</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

Name	Adam Whitehouse
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 for sites SA12 /SA13 in Burgess Hill followed a flawed process which did not follow MSDC's own processes and guidance. The process was dishonest and representations made during the first consultation were conveniently '\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 Plan has been submitted for Examination	yes
Please notify me when-The publication of the recommendations from the Examination	yes
Date	28/09/2020

2397

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2397

Response Ref: Reg19/2397/1

Respondent: Mr M Hoad

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Michael Hoad
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 and SA13 in the DPD because:</p> <ul style="list-style-type: none"> * Additional development south of Folders Lane will further impact on the wildlife in the area adjacent to The South Downs National Park. * This development will erode the strategic gap between Burgess Hill and Hassocks/Keymer. * It will add even more traffic to the already heavily congested Folders Lane/Keymer Road junction leading up to Burgess Hill Railway Station. * I am concerned that the Towns infrastructure will be under dramatically increased pressure from the Northern Arc development and this proposed development will only add to the problem.
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

2398

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2398

Response Ref: Reg19/2398/1

Respondent: Mr J Wadey

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Julian Wadey
Job title	None
Organisation	None
Address	[REDACTED]
Email	[REDACTED]
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	You are 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.
OR Paragraph	You are 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.
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 strategic gap was a good enough excuse when we tried to build in Maltings Farm, Hurstpierpoint yet here it's no trouble build as many as possible No it's too much the 500 is more then enough Ockley Lane is so busy at rush hours people cannot reverse off their drives literally they go back in doors for an hour so how can this help, we are just beginning to see some Deer venture in this direction that will be destroyed, I beg please say no to building South of Folders Lane
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	28/09/2020

2402

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2402

Response Ref: Reg19/2402/1

Respondent: Mr W Phelan

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	William Phelan
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, 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.</p> <p>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.</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	28/09/2020

2403

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2403

Response Ref: Reg19/2403/1

Respondent: Mr S Watson

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Seamus Wtson
Job title	NHS Director
Organisation	NHS
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	Burgess Hill cannot take additional housing on its current health, roads and social infrastructure. The proposal is unsustainable and an unfair disproportionate housing burden on 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.	No further housing on this 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
Date	28/09/2020

2405

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2405
Response Ref:	Reg19/2405/1
Respondent:	Mrs J Davies
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x

Name	Jane Davies
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Jane Davies
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 on the following grounds: Increased traffic through Ditchling will increase pollution and endanger the lives of people in the village who for years have already suffered from excess traffic travelling through the village.</p> <p>Burgess Hill's urban sprawl will eat into the vital green gap between that town and Hassocks, Keymer and Ditchling.</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	28/09/2020

2407

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2407

Response Ref: Reg19/2407/1

Respondent: Mr S Campbell

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Sean Campbell
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Sean Campbell
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

As a visitor to the area on business I have great concern about the allocation of SA12 and SA13 to the Site allocation DPD. I have outlined the reasons for my concern below:

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 still remain in the process. I see time and again unsuitable and undeliverable sites chosen for development because a Systra traffic assessment is used to judge whether the site is suitable. Funny enough they always seem to have the result that the body instructing them to do the work want to hear. I am saying that this system is unreliable and like everything which uses algorithms to achieve an outcome, it is only as robust and impartial as the user who wants to determine the result. This Mid Sussex traffic Study needs to stand up to much more scrutiny. The GTA civils report has done this, therefore I think the traffic problems known to exist in the area are singularly enough to suggest that SA12 and SA13 are unsuitable and un-necessary. They should be withdrawn from this 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 withdraw SA 12 and 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

2411

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2411

Response Ref: Reg19/2411/1

Respondent: Mr J Nightingale

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	john nightingale
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	Selection process did not follow MSDC guidance allowing for representations to be lost and goes against the District and National 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	28/09/2020

2413

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2413

Response Ref: Reg19/2413/1

Respondent: Mrs D Nightingale

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	denise nightingale
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	Will leave little or no green space between the villages of Keymer and Hassocks and further loss of wildlife space which has already been lost with existing developments.
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

2417

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2417
Response Ref:	Reg19/2417/1
Respondent:	Mr A Griffith MP
Organisation:	Member of Parliament for Arundel and South Downs
On Behalf Of:	
Category:	MP
Appear at Examination?	x



ANDREW GRIFFITH MP
MEMBER OF PARLIAMENT FOR ARUNDEL AND SOUTH DOWNS

HOUSE OF COMMONS
LONDON SW1A 0AA

Jonathan Ash-Edwards
Leader - Mid Sussex District Council

BY EMAIL

29th September 2020

Dear Jonathan,

Site allocations DPD – SA12 and SA13

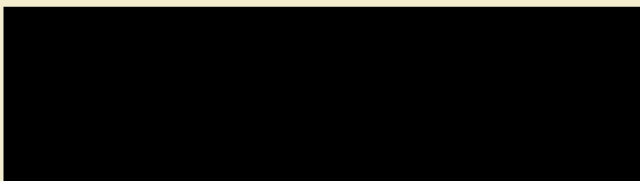
I would be grateful if you could include my comments with the representations already made to Mid Sussex District Council about two sites within the Mid Sussex DPD, known as SA12 and SA13.

While both site allocations are outside of my constituency, I am opposed to any development on ancient greenfield sites that erode the green gap between Burgess Hill town and the villages of Hassocks and Keymer which are in my constituency. I have received a number of letters opposing the inclusion of these two sites in the Mid Sussex Plan and I draw the same conclusions. I therefore wish to add my voice to the many representations you will already have received.

Both sites have been previously assessed as unsuitable in 2007, 2013 and 2016 and I believe they continue to be the wrong location for future development. The sites are unsustainable, lacking infrastructure and would negatively impact the surrounding villages. The sites have ecological importance as an ancient field system which is rich in wildlife, as evidenced in the Sussex Biodiversity Records which must be considered in the assessment of these sites. We must not erode the green corridors.

