

**Mid Sussex Site Allocations DPD Examination  
Denton Homes Matter 4 Statement**

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## **1.0 Introduction**

1.1 This Statement is submitted by Denton Homes in relation to Matter 4 of the Mid Sussex District Council Site Allocations DPD Examination.

1.2 Denton Homes have also submitted Statements in response to Matters 1, 2 and 3 of the Examination.

## **2.0 Response to Matter 4 - Are the Plan's provisions for the protection and enhancement of its environmental, landscape, biodiversity and heritage assets justified and in accordance with national policy?**

### **4.1 Are the environmental, landscape, biodiversity and heritage policies justified, effective and in accordance with national policy? Are any additional environmental policies needed?**

2.1 No comment.

### **4.2 Given the importance of Areas of Outstanding Natural Beauty (AONB) as a national policy constraint with the highest status of protection in the English town and country planning system in relation to landscape and scenic beauty, what is the justification for allocating the proposed number of dwellings in the High Weald AONB? In relation to paragraph 172 of the Framework and the support in policy DP16 for appropriate 'small scale' proposals in the AONB, what should be the definition of 'major development' in the context of Mid Sussex?**

2.2 MSDC have responded that none of the allocations in the AONB are regarded as 'major development', the Pease Pottage omission sites Denton Homes are promoting would similarly not constitute major development in the AONB.

2.3 It is noted some 50% of MSDC is located within the AONB. It is also noted the strategic allocation of the land east of Pease Pottage for 600 dwellings is also in the AONB.

2.4 The NPPF does not represent an absolute restriction to development in the AONB, but provides an explanation as to the approach to planning for growth in such areas.

2.5 Denton Homes wish to highlight that MSDC acknowledge development is a recognised form in parts of the AONB. This applies to the omission sites promoted by Denton Homes at Pease Pottage.

2.6 It is acknowledged that the omission sites at Pease Pottage are located within the High Weald AONB, however they are well-enclosed by mature tree and hedgerow vegetation that effectively screen the sites from external viewpoints and are defined by characteristics associated with the former use as part of a golf course, and current employment site.

**4.3 Is policy SA38, in relation to air quality, justified and effective? Is it based on the latest air quality modelling data? For example, should the work on air quality impacts include the consideration of particulates? In particular, are the proposed mitigation measures sufficiently effective to, in all likelihood, prevent adverse effects from proposed development on the Ashdown Forest SPA and SAC?**

2.7 No comments.

**4.4 Do any of the proposed site allocations threaten to harm the setting of the South Downs National Park (SDNP), and if so, can effective mitigation be achieved?**

2.8 No comments.

**4.5 The provision of a Suitable Alternative Natural Greenspace (SANG) is set out in District Plan policy DP17, to reduce the likelihood of visitor pressure on Ashdown Forest. Is it the role of this Plan to specify on a map the geographical extent of the 33 ha SANG at East Court and Ashplats Wood in East Grinstead? Is there a target date for implementation, and are there convenient public access arrangements?**

2.9 No comments.