

MID SUSSEX ALLOCATIONS DPD EXAMINATION

MATTER 4

SUBMISSION ON BEHALF OF

PERSIMMON HOMES LTD & THAKEHAM HOMES LTD

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CONTENTS:

Page No:

1.	INTRODUCTION	1
2.	MATTER 4.4	2

1. Introduction

- 1.1 This submission is made on behalf of Persimmon Homes Ltd and Thakeham Homes Ltd (Thakeham), who have control over land allocated under Policy SA13 of the Plan for the introduction of 300 dwellings at Land East of Keymer Road and South of Folders Lane, Burgess Hill.
- 1.2 Representations have been submitted to Mid Sussex District Council (MSDC) throughout the emerging Plan process, explaining the appropriateness of the allocation. The current submissions focus upon the specific queries raised by the Inspector in the Matters, Issues and Questions Discussion Note.

2. Matter 4.4

- 2.1 At 4.4 of the MIQs the Inspector asks if any of the site allocations threaten to harm the setting of the South Downs National Park (SDNP), and if so, can effective mitigation be achieved. The below comments are made in response to the potential impact of allocation SA13, at the southern edge of Burgess Hill.
- 2.2 For clarification SA13 is not located within the SDNP. The National Park boundary lies in the region of 140m – 270m to the south east of the allocation site, separated to the south by Wellhouse Lane and residential properties upon it, and separated to the east by a Fishery, undeveloped land and hedgerow/tree lines.
- 2.3 A Landscape and Visual Appraisal (LVA) was undertaken for the site at SA13 and can be found at SA13.1 of the Site Allocations Library. This included consideration of the impact of the site upon the SDNP. Appendix D of the LVA illustrates the site and comparative location of the SDNP to the south east. Appendix A identifies that photographs 23 and 24 were taken from within the SDNP looking back towards the site.
- 2.4 Paragraph 5.32 of the LVA refers specifically to the impact of development at SA13 on the National Park, commenting as follows;

In terms of the South Downs National Park, there would be extremely limited opportunities to view the proposed development from within the SDNP, with views limited to middle distance panoramic views towards Ditchling, Keymer and Burgess Hill from highpoints approximately 4.5km south of the Site. At this distance the proposed development will not be discernible to the naked eye, with any glimpsed views of the new houses reading as a continuation of the existing built-up edge of Burgess Hill, set within a mature landscape framework of retained field boundaries and mature trees. At its closest point, there will remain a densely vegetated buffer between the SDNP and the Site, both to the south and east of the Site, with the Site's eastern boundary being further enhanced with new structural planting, preventing any close range inter-visibility between the proposals and the edge of the SDNP. It is therefore envisaged that there will be a no greater than negligible adverse and indirect effect on the landscape character of the South Downs National Park.

- 2.5 The impact of proposed development at SA13 upon the setting of the National Park will therefore be negligible.