I therefore hope that Mid Sussex District Council will have the confidence, backed by evidence and local representation, to withdraw these two sites from the plan and still maintain a robust housing supply.

Kind regards,



ANDREW GRIFFITH

E-MAIL: 

WEBSITE: 

2418

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2418

Response Ref: Reg19/2418/1

Respondent: Mr & Mrs Fish

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]

[REDACTED]



Planning Policy
Mid Sussex District Council
Oaklands Road
Haywards Heath RH 16 1SS

26 September 2020

Dear Sir/Madam,

Housing Sites SA12 and SA13

We would like to record our objection to the proposal to develop Sites SA12 and SA13. Development of these would be detrimental and damaging to Burgess Hill in a number of key ways.

As a result of recent housing developments in this area the volume of traffic in Folders Lane, Keymer Road and Station Road has increased very substantially. This creates grid-lock in the rush hours. Any additional development will only exacerbate this problem and it doesn't appear that anything will be done to address this. The basic infrastructure generally hasn't been improved and there are no plans to do this.

The site runs up to the South Downs National Park. In so doing it will remove some of the vital space between Burgess Hill and Hassocks. This will result in the future in the coalescence of the two towns, creating a large urban sprawl. If it goes ahead it will destroy the unique and precious biodiversity of these sites, which would be regrettable.

Our understanding is that the allocation of these sites for housing is contrary to the District Plan and National planning guidance.

It is clear from the above that were this development to go ahead it would be greatly to the detriment of Burgess Hill and local communities.

Yours faithfully

[REDACTED SIGNATURE]

Mr DJP and Mrs JA Fish

2422

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2422

Response Ref: Reg19/2422/1

Respondent: Ms V Nightingale

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	vicki nightingale
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 will be extra traffic clogging up the town, particularly in rush hour and with only 2 routes across Burgess Hill the town will become gridlocked.
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

2424

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2424

Response Ref: Reg19/2424/1

Respondent: Mrs M Corbett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Moira Corbett
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Moira Corbett
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA12 & S A13
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. I spend lots of time staying with family in this area and can say that this idea is not a good one.</p> <p>I am concerned about a number of things here:</p> <ul style="list-style-type: none"> • I was perturbed to hear in the Reg 18 Consultation people's representations were lost, how can we have trust in a process and be invited to talk on it and then our voices not be heard? This makes a travesty of the entire consultation process • The traffic report produced for MSDC is fatally flawed. Clearly the traffic situation is severe in the Hoadleys area of Burgess Hill, how can any traffic survey that does not flag up this trouble spot as problematic be trusted. (Systra Mid Sussex Transport Study) ? • The biodiversity within SA13 in particular is incredibly rich, how can this site be a priority over other areas without such green credentials? • Developing the vital green space between Burgess Hill and the villages to the south (Keymer, Hassocks) will result in coalescence. Burgess Hill's urban sprawl will eat further into neighbouring Hassocks' boundaries. This is of particular concern as it is very important to allow access to green spaces to people in times of lockdown. We can not have people needing to get in their cars to drive miles to access the countryside. If development continues in this area on the currently trajectory, it will be very hard for people living in Burgess Hill to view the Southdowns • There is a lack of infrastructure, schools and doctors surgeries are nearing full and won't be able to cope with more. It seems Burgess Hill and Hassocks seems to have taken more than their fair share of housing in the District Plan. Why are they continuing to be asked to take more when other settlements in not under nearly as much pressure? • Allocating these sites for housing goes against the District Plan and National Planning Guidance.

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 unsuitable sites SA12 and 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

2425

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2425
Response Ref: Reg19/2425/2
Respondent: Ms S Thornely
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Sarah Thornely
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, 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 fatally 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. Recent water loss issues are one example.</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	28/09/2020

Name	Sarah Thornely
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 because:</p> <p>The site selection process was dishonest, unrepresentative, 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 fatally 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. Recent water loss issues are one example.</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	28/09/2020

2430

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2430

Response Ref: Reg19/2430/1

Respondent: Ms M Hoad

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Marie Hoad
Address	[REDACTED]
Email	[REDACTED]
Which document are you commenting on?	Site Allocations DPD
Sites DPD Policy Number (e.g. SA1 - SA38)	SA12 & SA 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>I am objecting to site allocations SA12 and SA13 (pages 34-37). the fields south of Fplders Lane , Burgess Hill because</p> <ul style="list-style-type: none"> * This will greatly impact on the traffic chaos in Burgess Hill . * Building on the fields will move the Burgess Hill boundary closer to Hassocks. * There is a lack of infrastructure in this part of the town. * I understand that this proposal goes against 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
Date	28/09/2020

