

## **Note from Inspector**

### **Mid Sussex SA DPD Examination: Action Points**

**AP1 – Matter 1.1 (ii)** The list of media outlets used by the Council in publicising the Plan.

**AP2 – Matter 1.2 (i)** A note on the appropriateness of policies SA34-SA38 in what is in effect a Part 2 Plan. Other parties will have a window of one working week to submit any responses.

**AP3 – Matter 3.1 (iv)** Update of progress and future estimates of completions in relation to the four strategic sites [DP8-11] including updated tables [as in document MSDC 01, pages 17-20], including comments from the site promoters covering these sites. Other parties will have a window of one working week to submit any responses.

**AP4 – Matter 3.4** Updated five-year housing land supply estimate: (i) on a year by year basis, to cover the target based on the District Plan parameters; (ii) to include the relevant buffer size, as per NPPF 73 (a) – (c); (iii) to include the planning status by categories [e.g. completed, under construction, outline permission; detailed permission; permissions subject to S106; windfalls, any other category]; (iv) updated estimates of the 19 sites [comprising 1,393 dwellings – see REP 2079-003 A Black] nearing the end of their planning permissions; and (v) comments from promoters of the larger sites would be useful. Other parties will have a window of one working week to submit any responses.

**AP5 – Matter 3.3: SA16 St Wilfrid's, School Close, Burgess Hill** Note from the Council, to clarify the programme for relocating the primary school to the St Paul's campus, including; (i) a commitment from the Diocese to relocate and in which timeframe, and an indication that the funding is either in place or is very likely to be available at the appropriate time; (ii) an indication of any other activities, e.g. emergency services, which require to be relocated from Site SA16, to ensure the redevelopment of the site for housing and mixed use within the plan period; and (iii) the total housing yield from this site, which I understand could be in the region of 300 dwelling units. Other parties will have a window of one working week to submit any responses.

**AP6 – Matter 3.3: SA27 Land at St Martin Close, Handcross-** Copy of the Inspector's Report into the Slaugham Neighbourhood Plan.

**AP7 – Matter 3.3: SA31 Land at Firlands, Scaynes Hill-** Note from the District Council or County Council, regarding the appropriateness and feasibility of securing a footpath on the west side of Church Road, Scaynes Hill in the event that Site SA31 for 20 dwellings is included within the DPD site allocations; in particular, could a footpath be constructed which did not take Commons land?. Other parties will have a window of one working week to submit any responses.

**AP8 – Matter 3.3: SA24 Land to the North of Shepherds Walk -** Chris Hough [Rydons] to report back on the existence or otherwise of a ransom strip affecting vehicular access to the site.

**AP9 – Matter 3.3: SA25 Land West of Selsfield Road, Ardingly** – Guy Dixon [Savills] and Team to produce a map showing viewpoints of the allocation to assess impact on AONB; other parties to be invited to indicate any additional viewpoints; Andrew Marsh [MSDC] to annotate on the map relevant field boundary (ies) or other tipping points to illustrate the basis for the reduction from 100 dwellings at Reg 18 to 70 dwellings at Reg 19 stage..

**AP10 – Matter 3.3: SA28 Land South of The Old Police House, Birchgrove Road, Horsted Keynes** – A Note from the Council on whether the proposed vehicular access impacts harmfully on any existing trees.

**AP11 – Matter 3.3: SA29 Land South of St Stephens Church, Hamsland, Horsted Keynes** - A non-technical note from Chris Hough [Rydons] to address points raised by local residents, including (i) vehicular access to site (alleged 7m wide and 25m long) is unsuitable and inadequate; (ii) ownership of land required for vehicular access; (iii) impact of the proposed development on a line of trees (including a mature oak and several hornbeams) bordering the access strip; (iv) whether there are any safety issues relating to the addition of 30 dwellings from the proposal to the existing 140 dwellings which rely on the same cul de sac for access; and (v) appropriateness of the proposed housing density and any linked impacts on residential living conditions.

**AP12 – Matter 3.3: SA22 Land North of Burleigh Lane, Crawley Down** – MSDC to seek a SCG with the current owner of the site, to reach agreement on dates of likely implementation, especially to establish whether the site is deliverable within the plan period.

**AP13 – Matter 3.3: SA20 Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead** – A SCG or Note prepared by MSDC, Turley and Barton Willmore, to consider whether the policy should include any quantitative provision for old persons' housing.

**AP14 – Matter 5.3: Policy SA34 Protection of existing employment sites** - Inspector to suggest possible text to cover reasonable marketing expectations when determining applications for change of use to non-employment sites.

**AP15 – Matter 4.1 Are any additional environmental policies needed?** – MSDC to consider whether a permissive policy is required, or a statement within the Plan to explain the Council's approach to climate change and how this has influenced the allocations within the Plan.

**AP16 – Matter 4.5 Provision of SANG** – A note from the Council, to explain why the Council's approach to SANGs is effective, e.g. in relation to taking pressure off Ashdown Forest SAC, and why this is a settled issue.

**AP17 – Matter 6.6 Policy SA37 Burgess Hill to Haywards Heath Multifunctional Network** – Sussex Wildlife Trust to suggest additional text to ensure the policy is justified in relation to ecological considerations.

**AP18 – Matter 7.1 Development Management** - Taking Barton Willmore's suggested text as a start, Barton Willmore and Turley to suggest by way of a

collaborative approach with MSDC, a possible policy covering specialised older persons' housing, to be applied at a District wide level.

**AP19 – Matter 7.2 Monitoring** – MSDC and Sussex Wildlife Trust to consider whether the monitoring indicators could include a new indicator regarding biodiversity net gain.

**AP20 – Matter 4.3 Air Quality Policy SA38** - CPRE Sussex to suggest an alternative policy framework that they believe would be sound.

**AP21 – Matter 3.3: SA12 Land South of 96 Folders Lane, Burgess Hill and SA13 Land East of Keymer Road and South of Folders Lane, Burgess Hill – impact of either or both of these housing allocations on the setting of the South Downs National Park –**

- (i) Either separate notes from SDNPA and MSDC, and/or a joint SCG, to set out the respective parties' positions (and possible agreement) on whether the impact of one or more of allocations SA12/SA13 would harm the setting of the South Downs National Park, and if so, the nature and extent of any mitigation which would overcome the harmfulness of any impact;
- (ii) Following submission of these notes/SCG, and the submission of any further statements from other parties (to be received within a deadline of one week from the receipt of the SDNPA/MSDC notes/SCG), a further hearing session will be held, subject to the outcome of this work, to consider this issue at a date as soon as is practicable and which is mutually convenient for SDNPA, MSDC and the Inspector; and
- (iii) In addition to any statements submitted by the parties, the two Landscape and Visual Appraisals (prepared by LUC and CSA Environmental and any related documents) will form part of the evidence base for consideration at this further hearing session.

Mike Fox

01 Sept 2021

Inspector