

## **APPENDIX 1**

### **STEPHEN SURGEONER'S SUBMISSION TO THE INSPECTOR IN RESPECT OF THE MID-SUSSEX LOCAL PLAN 2014 - 2031**

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1988 between South of England  
Agricultural Society and MSDC  
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Community Newsletter  
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copy received from MSDC,  
20 June 2013.

15. Nov. 1988

THIS AGREEMENT is made the 15th day of November 1988  
BETWEEN THE SOUTH OF ENGLAND AGRICULTURAL SOCIETY (a Company Limited by  
guarantee) whose registered office is at The Show Ground Ardingly West  
Sussex (hereinafter called "the Society") and MID SUSSEX DISTRICT  
COUNCIL of "Oaklands" Oaklands Road, Haywards Heath, West Sussex  
(hereinafter called "the Council")

WHEREAS

(a) The Society is the freeholder absolute in possession of all  
that land and buildings known as the South of England Show Ground,  
Ardingly, West Sussex which for the purpose of identification only is  
edged red on the plan attached hereto (hereinafter called "the Show  
Ground")

(b) The Council is the local Planning Authority for the area in  
accordance with the provisions of the Local Government Act 1972 and is  
empowered to enter into this Agreement pursuant to Sections 52 of the  
Town and Country Planning Act 1971 and 33 of the Local Government  
(Miscellaneous Provisions) Act 1982 and Section 111 of the aforesaid Act  
of 1972

(c) The Society has agreed to enter into this Agreement regulating  
the user of the Show Ground which shall become effective from the date  
hereof

NOW IT IS HEREBY AGREED and DECLARED AS FOLLOWS:

1. For the avoidance of doubt the term "Show Ground" as used in this  
Agreement shall be interpreted as including all buildings situated on  
the land edged red on the plan attached hereto or in the course of  
construction at the date hereof

2. The Society shall use the Show Ground in accordance with the provisions of the Schedule hereto but for no other purposes whatsoever

3. In the case of auctions (referred to in paragraph 1(g) of the Schedule hereto) the Society shall comply with the following requirements:

(i) no farm or horticultural machinery and equipment shall be kept at the Show Ground except on the day of the auction; for a period of five days before the day of auction and for a period of no more than two days after the day of auction;

(ii) use its best endeavours to ensure that vehicles delivering or collecting goods in connection with the auctions do not park on the public highway or in the laybys adjoining the Show Ground

4. All previous agreements or undertakings between the parties hereto concerning the use of the Show Ground are hereby revoked

5. The expressions "the Society" and "the Council" shall include their respective successors in title and assignees

IN WITNESS whereof the Society and the Council have caused their respective common seals to be affixed hereto the day and year first before written

#### THE SCHEDULE

1. The Show Ground may be used for any of the following purposes:

- (a) an agricultural and horticultural showground
- (b) agricultural, horticultural and forestry demonstrations
- (c) point to point meetings of local Hunts
- (d) Horse and hunter trials, horse, hound and dog shows
- (e) Hunt meets and Riding Club and Pony Club rallies Camps and activities



- (f) Scout and Guide Camps
- (g) Sales of goods, plant, materials, machinery and livestock by auction (excluding auctions of motor vehicles)
- (h) Flower Shows
- (i) Charity fetes
- (j) Young Farmers' gatherings and demonstrations
- (k) Sheep dog trials
- (j) Game Fairs
- (m) Caravan and Camping Club rallies
- (n) Cross-country athletic events
- (o) Fairs for the display and sale of antiques, handcrafts, stamps, toys and fine arts
- (p) Private garden parties
- (q) Displays and demonstrations of agricultural, horticultural and forestry goods, machinery, plant and other items in association with exhibitions and trade fairs
- (r) Social gatherings, events and sports functions organised by employers for the benefit of their employees or to promote the employers' business to the public, where the main office of the employer concerned is based in Kent, East or West Sussex, Surrey, Hampshire or the Isle of Wight
- (s) Meetings of owners' clubs of veteran vintage or prestigious motor vehicles
- (t) Storage of caravans and agricultural machinery under cover within buildings
- (u) Displays and Demonstrations of historic agricultural and horticultural machinery

(v) Indoor sporting events both team and individual  
(w) Indoor theatrical presentations with incidental music  
(x) Car boot sales conducted by voluntary or charitable groups or organisations based in Kent, East or West Sussex, Surrey, Hampshire or the Isle of Wight

(y) Farm land

(z) Rallies and gatherings (excluding the Downs Religious Event) organised by bodies based in Kent, East or West Sussex, Surrey, Hampshire or the Isle of Wight

2. For the avoidance of doubt it is hereby agreed that the Show Ground may also be used for conferences meetings dinners lunches dances and wedding receptions

3. The Show Ground shall not be used for: (a) trials of or for racing or testing motor vehicles (b) the direct sale of goods (other than by auction or fairs) to the public; nor (c) pop festivals