2431

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2431

Response Ref: Reg19/2431/1

Respondent: Mrs A Allen

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	ALISON ALLEN
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	Alison Allen
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 to the inclusion of sites SA12 & SA13 in the site allocations is to do with the traffic implications. The traffic study already completed is not fit for purpose and the traffic from the recently approved development further down Ockley Lane feeding into Keymer Road/Folders Lane will not have been fully understood. The same applies to the developments currently underway off Kings Way and Folders Lane. Sites SA12 & SA13 have been put forward for allocation in an area of town already gridlocked with traffic, both sites do not have sufficient road infrastructure to cope with the additional traffic 300+ houses will create. The town to the south of sites SA12 & SA13 is semi rural and these are arrow county roads that the traffic will be feeding on to with accidents and further gridlock waiting to happen. There is no scope for improvement regarding the traffic issues without causing further damage to the countryside on the edge of the South Downs national park and further loss of wildlife and countryside.</p> <p>I have many concerns regarding the inclusion of sites SA12 & SA13 including the loss of our beautiful countryside and wildlife. I have lived in Burgess Hill all my life and I am proud to live in such a beautiful part of Sussex, however I fear if the development is given approval this will destroy part of this countryside that people from all over the country come to visit and love. The developers will see the land past these sites as opportunities and before we realise Keymer/Hassocks and Burgess Hill will become one big concrete town of houses with insufficient road infrastructure and not enough facilities such as doctors, schools, community centres.....all the things that people need to live a happy balanced life! There is no mention of any of these things in the plans, just houses which is why I am objecting in the strongest possible way to these sites being included in the final selection. They will cause chaos on our roads and ruin biodiversity.</p> <p>The site selection process has been unfair and dishonest from the beginning with representations made during the consultation process not being included. These sites are undeliverable and unsustainable and should have never been included in the selection process. I hope that sense will prevail and sites SA12 & SA13 will be removed from the selection process.</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 necessary changes to make the DPD process legally compliant is to remove the sites SA12 & SA13 all together from the site selection. The dishonest way in which these sites have ended up making it through the consultation process needs a full review and the relevant people investigated.

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

2432

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2432

Response Ref: Reg19/2432/1

Respondent: Mr A Catharine

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Alan Catharine
Job title	Retired Mechanical Engineer
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	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	Unsound to reduce the gap between Burgess Hill and the villages to the south. Already more housing approved north of Hassocks which is bad enough. Will result in even more traffic in and out of Burgess Hill and more queuing and subsequent pollution. Already a huge 'development' approved north-west of Burgess Hill - why add more? The town centre could not cope with it - it's already bad enough.
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.	May be legally compliant but that is not the pint of the objections
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	28/09/2020

2434

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2434
Response Ref: Reg19/2434/1
Respondent: Mr S Simper
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Stephen Simper
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 not really complete and is ridiculous really. The traffic situation is already causing massive tailbacks from the train station towards folders lane roundabout during the 'rush hour' of between 8 and 10 and a pedestrian crossing has just been added for the girls school which (although required) can only make matters worse nothing appears to be able to be done to ease this congestion any review now would not it would seem take into account the fact that the country was and is likely to be in lockdown again shortly. There is a lack of infrastructure and country wide lack of investment in this area shows and there is nothing in the proposals to address the issue of infrastructure. The biodiversity within the site makes it unsuitable for development and MSDC seem to have ignored this. This will join up the green gap between Burgess Hill and the villages to the south which will become one. The site selection process appears to be unrepresentative and does not seem to follow MSDC's own guidelines. During the first consultation any representations made have been lost it would seem. These sites are unsuitable for housing and it 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	28/09/2020

2435

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2435

Response Ref: Reg19/2435/2

Respondent: Mrs R McMillan

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Rachael McMillan
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Rachael McMillan
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 proposed allocation of sites SA13 and SA12 because:

- i) they would be much more harmful than the consultation documents suggest,
- ii) the Sustainability Appraisal and Strategic Environmental Assessment are inadequately evidenced,
- iii) the public consultation documents are incomplete and misleading with respect to potential impacts,
- iv) if impacts had been properly considered it is likely that different site allocation selections would have been made, and
- v) allocation of these sites goes against District Plan policies.

As a result of these shortcomings the Site Allocations Development Plan Document is unsound.

These site allocations go against the Mid Sussex District Plan strategic objectives (2.14 of the District Plan), especially in terms of Protecting and Enhancing the Environment, which emphasises the importance of retaining the separate identity and character and prevents coalescence of towns and villages. The District Plan also commits (again under 2.14) to 'protecting valued landscapes for their visual, historical and biodiversity qualities'. By allocating SA 12 and SA 13 in the DPD, Mid-Sussex are ignoring their own policies.

In particular the allocations of SA 12 and SA 13 in the DPD goes against the following District Plan policies:

DP6/DP7 Settlement Hierarchy/Strategic Development at Burgess Hill. The town has already met its required housing numbers for the entire period of the Plan and suggestions for further development go against Mid-Sussex's own policies.

DP12 Protection and Enhancement of Countryside. The area is characterised by unspoilt ancient and open field systems, with concentrations of protected wildlife and plants. Developing these sites contravenes the policies of the District Plan. In addition the Site Allocations DPD has already identified sufficient sites to meet the 10% buffer, therefore these two new sites are not required.

DP13 Preventing Coalescence. Developing this vital and unspoilt green gap between Burgess Hill and neighbouring villages (Keymer, Hassocks) will result in coalescence (site SA 13 lies within the parish of Keymer, allocating this area will cause Burgess Hill and Keymer to coalesce. Allocating these unnecessary sites will have a cumulative impact on this part of Burgess Hill and cause concern that further green space will be lost.

DP18 South Downs National Park, developing these sites will cause harm to the setting of the South Downs National Park, going against guidance in the National Planning Policy Framework.

DP37 Trees, Hedgerows and Woodlands, by developing these sites, trees, hedgerows and woodland will be destroyed and are irreplaceable

DP38 Biodiversity, allocating these sites for development will not lead to the 'net gain in biodiversity' that MSDC planning policy requires and will lead to irreversible ecological harm.

The DPD, through allocating sites SA 12 and SA 13 is also contravening overall strategies of the District Plan in terms of increasing sustainability and as stated under 3.6 'reducing the environmental impacts of increased traffic and congestion on air pollution and quality of life' (see objection DPDCon-1601302703 for concerns regarding traffic).

The site allocations are also contrary to the spirit of the Burgess Hill Neighbourhood Plan which highlights local pride in and concern for the protection and enhancement of existing green space (see under 8 Green Infrastructure of the Neighbourhood Plan).

