

Main Modification 7 - Index by ID Number

ID	ResponseRef	Name	Organisation	On Behalf Of
663	663/1/MM7	Victoira Bullock	Barton Willmore	Glenbeigh_Site Promoter
705	705/1/MM7	Oliver Bell	Nexus	Miller Homes
710	710/1/MM7	Richard Cobb	Natural England	
726	726/1/MM7	Andy Burton	Cuckfield Parish Council	

663

Site Allocations DPD: Main Modifications Response

Main Modification: MM7

ID: 663

Response Ref: 663/1/MM7

Respondent: Victoira Bullock

Organisation: Barton Willmore

On Behalf Of: Glenbeigh_Site Promoter

From: Lucy Fathers [REDACTED]
Sent: 14 December 2021 17:27
To: Policy Consultation
Subject: Mid Sussex Site Allocations Main Modifications Consultation Form
Attachments: 211214 Main Mods Consultation Form.pdf
Categories: Laura to move

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Good afternoon,

Please find the attached consultation form, which sets out the comments on the proposed Main Modifications to the Submission Draft Site Allocations Development Plan Document.

This representation is written on behalf of Glenbeigh Developments Limited.

Please can I request that you confirm receipt of this email.

Kind regards,

Lucy Fathers
Graduate Planner



Consider the Environment. Do you need to print this email?

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BARTON WILLMORE IN CONVERSATION.
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Site Allocations Development Plan Document Main Modifications Consultation Form

At the Inspector's request the District Council is inviting comments (also known as representations) on the proposed Main Modifications (MM) to the Submission Draft Site Allocations Development Plan Document, which supports the strategic framework for development in Mid Sussex until 2031.

What can I make comments on?

The consultation is only about the proposed Main Modifications (and no other aspect of the plan), Sustainability Appraisal addendum and Habitats Regulations assessment addendum and are put forward without prejudice to the Inspector's final conclusions. All representations made will be taken into account by the Inspector. The Main Modifications, and a track-change version of the Sites DPD can be found at:

www.midsussex.gov.uk/SitesDPD

N.B. this consultation is not an opportunity to raise matters which either were, or could have been included in earlier representations, or at the examination hearings; representations should not be repeating what has previously been submitted to the Inspector.

Please return to Mid Sussex District Council by 23:59 on 24th January 2022

How can I respond to this consultation?

Online: A secure e-form is available online at:

www.midsussex.gov.uk/SitesDPD

The online form has been prepared following the guidelines and standard model form provided by the Planning Inspectorate. To enable the consultation responses to be processed efficiently, it would be helpful to submit a response using the online form, however, it is not necessary to do so.

Consultation responses can also be submitted by:

Post: Mid Sussex District Council
Planning Policy
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

E-mail: PolicyConsultation@midsussex.gov.uk

A guidance note accompanies this form and can be used to help fill this form in.

Part A – Your Details (You only need to complete this once)

1. Personal Details

Title	<input type="text"/>
First Name	<input type="text" value="Victoria"/>
Last Name	<input type="text" value="Bullock"/>
Job Title (where relevant)	<input type="text" value="Director"/>
Organisation (where relevant)	<input type="text" value="Barton Willmore"/>
Respondent Ref. No. (if known)	<input type="text" value="663"/>
On behalf of (where relevant)	<input type="text" value="Glenbeigh Developments Limited"/>
Address Line 1	<input type="text" value="██████████"/>
Line 2	<input type="text" value="██████"/>
Line 3	<input type="text"/>
Line 4	<input type="text"/>
Post Code	<input type="text" value="██████"/>
Telephone Number	<input type="text" value="██████████"/>
E-mail Address	<input type="text" value="████████████████████"/>



The information gathered from this form will only be used for the purposes described and any personal details given will not be used for any other purpose.

Part B – Your Comments

You can find an explanation of the terms used in the guidance note. Please fill this part of the form out for each representation you make.

Name or Organisation:

Barton Willmore on behalf of Glenbeigh Developments Limited

3a. Does your comment relate to:

Main
Modification

Sustainability
Appraisal
Addendum

HRA
Addendum

3b. Which Main Modification does your comment relate to?