4. (a) Access to the Show Ground shall be from the Class II Haywards Heath - Turners Hill road (B.2028) only and no access shall be had to or from Street Lane (C.200) (save as provided in sub-clause (b) hereof) except in connection with the farming of the Show Ground and the use of the existing buildings for residential purposes

(b) During the Society's Annual Show access through the white gate from Street Lane may be had by private cars only between 09.15 and 15.00 hours on Thursdays and Fridays for ingress and between 16.00 and 20.00 hours daily for egress on Thursdays and Fridays and on Saturdays at any time

5. No circuses sideshows or travelling fairs shall be stationed or allowed to be stationed on the Show Ground

6. No temporary trade stands should be permitted except when the Show Ground is used in accordance with either clause 1 of this Schedule or any planning permission

7. Any public address system shall at all times be used only at the minimum volume necessary to be heard by those present on the Show Ground and attending or taking part in the event for which the public address system is being used at the time

8. (a) If for a reason other than a national emergency the Society shall cease to hold its shows on the Show Ground all car parks buildings structures or other erections and ancillary works (except as mentioned in sub-clause (b) hereof) shall be removed and any accesses made after August 2nd, 1967 shall be closed and the whole of the Show Ground except as aforesaid shall be reinstated to its former conditions so as to be fit for immediate agricultural use to the satisfaction of the Minister of Agriculture Fisheries and Food within twelve months (or such other period as may be agreed) after the service of a notice by the Council upon the Society requiring the Society so to do

(b) The Society shall not be required (i) to reinstate the site of any roads nor to remove any building structure or other erection or reinstate any ancillary work which the Minister of Agriculture Fisheries and Food on reference to him certifies would be of value in the future agricultural use of the Show Ground (ii) to remove any buildings structures erections or works or any dwellings or offices which are on the Show Ground at the date hereof and for which planning permission has been granted and is still subsisting at the date on which the Society ceases to hold its shows on the Show Ground (iii) to remove cables or pipes which have been laid in the Show Ground at a depth exceeding

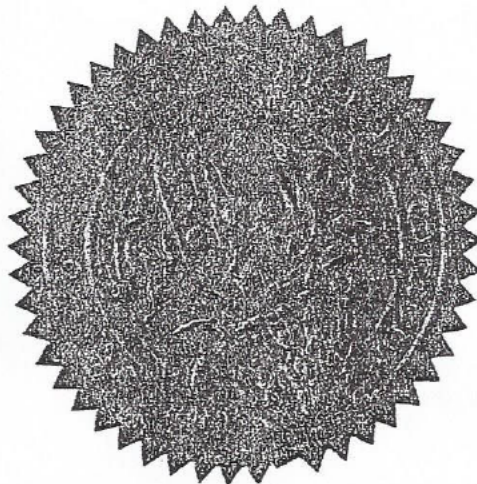


twenty inches but within the period allowed for reinstatement shall deliver to the Council a plan on a scale of 1/1250 showing the exact positions and depths of any such cables or pipes not removed

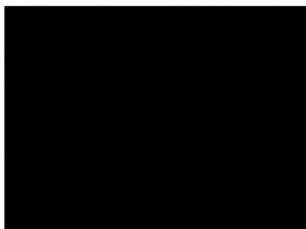
THE COMMON SEAL of  
MID SUSSEX DISTRICT COUNCIL  
was hereunto affixed in the  
presence of:-



Authorised Officer



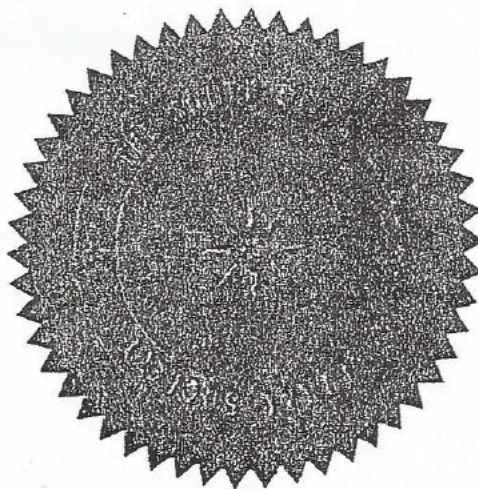
THE COMMON SEAL of the  
SOUTH OF ENGLAND AGRICULTURAL  
SOCIETY was hereunto affixed  
in the presence of:



Director



Secretary







**CHARTERHOUSE**  
STRATEGIC LAND

## Land west of Selsfield Road, Ardingly

Welcome to the first community newsletter, providing you with the latest news regarding proposals for the land west of Selsfield Road, Ardingly.



### Introduction to the development proposals:

Charterhouse Strategic Land are in the process of bringing forward development proposals for the land west of Selsfield Road, Ardingly, outlined above in red.

This site was originally submitted to the Council for 100 homes on 5.17 hectares and subsequently identified for this quantum of development in the Draft Site Allocation DPD published September 2019.