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 & SA 13 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

Name	Rachael McMillan
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Rachael McMillan
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 Site Allocations DPD, especially the proposed allocation of sites SA13 and SA12 because:

- i) they would be much more harmful than the consultation documents suggest,
- ii) the Sustainability Appraisal and Strategic Environmental Assessment are inadequately evidenced,
- iii) the public consultation documents are incomplete and misleading with respect to potential impacts, and
- iv) if impacts had been properly considered it is likely that different site allocation selections would have been made.

As a result of these shortcomings the Site Allocations Development Plan Document is unsound.

In particular I am concerned about the impacts of traffic increases on the road network and local communities.

Keymer Road is severely affected by queuing traffic, especially during morning and evening rush hours and at weekends, and side roads are used as rat-runs by drivers seeking to avoid waiting. This is not adequately acknowledged by the transport studies, the SEA or the proposed SA13 and SA12 allocations. These allocations would considerably increase congestion and rat-running, which will have a much greater effect on residents than is acknowledged in supporting documents. The concept of "sustainability" does not seem to extend to sustaining the quality of life for existing residents.

The SYSTRA strategic highway model does indicate that junction S6 (Junction Road/ B2113) would be severely impacted in Scenarios 7 and 8, without mitigation, but that "nearby mitigation to reroute traffic from this junction would reduce it to a point where it is no longer severely impacted but still operates at capacity (Mid Sussex Transport Study Transport Impact Of Scenarios 7 and 8 Full Modelling Report p 34), which is un-evidenced and implausible.

The only mitigation listed for the Folders Lane development sites are the sustainable measures of an improved public transport interchange, enhanced bus infrastructure and enhanced cycle parking; there is no description of highways mitigation to reroute traffic away from the S6 junction. However, the residents of nearby Greenlands Drive and Oak Hall Park (D182) were informed by the South of Folders Lane Action Group that West Sussex County Council Highways Department are, in fact, considering using this quiet residential distributor road to relieve the pressure on Keymer Road by changing it into a one-way B-road providing a principle access to the town centre. Mid Sussex District Council do not appear to have denied that this has been under consideration. Greenlands Drive and Oak Hall Park were designed as housing estate access roads, narrow in places with poor visibility through corners, many unenclosed front gardens and residential driveways opening onto the road, and are therefore completely unsuited to a high volume of through traffic. It would be completely inappropriate for land to be allocated for development that might necessitate such a large change to the road network, the public realm, especially the unique character of this part of Burgess Hill and the quality of life and safety of hundreds of households without proper sustainability appraisal, strategic environmental impact assessment and public consultation.

Furthermore, no transport impacts arising from the development of sites SA13 and SA12 (or the impacts of consequent mitigation schemes to re-route traffic) have been assessed in the Site Selection table (SEA NTS p.14) where the impacts and benefits of schemes are weighed, even though the impacts of the such a huge change to the road network would be a major offset to the benefits of SA13 & SA12 and seem likely, therefore, to result in the proposed allocations being re-allocated to the "Sites that Perform Poorly" category.

The National Planning Policy Framework (NPPF) requires that "transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account - including appropriate opportunities for avoiding and mitigating any adverse effects; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places (NPPF para.102).

In paragraph 108 of the NPPF it says that in assessing sites that may be allocated for development in plans it should be ensured that :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. Paragraph 109 says that development should be 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.

In paragraph 31 the NPPF says that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned.

The SEA Directive (2001/42/EC, 27 June 2001) says in Annex 1 that the information to be provided in a SEA should include a description of the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

Furthermore, paragraph 5.27 of EC Guidance for SEA (Implementation Of Directive 2001/42 On The Assessment Of The Effects Of Certain Plans And Programmes On The Environment) says "It should be remembered that mitigation measures may themselves have adverse environmental effects, which should be recognised.

Paragraph 5.16 of the SEA Guidance also makes it clear that the level of detail in a SEA should be proportionate to that of the plan/programme that is being assessed.

Planning policy and EC requirements are clear that that the impacts of development on transport networks, safety and environmental impacts must be considered and clearly described at the earliest stages of plan making, including the consequent impacts of potential mitigation works. Furthermore, policies must be underpinned by relevant and up-to-date evidence. A development should eventually be refused if it would cause severe congestion, an unacceptable impact on highway safety, the environment or the public realm, so land should not be allocated at plan stage for highly impactful or inadequately evidenced proposals.

If the Plan contains inadequate evidence about likely impacts or is likely to depend on major highways mitigation such as the re-routing of the B2113 through a residential housing estate, adversely affecting many hundreds of households, such a proposal would be a strategic issue not a minor matter of detail that can be deferred to a later stage of planning. Therefore, if development of SA13 and SA12 might necessitate such a change it must be considered (and consulted upon) as part of the SEA; not to do so would leave strategic environmental and social assessment of the Plan incomplete and therefore would be contrary to planning guidance.

In fact, the transport report does not describe any change to Greenlands Drive and Oak Hall Park, and the SA/SEA does not take into account the impacts of such change nor weigh the impacts against the benefits of the proposed land allocations.

Therefore, I object to the proposed allocation of sites SA13 and SA12 because i) they would be more harmful than the consultation documents suggest, ii) the SA/SEA are inadequately evidenced in respect of transport and biodiversity impacts, iii) public consultation has been misleading, and iv) if impacts had been properly considered it is likely that different site selections would have been made. The Site Allocations Development Plan Document is therefore unsound.

