

**Mid Sussex Site Allocations DPD Examination
Denton Homes Matter 2 Statement**

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1.0 Introduction

1.1 This Statement is submitted by Denton Homes in relation to Matter 2 of the Mid Sussex District Council Site Allocations DPD Examination.

1.2 Denton Homes have also submitted Statements in response to Matters 1, 3 and 4 of the Examination.

1.3 As set out in our Statement in response to Matter 1 and in this Statement, Denton Homes maintain that the omission sites in Pease Pottage were omitted through the Council's site assessment process without due attention to the merits of the site and their context.

2.0 Response to Matter 2 – Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA)

2.1 Is the Plan supported by the SA and HRA?

2.1 No comment.

2.2 What evidence is there that the SA has influenced the Plan and/or undertaken a full assessment of realistic alternatives?

2.2 Denton Homes maintain MSDC has omitted sites from the assessment process for flawed reasons.

2.3 As we illustrate below, the omission sites promoted by Denton Homes to the west of Pease Pottage are two such examples. The two sites SHELAA Ref 219 and 818 are located within proximity of each other as highlighted in the below SHELAA map as Figure 1.

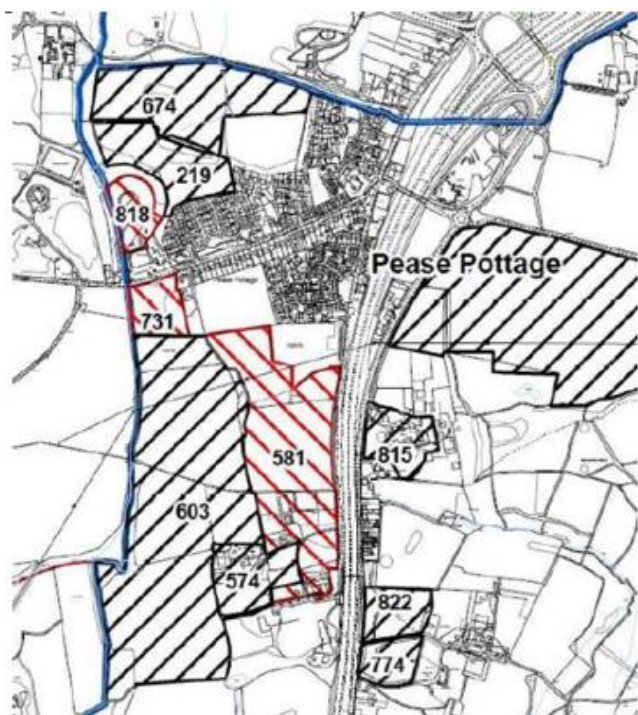


Figure 1 – SHELAA Extract

2.4 The adopted MSDP Policies Map as (extract as Figure 2 below) identifies the sites SHELAA Ref 219 and 818 as being outside the settlement boundary, which is out-of-date, as it fails to take account of our recent development now built and sold, at Foresters Way Pease Pottage (DM/17/0747) and adjacent site developed by Riverdale Developments (DM/15/3772 and 12/02128/FUL) built a few years ago, as set out in paras 2.8 and 2.9 below.

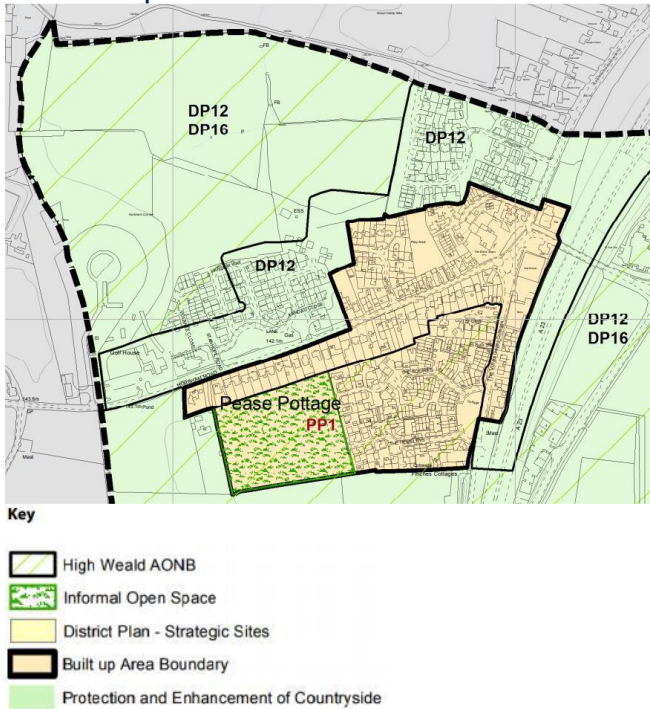


Figure 2 - Extract of the adopted Proposals Map (MSDC)

2.5 However the fact that these sites do indeed abut settlement is now clearly demonstrated in MSDC's draft Policies Map (extract as Figure 3 below from document DPD3) where the settlement boundary is proposed to be expanded to encompass our recent development.

