

planning  
transport  
design  
environment  
infrastructure

Response to Inspector's Issues & Questions: Matter 3.2 Response  
on behalf of Option Two Development Ltd

May 2021 JB/13366



# 1 Introduction

## 1.1 Site Context

- 1.1.1 This response is prepared on behalf of Option Two Development Ltd ("Option Two"), who control land at Courthouse Farm, Copthorne Common Road, Copthorne and have been promoting it for residential allocation in the Site Allocations DPD.
- 1.1.2 The site is described further in our Regulation 19 submission. It could be developed either for standard residential development, or a combination of a Class C2 care home, and residential development as set out in Appendices 1 and 2 to our Regulation 19 submission. Indeed they have operators and national house builders/developers who have expressed an interest in developing the site.

### *Previous representations*

- 1.1.3 My client has promoted Courthouse Farm through the Call for Sites and has made representations to the DPD at both the Regulation 18 and Regulation 19 stages.

## 2 Matter 3.2: Proposed Distribution of New Homes

*Does the proposed distribution of the additional new homes in the allocations in the Plan (as set out in table 2.5) to meet the Minimum Residual Housing Requirement, accord with the principles of sustainable development, particularly as set out in policies DP4 to DP6 of the District Plan, including taking account of considerations such as:*

*(i) Enabling the most sustainable pattern of growth for Mid Sussex, based primarily on the three towns, including the majority of development to be directed towards the town of Burgess Hill, and having regard to be sensitive to key environmental considerations, such as the setting of the SDNP, the High Weald AONB, the Ashdown Forest 7km Zone of Influence, landform and visual impact, conservation of important conservation and heritage assets, wildlife conservation and constraints such as areas at risk to significant flooding;*

- 2.1.1 Six of the proposed allocations are located within the High Weald Area of Outstanding Natural Beauty ('AONB') and would cumulatively deliver 243 dwellings. This is not considered to be justified when there are suitable, available and deliverable sites in sustainable locations outside the AONB, such as Courthouse Farm at Copthorne, a Category 2 Large Village.

*(ii) Providing development to meet local needs in towns and villages which offer key community facilities (including public transport) and some*

***employment opportunities; where settlements have already met their minimum development requirement as set out in the table attached to policy DP4, is it appropriate for this Plan to allocate additional housing?***

- 2.1.2 Copthorne is ranked as one of seven 'Larger Villages' in the Council's settlement hierarchy, which are a secondary focus for development outside of the three main towns (Burgess Hill, East Grinstead and Haywards Heath). There are two primary schools within the village and one pre-school. The village also has several shops, pubs/ restaurants and community centres, which are distributed sporadically throughout the settlement.
- 2.1.3 Large villages such as Copthorne are suitable and appropriate locations to accommodate further development, even if that means going above the minimum requirement in the table attached to DP4, especially if the only suitable alternatives are within the AONB. This is not currently reflected in the DPD.

***(iii) Strictly controlling development in the open countryside:***

- 2.1.4 Sites such as Courthouse Farm which are defined as being within the countryside, but are adjacent to existing built-up area and are well related to the existing highway and public transport network, are more sustainable options for development than more remote sites within the AONB. This is not currently reflected in the DPD.