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.	Removing SA 12 & SA 13 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

2436

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2436

Response Ref: Reg19/2436/1

Respondent: Mr B Moore

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Brian Moore
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 have now been a resident in Folders Lane for 5 years and during that time I have witnessed an significant increase in traffic in Folders Lane and the Keymer Rd. The early morning and late evening rush (sic) hour is nothing of the kind and the tailback to get on to the Keymer Rd goes back well beyond the Kingsway round about.</p> <p>The reasons for the congestion are obvious:</p> <p>Folders Lane is a B road and too narrow for the large commercial vehicles now using it to get to the Industrial Estate in Folders Lane East</p> <p>There only two ways to cross the railway line dividing Burgess Hill and the significant commercial, construction and and private transport which now crosses from east to west and west to east for business and shopping all seem to use station road / Keymer Rd and Folders Lane. There are no shopping options, other than to cross the town, for the increasing number of residents living east of Burgess Hill railway line.</p> <p>Between the Keymer Rd / Folders Lane junction and the London Rd west of the town there are:</p> <ol style="list-style-type: none"> 1. Five sets of pedestrian crossing lights, and 2. Three roundabouts, and 3. A totally misplaced McDonalds which is increasingly becoming a real bottleneck and danger to motorists and pedestrians, due to the drive through facility. <p>I note that the local authority has been talking about congestion at the McDonalds roundabout for years but has done nothing to alleviate the danger. Has this been considered in the DPD?</p> <p>Prior to moving to Burgess Hill, I lived in Welwyn Garden City for 30 odd years. This was a well planned city, which was also divided by a railway line, but because of excellent world leading planning in the 1920\'s had / has none of the traffic and access problems that I witness in Burgess Hill in the last five years and which the Council seem unable or unwilling to address.</p>

<p>Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness.</p>	<p>The DPD that doesn't recognise and address the current traffic and access problems across the town clearly can't address the future and therefore to approve additional massive house development south of Folders Lane is not only foolish but illegal and possibly corrupt.</p> <p>Approving additional development south of Folders lane does not comply with the approved District Development Plan and begs the question as to why the Council would approve any such scheme. Who is pushing it through and why?</p>
--	--

If you wish to provide further documentation to support your response, you can upload it here

<p>If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination</p>	<p>No, I do not wish to participate at the oral examination</p>
---	---

<p>Please notify me when-The Plan has been submitted for Examination</p>	<p>yes</p>
---	------------

<p>Please notify me when-The publication of the recommendations from the Examination</p>	<p>yes</p>
---	------------

<p>Please notify me when-The Site Allocations DPD is adopted</p>	<p>yes</p>
---	------------

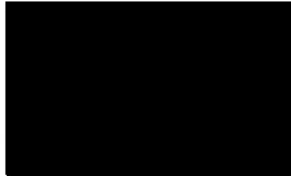
<p>Date</p>	<p>28/09/2020</p>
--------------------	-------------------

2437

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2437
Response Ref:	Reg19/2437/1
Respondent:	T Cullen
Organisation:	
On Behalf Of:	
Category:	Resident
Appear at Examination?	x



25 September 2020

Planning Policy,
Mid Sussex District Council,
Oaklands,
Oakland Rd.,
Haywards Heath,
RH16 1SS

Dear Sirs,

Subject Proposed Building on sites SA12 and SA13

I am most concerned to learn of the further proposed additional residential building of properties south of Folders Lane as listed above. I moved to Burgess Hill with my wife in 2008 looking for an improved quality of life which, at that time I found. However, over the years I have watched the obvious and damaging decline in the quality of life as highly significant number of new residential developments were created which, as one example, has resulted in daily congestion at the Folders Lane mini roundabout to Keymer Rd and then the roundabout at the meeting of Keymer Rd with Silverdale Rd and Junction Rd. As a matter of record one is then met by previous poor planning that results in further chaos at the McDonalds/Waitrose roundabout.

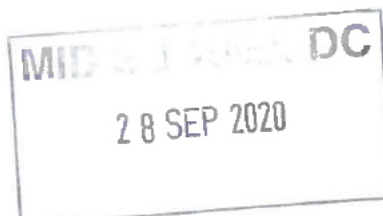
My objections to the further home construction on the above sites are as follows:

- a) Since the capacity of above road system is already exceeded with no obvious solution then further traffic can only make matters significantly worse and add further to the stress suffered by Burgess Hill residents.
- b) Additional housing is surely in contradiction to the District Plan within which the requirements have already been met. Further, there is no expectation for further house construction in the Neighbourhood Plans.
- c) Since there is no legal requirement for additional , the remaining countryside should be preserved for the benefit of wildlife, the unique biodiversity and separation from other districts. This is all part of the quality of life for humans, wildlife and planet benefit.

Yours faithfully,



T. Cullen



2439

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2439

Response Ref: Reg19/2439/1

Respondent: Mr A Warner

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

[REDACTED]
[REDACTED]
23rd September 2020.

Mid Sussex District Council Planning Department,

Dear Sirs,

Sites SA12 and SA13.

I am objecting to the allocation of Housing Sites SA12 and SA13 in the DPD -

1. It would appear from the District Plan figures that Burgess Hill has sufficient housing allocations to meet the housing numbers requirements for the duration of the Plan. Site Selection Paper 3 page 38 states that Burgess Hill would not require to provide any further sites up to 2031.
2. The Development Plan states the importance of a fair distribution of the sites across the District, but Haywards Heath and Lindfield show 25 sites, East Grinstead shows 802, and Burgess hill 615. This is not 'fair distribution'.

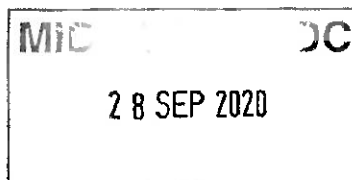
We also wish to make comment about the various sites proposed for Burgess Hill, as we are long serving residents of the town.