However, following stakeholder comments submitted during the Draft Site Allocation DPD, the Council scaled back the quantum of development together with the extent of the allocation site area.

As submitted to Planning Inspectorate for independent examination, the Site Allocation DPD now identifies the site for 70 new homes on 3.41 hectares.

In April 2021, we will be consulting on proposals for the site. We are currently presenting two proposals, which we are seeking feedback on.

The first is a scheme to fulfil the policy requirements of SA25 in the submitted Site Allocation DPD. This scheme comprises 70 new homes.


The second scheme proposes 100 homes, together with a new scout hut and a new school pick-up and drop-off area. The relocation of the scout hut from the existing primary school site is a longstanding aspiration of the village with policy support expressed within the 'made' Ardingly Neighbourhood Plan 2013 - 2031; whilst the need for a new, or alternative, school pick-up and drop-off area was raised during Charterhouse's early pre-application engagement with the Parish Council.


Furthermore, the 100 unit scheme comprises public open space on the western edge, to benefit both new and existing residents. This open space would not be delivered as part of the 70 unit scheme.





## Option 1: Pictured below


 70 high-quality new homes, designed to create a unique new community with a mix of tenures and house types, including affordable housing


 140 parking spaces for residents and visitors

 Approximately 1.25 ha of open spaces and landscaping


 The provision of links to existing public rights of way within Ardingly for access to local open countryside within the AONB

 The encouragement of walking and cycling and the provision of recreation space which encourages community activities and healthy living


 Sustainable drainage which prevents flooding by controlling the amount of rainwater which is released into the environment, as well as providing areas to encourage biodiversity


 The protection and enhancement of key views using tree lines


## Option 2: Pictured right


 100 high-quality new homes, designed to create a unique new community with a mix of tenures and house types, including affordable housing


 200 parking spaces for residents and visitors


 The provision of a new scout hut for community use


 A large school-drop off area, comprising 15 parking spaces, to benefit the local community

 Approximately 1.25 ha of open spaces and landscaping

 The provision of links to existing public rights of way within Ardingly for access to local open countryside within the AONB

 The encouragement of walking and cycling and the provision of recreation space which encourages community activities and healthy living

 Sustainable drainage which prevents flooding by controlling the amount of rainwater which is released into the environment, as well as providing areas to encourage biodiversity

 The protection and enhancement of key views using tree lines







## Have your say:

Between 8th and 29th April 2021, we will be consulting on the proposals for the site before submitting a planning application to the council. You can take part in the consultation in the following ways:

### Online


1. Visit our website  
[www.landwestofselsfieldroad.co.uk](http://www.landwestofselsfieldroad.co.uk)
2. Attend our project webinar on **Monday 12th April 2021 from 5.30pm-6.30pm** to hear the project team present the proposals and have the chance to ask any questions. To sign up to this session visit the 'webinar registration' page of our website.
3. Speak to the project team at our 'live chat' session by visiting the project website on **Tuesday 20th April from 6pm-8pm** and typing into the chat box.
4. Complete our online feedback form using the 'feedback' tab of the website. Please note the deadline for feedback is **Thursday 29th April 2021**.

### Don't have internet access?

1. Call us on **0800 298 7040**, providing your name and address, and we will send you a physical consultation pack in the post
2. Or complete the feedback form on the last page of this newsletter and return it using the enclosed freepost envelope. Please note that the deadline for feedback is **Thursday 29th April 2021**.

### Contact us

 **0800 298 7040**

 **kate.ross@becg.com**

 **[www.landwestofselsfieldroad.co.uk](http://www.landwestofselsfieldroad.co.uk)**



## Feedback Form:

If you would prefer your comments to be anonymous, please provide us with your postcode so we can understand where you live in relation to the site.

Title (Miss/Mrs/Ms/Mr/Other):

Address:

First Name or Initial:

Surname:

Postcode:

Age Group (please circle):

Under 13    13-17    18-24    25-34  
35-44    45-54    55-64    65-74  
75-84    85+

Telephone:

Email:

**1. Do you support the principle of development on this site?**

Yes     No     Not sure

**4. Do you support the proposals for a new community scout hut and school drop-off/pick-up area?**

Yes     No     Not sure

**2. In the context of significant housing needs for Mid-Sussex District, as imposed by central government, do you accept that Ardingly village has to proportionately accommodate some of this required housing growth at a local level?**

Strongly support     Support     Neutral  
 Oppose     Strongly oppose

**5. What is your preference between the two schemes? Why?**

**3. Do you have any comments you wish to be considered by the design team in relation to either of the draft proposals?**

**6. What do you like most about the plans? (please circle)**

Landscaping    New Homes    Affordable Housing  
Design    Community Benefits

**7. Please let us know if you have any other comments or concerns.**

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR"), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address [becg.com/dp](http://becg.com/dp) or by contacting us on 01962 893 893 / [dataprotection@becg.com](mailto:dataprotection@becg.com).