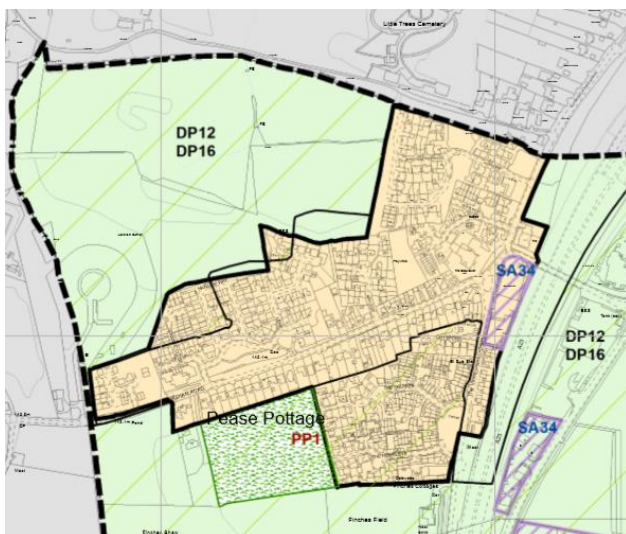


Figure 3 - Extract of the draft Policies Map (MSDC, 2020)

2.6 Therefore, Denton Homes maintain that the proposed sites adjoin the actual built up area of Pease Pottage and that the assessment process dismissed these sites unnecessarily on the basis of not abutting settlement.

Surrounding Developments and Proposed Allocations

2.7 Both SHELAA Ref 219 and 818 sites are near areas which have been developed for housing in recent years.

2.8 To the south of the sites, permission was granted at appeal for the redevelopment of the former area of Golf Course for 95 dwellings which has been subsequently completed by Riverdale Developments, as Figure 4 below. The application was submitted in 2013 (13/02994/OUT) and refused at local level before being allowed at appeal in 2014 (ref APP/D3830/A/2215289)



Figure 4 – Riverdale Homes site layout

2.9 The site directly to the west of the Golf Course site which comprised of the former club house and driving range was granted permission for the demolition of existing buildings and redevelopment of the site to provide 25no. dwellings with associated access, parking and landscaping and other associated works (Ref DM/17/0747).

2.10 Denton Homes developed the above site known as Foresters Way Pease Pottage (extract of approved plan as Figure 5 below), and have recently successfully sold all the houses and handed over the affordable dwellings.



Figure 5 – Approved layout on Forrester's Way Pease Pottage

2.11 The site provides an access to the site we are promoting, at the rear of the site (SHELAA ref 219 and 818).

Surrounding Development Growth

2.12 The Proposals Map for the SADPD (extract as Fig 6 below) shows the significant growth forecasted in Pease Pottage in the lifetime of the plan.

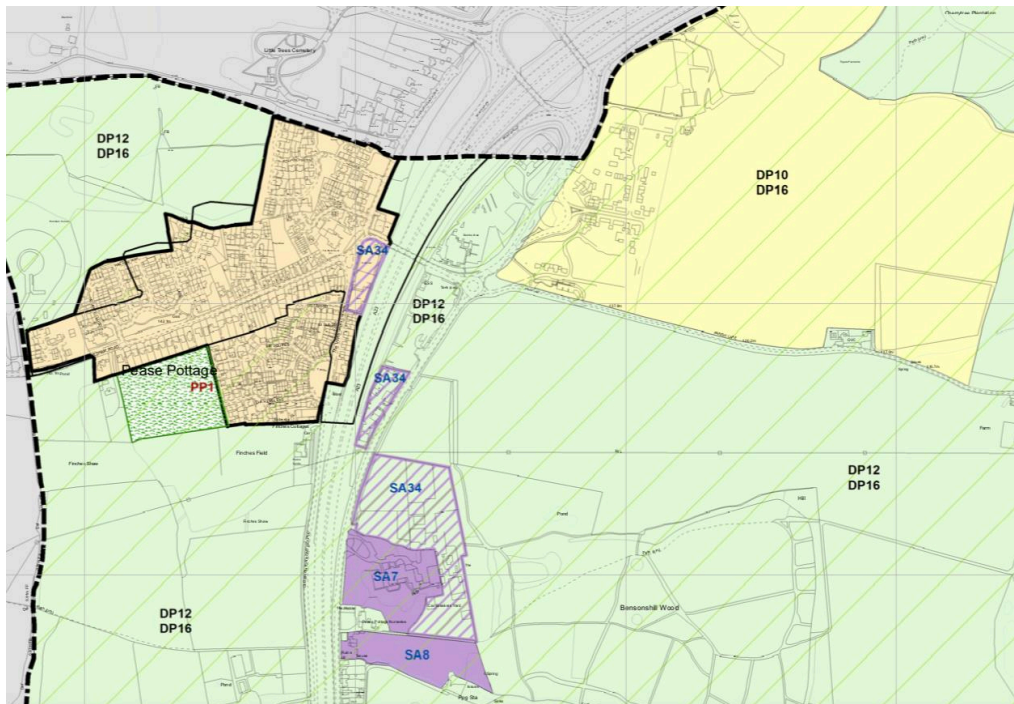


Figure 6 – SADPD Proposals Map

2.13 The large strategic development to the East of Pease Pottage is now under construction by Thakeham Homes and will deliver a substantial portion of housing together with new facilities for the Village including a new Primary School, Village Shop, Village Café, and areas of open space.

2.14 Sites SA7 Cedars (*Former Crawley Forest School*) and SA8 Pease Pottage Nurseries are allocated within the SADPD for B1, B2 and B8 employment.

2.15 All of the new development coming forward with Pease Pottage is also within the AONB. It demonstrates that Pease Pottage will experience significant growth in the coming years and is able to support an uplift in housing which will be located alongside facilities and employment opportunities.

2.16 In light of the comments set out in response to Question 2.2, we maintain that the SA has failed to undertake a full assessment of realistic alternatives.

2.17 As these representations sets out, Denton Homes have significant concerns regarding the LPA's approach to site assessment and selection.

2.3 Do any adverse effects identified in the SA require significant mitigation, and how does the Plan address these issues? Has appropriate account been taken of the recent *People Over Wind & Sweetman v. Coillte Teoranta (C-323/17)* Judgment in the ECJ (often referred to as the Sweetman 2 Judgment)?

2.18 No comment.