1. As previously stated the District Plan states that no further sites are needed for the current plan.
2. The proposed further development of land south of Folders Lane, and to the east of Keymer Road will cause untold extra pressure on the already congested East – West route through the town. We see from various comments already received about the land south of Folders Lane that the recent Transport report is badly flawed, using incorrect data, and that journey times from east to west in the town would be severely affected by this and the nearly completed developments along Kingsway, increasing Journey times to and from work, and to and from schools.
3. Has any survey been carried out into the Air Pollution caused by the queuing traffic already a daily occurrence along Folders Lane, queuing from the Kingsway to the junction of Keymer Road for at least 12 minutes? If not may we suggest this is an urgent requirement for the Council to undertake, especially at peak time in term time. The air pollution suffered by those walking their children to school daily must be immense, and possibly well in excess of the Government target for health.
4. Because the site SA12 is at the far edge of Burgess Hill the route to walk into town for work, school, shops and doctors, railway station etc is well over 25 minutes. The Leisure Centre is at the opposite side of town. The bus route is an hourly service from Kingsway in to town, Monday to Saturday – to walk to Kingsway from the development would take 5-10 minutes. No bus service available on a Sunday.
5. Many years ago it was proposed that a 'Relief Road East to West' for Burgess Hill would help to alleviate travel congestion through the town. This would run south of Folders Lane, from Jane Murray Way, cross Keymer Road, and then connect to the Ditchling Road just south of Ditchling Common and the railway bridge. The new proposals to develop land to the south of Folders Lane, and east of Keymer Road would make this an impossible task, and condemn the town to permanent congestion and air pollution.

We trust this letter and it's comments and concerns will be given serious thought by the Planning Department, and the site SA12 and SA13 be removed from the District Plan.

Yours faithfully,

Arthur Warner.



2440

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2440
Response Ref: Reg19/2440/1
Respondent: Mrs C Daw
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Christine Daw
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Christine Daw
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>1. Mid Sussex district Council (MSDC) has lost some 800 plus representation previously submitted to it – how did this happen?!</p> <p>2. Allocating these sites for housing goes against the district plan and national planning guidance.</p> <p>3. The site selection did not follow MSDCs own guidance – in fact it was on silent and disingenuous.</p> <p>4. This development will also lead to urban sprawl with Burgess Hill coalescing with Hassocks and other villages.</p> <p>5. There is nothing in the proposals which addresses the lack of infrastructure.</p> <p>6. Traffic congestion is already unacceptable and the traffic report produced for MSDC does not address these issues and is fundamentally flawed.</p> <p>7. The environmental issues have not been considered by MSDC and if this development goes ahead it would ruin forever the countryside with its attendant richness and diversity in this area.</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

2442

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2442

Response Ref: Reg19/2442/1

Respondent: Ms L Brewster

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Louise Brewster
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Louise Brewster
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 visit the area on a weekly basis from Lancing, I am moved to write about this terrible proposal. My journey from Lancing involves me driving from the A27 to A23, then A273 through Clayton, then B2112 up through Lodge Lane in Keymer to Ockley Lane/ Keymer Road and Burgess Hill.</p> <p>I do this at 9am and then return at around 2pm. I regularly find the traffic even at these times of the day bad, especially around Hoadley Corner. It should be a fairly simple route but only takes a bicycle, some roadworks or an illegally parked vehicle to make the journey a nightmare. Cycles along Keymer Rd, Oakley Lane travel the road frequently and there is also regular road works along this route. Keymer Road/Oakley Lane is just not suitable for more cars dispatching on to it and that is without even the new housing development (Clayton Mills) which is about to start construction less than a mile down the road in Keymer.</p> <p>I really think that if another 350 houses are their associated traffic is added onto the already stretched road network it is going to be a nightmare. I certainly will think again about visiting so much.</p> <p>I also notice how much of the countryside is being eaten up by these housing developments and it seems there will be no green space left between Burgess Hill and Hassocks, this is really sad. I love walking round this area with my kids but so much of it now is under threat from 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.	Remove SA12 and 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

2443

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2443

Response Ref: Reg19/2443/1

Respondent: Mrs S Warner

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Mid Sussex District Council,
Planning Department.

[REDACTED]
[REDACTED]
23rd September 2020.

Dear Sirs,

Objection to allocation of housing Sites SA12 and SA13 in the DPD.

There are many reasons to object to the development of these sites, as they are so opposite the District Plan, and have no regard to the biodiversity of the sites, where Slow Worms and Grass Snakes can be found, as well as many other small mammals needed for food for the hunters – Owls, Buzzards, Foxes and occasional Red Kite, to say nothing of the many species of wild birds using the vegetation for food and shelter.

Traffic is another serious area of concern. The sheer volume of traffic, even in the pandemic, must be causing air quality to be severely compromised, and makes walking very risky for young and old alike. When we are being encouraged to walk for the benefit of our health the last thing the council should be doing is increasing the pollution. Again, during the pandemic folk are walking rather than use public transport, so the pollution is harming them in a different way.

Many years ago a 'Relief Road East to West' was proposed running south of Folders Lane, from Jane Murray Way, cross the Keymer Road to connect with the Ditchling Road just south of the Common and the railway bridge. The development of site SA13 in particular removes any possibility of this happening, so condemns the town to ever more congestion and air pollution.

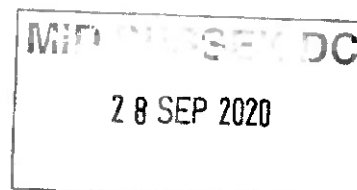
The building of so many homes to the south of Burgess Hill will make the 'green gap' between the town and Hassocks and Keymer virtually lost. Already there are plans for 500 homes north of Hassocks which will nearly join up to SA13, and the traffic increase along Keymer Road will be horrendous along an already narrow congested road.

Recent Water 'episodes' have shown how fragile the water supply is here in the south of England. In a recent hot spell homes were without water for days because there just wasn't enough for them – their homes having been built at the 'end' of water supply lines. No provision for extra water supply capacity has been shown by any council planning – reservoir etc – so what prospect is there of homes having sufficient clean water all the time. Planners should be making new homes have 'brown water harvesting' a priority, for ALL new homes, both private and big companies. There should also be a level playing field when other sustainable measures are available – solar panels for hot water to reduce gas boiler use for example. At present big developers do not have to provide these, yet an individual has to. The Planners need to be thinking ahead with climate change in mind, and extremes of weather making it necessary to consider so many new areas of concern and their solutions.

Burgess Hill used to be a pleasant place to live, but recent years have destroyed the enjoyment of living here with too much development meaning ever more congestion and pollution with little or no thought for the future. The town centre is losing it's heart, with Mid Sussex overriding local concerns and forcing unsuitable development. There is certainly not a fair distribution of new housing across the Mid Sussex District as stated in the Plan – Burgess Hill does not need any more housing according to the comments in the Site Selection paper 3 page 38 until 2031. It would be appreciated if this statement was upheld.

Yours faithfully,

[REDACTED]
Sheila Warner.



2446

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2446
Response Ref: Reg19/2446/1
Respondent: Ms J Muspratt
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Janet 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

2448

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2448

Response Ref: Reg19/2448/1

Respondent: Ms R Travers

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Rachel Travers
Job title	CEO
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 plans to allocate housing to the sites SA12 & SA13 in the DPD as this is contrary to the District Plan and National Planning guidance. Developing the vital green gap north of Ditchling and south of Burges Hill presents a real environmental risk which I understand has not been taken into account. This is shocking at this time of climate emergency.</p> <p>The building proposals will also open up urban/building sprawl between the two distinct villages.</p> <p>I understand that the site selection process has been unsound and that other representations have been lost - I hope this one will not be!</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

2450

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2450

Response Ref: Reg19/2450/1

Respondent: Mr J Henden

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	John Henden
Job title	Architect
Organisation	2x2 Architects
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 highways report produced as supporting documentation does not seem to be a true reflection of the clear strain that would be put on local infrastructure. The increase stress put on Folders Lane by the Folders Grove development, which is only partially complete, is clear already but will only become worse once completed and if any further development is permitted.</p> <p>- There is large amount of biodiversity to these areas, which is unsurprising considering it's close proximity to the South Downs National Park. I personally have witnessed barn owls, stoats, bats and deer on the actual plots being considered, which would suggest they are unsuitable for development.</p> <p>- As mentioned, the location is in close proximity to the South Downs National Park. So close in fact that there are only single residential dwellings between the proposed plots and the national park. Proposing development to these plots will remove the green barrier between town and national park, affecting both negatively.</p> <p>- There has been concern for some time that the local infrastructure of Burgess Hill (and beyond) is already strained and insufficient, adding further stress to this is ridiculous. Burgess Hill station is used predominantly as a commuter station to London, which during rush hours is extremely busy; further development will only make this worse. Similarly schools, doctors and other supporting infrastructure are already oversubscribed and simply do not have the capacity to take additional numbers from new developments.</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>- To have the appropriate supporting documentation addressing local highways, infrastructure, arboricultural and biodiversity with impartial review not skewed to support the development of the sites and not true.</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

2451

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2451
Response Ref: Reg19/2451/1
Respondent: Ms C Burton
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Carlie Burton
Job title	Human Resources Manager
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	CARLIE BURTON
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 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>Already the surrounding roads are over safe capacity and pavements not of acceptable width in places. We do not have the infrastructure to cope with additional housing/residents in this area.</p> <p>Not only do we have beautiful land residents in Keymer Road pay above the average house price to live in this part of the area for this very reason and we should not forget that when we pay more council tax also.</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>None. The fact of how busy the existing roads are already should immediately remove any additional planning as we should be able to walk/drive safely in our surrounding areas.</p> <p>Additional housing has already been built in this area and so we have done our bit as it were and now enough is enough for the residents who already live here at the cost we pay.</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

2452

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2452

Response Ref: Reg19/2452/1

Respondent: Ms A Benton

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Alana Benton
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 strongly object to the proposed development of Sites SA12 & SA13, Burgess Hill simply does not have the infrastructure to be able to cope with another development of this magnitude, with the recent development of 88 Folders Lane (14/04492/FUL) there is already a notable increase in traffic around Folders Lane with many of these houses not even occupied yet. There is already too much pressure on local roads, this development would guarantee total gridlock at peak times of day and I don't believe schools and services within the town are able to handle these continuous levels of development.</p> <p>I have spent the last 6 months watching Barn Owls hunting every evening in the proposed fields. There are nesting bats, slow worms and many other protected species who use these exact sites every day, it's an incredibly biodiverse area and many of these creatures habitats have already been reduced by the recent development at 88 Folders Lane. Developing this site would come with devastating consequences to local wildlife and surely would contravene environmental protection laws.</p> <p>These proposed sites are almost on the boundary line of the South Downs National Park - a place of outstanding natural beauty. I don't believe the visual impact has been fully considered with this plan, we have a duty to protect this for generations to come.</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 SA12 & SA13 from the considered sites list.
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

2453

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2453

Response Ref: Reg19/2453/1

Respondent: Mr E Corbett

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Etienne 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 6 year old it worries what we are doing to the environment.</p> <p>Replacing these fields with a housing estate, will NOT result in a net gain in biodiversity. I love playing on my lane - Wellhouse Lane and have seen lots of people walking their dogs and enjoying the countryside since COVID came. If the fields get built on the boundary of Burgess Hill will move to my lane and then lots of the other fields around us will be developed too. This will make me and all the walkers sad too. They said to us they love walking here as it's so close to town and yet they feel they are safe around nature.</p> <p>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. I love playgrounds! We moved to this house to be close to nature. It really upsets me that you are going to destroy the homes of lots of protected creatures and insects in SA13. Do you not watch David Attenborough, haven't you seen that we are destroying all the world's creatures by destroying their homes? Are their homes not as important as human homes? 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>It takes us a long time to get to school in the car in the morning because the traffic is so bad where we live. I would like to cycle but there are no pavements or safe areas to cycle off from Wellhouse Lane to Folders Lane or to Hassocks. How can we get out of our cars when it is not safe? More houses in this area will make this much worse for us and much worse for the environment and my lungs having to sit in the car for extended amounts of time breathing in PM2.5. We learned about that at school. Please listen to us and don't built here, they are not good choices.</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 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

Date 28/09/2020

2454

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2454

Response Ref: Reg19/2454/1

Respondent: Mr G Draw

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Geoffrey Daw
Address	[REDACTED]
Email	[REDACTED]
Name or Organisation	Geoffrey Daw
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>1. Mid Sussex district Council (MSDC) did not follow its own guidance and the site selection process was therefore unsound and unrepresentative.</p> <p>2. The allocation of the sites for housing goes against the district plan and national planning guidance.</p> <p>3. There is a lack of infrastructure and the proposals failed to address this.</p> <p>4. The traffic report produced for an MSDC is fundamentally flawed. Should this development go ahead, it would bring more traffic chaos to Burgess Hill and the surrounding area including Hassocks and Ditchling. It would also have a devastating effect on local businesses and services.</p> <p>5. If this development goes ahead, it will also bring about urban sprawl linking Burgess Hill with Hassocks and other villages.</p> <p>6. MSDC have lost objections in the previous consultation: PLEASE DO NOT LOOSE THIS ONE.</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

2455

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2455
Response Ref: Reg19/2455/1
Respondent: Mr L Milton
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Lance Milton
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 on the ground of the Atkins survey which highlighted that this was an unsuitable site for development due to the increase in traffic causing gridlock at Folders Lane jct Keymer Road and the Hoadleys Roundabout during peak times. Traffic at these pinch points is already at a regular standstill and gridlock. This has a terrible effect on air quality and will not meet the minimum standards required for our commitment to the Kyoto Protocol or targets to keep pollution to safe levels at congestion hot spots in the national plan on environmental management.</p> <p>There is also a lack of suitable infrastructure within the district plan to accommodate more new homes without new schools, colleges, doctors surgeries or community provisions such as a theatre or community venue.</p> <p>The impact on the ecology, biodiversity and ecosystem services in this area of ancient field will be too great with a sever loss of habitat for many protected species of flora and forna.</p> <p>My previous objections were lost with many others and MSDC should be accountable for where these inconvenient objections are!</p> <p>The closing of the strategic gap between BH and Keymer/Hassocks is unacceptable and contrary to the District Plan and national planning guidelines.</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 no measures that can be taken to make such development compliant and as such this development should not be allowed to progress please.
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

2456

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2456
Response Ref: Reg19/2456/1
Respondent: Mr A Barker
Organisation:
On Behalf Of:
Category: Resident
Appear at Examination? x

Name	Arthur Barker
Address	[REDACTED]
Phone	[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	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>The procedures for selection of these sites for development were unsound and unrepresentative, also they failed to correspond with guidance provided by MSDC.</p> <p>Allocation of these sites for housing development is not in accordance with the District Plan or National Plan Guidance.</p> <p>A traffic report prepared for MSDC took no account of conditions, at present involving very high density, in connection with associated existing roads.</p> <p>Unusual biodiversity — ignored by MSDC — results in lack of suitability for development of the sites. Moreover, change of the latter form over the desirable gap between Burgess Hill and villages southwards will have the outcome of encouraging further advances towards contiguity. IN indication is provided in the proposals concerning infrastructure arrangements, whereas existing facilities are already 'strained'</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	28/09/2020

2457

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2457

Response Ref: Reg19/2457/1

Respondent: Mrs K Crisp

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Katherine Crisp
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>These sites should be removed from the allocation as they are unsuitable and unsustainable.</p> <p>The site selection process did not follow MSDC's own guidance.</p> <p>The traffic report produced for MSDC is flawed. The local traffic situation is already at breaking point and nothing substantive can be done to address this.</p> <p>There are already very regular water issues in surrounding issues which will get worse with climate change.</p> <p>The biodiversity within the site makes it unsuitable for development and MSDC have ignored this.</p> <p>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. This will greatly exacerbate traffic issues!</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	28/09/2020

2458

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID:	2458
Response Ref:	Reg19/2458/1
Respondent:	Ms E Bennett
Organisation:	
On Behalf Of:	Streat Parish Meeting
Category:	Resident
Appear at Examination?	x

Name	Elizabeth Bennett
Job title	Clerk
Organisation	Streat Parish Meeting
On behalf of	Streat Parish Meeting
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	Streat Parish Meeting
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	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	Streat Parish Meeting object to the inclusion of sites SA12 and SA13. They fully support the content and recommendations of the report sent to you by the South of Folders Lane Action Group (SOFLAG) in response to this consultation.
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.	See report from SOFLAG.
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

2459

Site Allocations DPD: Regulation 19 Consultation Response

Policy: SA12 - SA13

ID: 2459

Response Ref: Reg19/2459/1

Respondent: Mrs J Gilar

Organisation:

On Behalf Of:

Category: Resident

Appear at Examination? x

Name	Joanna Gilar
Job title	Teacher
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>I object to the plan for SA12 and SA13 development, for the following reasons.</p> <p>The site selection process was unsound, unrepresentative, did not follow MSDC's own guidance. Representations made to the first consultation were "lost".</p> <p>The traffic report produced for the MSDC is fatally flawed. The traffic situation is already at breaking point.</p> <p>The unique and rich biodiversity within the site makes it utterly unsuitable for development, and the MSDC have ignored this.</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.	I would recommend that permission for the building development outlined in SA12 and SA13 be overturned.
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