MM7

4. Do you consider the Main Modifications to the Submission Draft of the Site Allocations DPD make it (pleas tick as appropriate):

4a. Legally Compliant

Yes

No

4b. Sound

Yes

No

5a. If you wish to support the legal compliance or soundness of the Main Modifications to the Site Allocations DPD, please use this box to set out your comments. If you selected 'No' to either part of question 4 please also complete question 5b.

Main Modification 7 to the Site Allocations DPD relates to the need to 'conserve and enhance' the setting of the High Weald Area of Outstanding Natural Beauty (AONB). We note that earlier minor modifications proposed a similar change, this main modification simply carries over the wording to another part of the proposed allocation that refers to the AONB.

However, the reason for MM7 refers to the land at Hanlye Lane to the East of Ardingly Road, Cuckfield ('the Site') being located within the AONB, thereby the modification seeks to "bring the Policy into line with the National Policy, as expressed in Paragraph 172 of the Framework". Whilst we do not maintain an objection to the wording, for the avoidance of doubt, based on the High Weald AONB boundary map, the Site falls outside of the AONB, as the AONB lies to the North immediately beyond Hanlye Lane at its closest point. The Site is substantially visually and physically separated from the wider AONB landscape by existing vegetation which forms the northern boundary to the Site, and Hanlye Lane beyond.

5b. Please give details of why you consider the Main Modifications to the Site Allocations DPD not to be legally compliant or unsound. Please be as precise as possible.

6. Please set out what modification(s) you consider necessary to make the Submission Draft of the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness.

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful, if you are able, to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at later stages.

7. Please notify me when:

(i) The Inspector's Report is published

(ii) The Site Allocations DPD is adopted

Signature:

Date:

14/12/2021

Thank you for taking time to respond to this consultation

705

Site Allocations DPD: Main Modifications Response

Main Modification: MM7

ID: 705

Response Ref: 705/1/MM7

Respondent: Oliver Bell

Organisation: Nexus

On Behalf Of: Miller Homes

Name	Oliver Bell
Job title	Director
Organisation	Nexus Planning
On behalf of	Miller Homes
Address	[REDACTED]
Name or Organisation	Nexus Planning obo Miller Homes
Which document are you commenting on?	Site Allocations DPD - Main Modifications
Main Modification (MM)	MM1, MM7, MM8, MM9, MM10, MM11
Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate	Yes
(1) Positively prepared	Unsound
(2) Justified	Unsound
(3) Effective	Unsound
(4) Consistent with national policy	Unsound
Please outline why you either support or object to the Main Modification?	<p>Miller Homes control land south of Lewes Road, Haywards Heath ("the Site") (SHELAA ref. 844). The Site measures approximately 5 hectares, is available for development now and has an indicative capacity of 100 dwellings.</p> <p>Main Modifications Ref. MM1, MM7, MM8, MM9, MM10 and MM11 cover a range of amendments to the Site Allocations Plan but principally relate ensuring the site allocations have suitable regard to their location within the High Weald Area of Outstanding Natural Beauty (AONB), having regard to the policies contained within the National Planning Policy Framework (NPPF).</p> <p>As outlined in our Matter 4 Hearing Statement we noted that the District Plan Inspector considered only "modest" housing schemes may come forward in the AONB and that "no evidence" existed to support major development in the AONB. We also outlined that Paragraph 172 of the NPPF (now para 176) states that "great weight should be given to conserving and enhancing landscape and scenic beauty in...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.", that the scale and extent of development in the AONB should be "limited" and that major development in the AONB should be refused other than in "exceptional circumstances, and where it can be demonstrated that the development is in the public interest".</p> <p>The principal purpose of providing residual housing figures by settlement was to guide the preparation of neighbourhood plans.</p>

The use of settlement figures is much less appropriate in the context of preparing a District-wide site allocations document, as the settlement specific figures simply serve to unduly restrict the growth strategy despite, as the Council freely admit, not being robustly tested such that the figures are actually known to be deliverable.

It is accepted that the Site Allocations Plan should not simply allocate all sites in Category 1 settlements as allocations should broadly align with the spatial strategy set out in the District Plan, but only where it is sustainable to do so. Despite the aforementioned modifications to the Site Allocations Plan, we still do not consider that the overall scale of growth proposed in the AONB is justified, particularly when suitable, available and achievable sites exist on the edge of highly sustainable settlements outside of the AONB.

Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness.

Reduced growth around villages within the AONB and further growth at sustainable settlements outside the AONB.

If you wish to provide further documentation to support your response, you can upload it here

Please notify me when-The publication of the recommendations from the Examination

yes

Please notify me when-The Site Allocations DPD is adopted

yes

Date

20/01/2022

710

Site Allocations DPD: Main Modifications Response

Main Modification: MM7

ID: 710
Response Ref: 710/1/MM7
Respondent: Richard Cobb
Organisation: Natural England
On Behalf Of:

From: Cobb, Richard [REDACTED]
Sent: 17 January 2022 15:41
To: Policy Consultation
Subject: Mid Sussex District Council Site Allocations DPD: Main Modifications Consultation - 375995
Attachments: Natural England_Mid Sussex Site allocations main modifications_375995.pdf

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Dear Planning Policy Team,

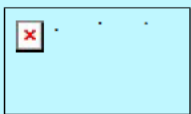
Thank you for your consultation. Please see our response attached.

Kind regards
Richard

Richard Cobb
Senior Adviser | Sustainable Development
Natural England | Sussex and Kent
www.gov.uk/natural-england

Thriving Nature
for people and planet

From: Planning Policy - Mid Sussex District Council
<planning.policy.mid.sussex.district.council@notifications.service.gov.uk>
Sent: 29 November 2021 15:00
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Mid Sussex District Council Site Allocations DPD: Main Modifications Consultation



**Mid Sussex District Council – Planning
Policy**

29th November 2021

Site Allocations DPD: Main Modifications Consultation

Following hearing sessions held in June 2021, the Planning Inspector appointed to examine the Council's Site Allocations DPD has suggested modifications, which will now be subject to consultation.

The role of the Sites DPD is to set out how the Council plans to meet the District's outstanding housing and employment needs up to 2031. The Sites DPD recommends 22 housing and 7 employment sites at locations across Mid Sussex, plus a Science and Technology Park.

The independent Inspector appointed by the Secretary of State held hearing sessions in June 2021 and heard evidence from all interested parties. Following this the Inspector is suggesting a small number of modifications to the Sites DPD to ensure it meets legal and soundness requirements.

The proposed modifications are now subject to consultation which will run for 8-weeks from 29th November 2021 until 24th January 2022.

The schedule of Main Modifications and accompanying documents are available online at www.midsussex.gov.uk/SitesDPD. The website also provides details on how to respond to the consultation.

Note that comments must be focussed only on the suggested modifications, which are put forward without prejudice to the Inspector's final conclusions. All representations will be taken into account by the Inspector who will aim to provide his final report for consideration by Council early in the new year.

You are receiving this email because you are a statutory consultee, provided comments to the consultation on the document above, or have signed up to receive Planning Policy

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Date: 17 January 2022
Our ref: 375995
Your ref:



Planning Policy – Mid Sussex District Council,
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS

policyconsultation@midsussex.gov.uk

BY EMAIL ONLY

Dear Planning Policy Team,

Site Allocations DPD: Main Modifications Consultation

Thank you for your consultation on the above dated 29th of November which was received by Natural England on the same date.

Overarching comments

We welcome the stronger policy wording for environmental and landscape protection and enhancement that has been added throughout the main modifications including:

- The changes outlined in MM1 that make the allocation more sensitive to the High Weald AONB in terms of scale and design
- The reference to conserving and enhancing landscape and scenic beauty of the AONB, National Park and their settings (e.g. MM4, MM5, MM6, MM7, MM8, MM9, MM10, MM11, MM14)
- The greater emphasis on protecting and enhancing biodiversity and meeting Biodiversity Net Gain (BNG) (e.g. MM13, MM14, Appendix 1: MM5)
- The retention of trees (MM20) to recognise their important contribution to urban environments in line with the NPPF.
- The strengthening of the SANG policy within MM22 regarding management and monitoring to help ensure effectiveness

Appendix 1: MM15 comments

We support the proposed addition to Site Allocations DPD Appendix B regarding biodiversity net gain which we are pleased to see addresses our Regulation 19 consultation feedback made 28th September 2020 (Our ref 324095). This is an important part of ensuring the benefits of BNG are delivered in practice. Since the Regulation 19 consultation was developed, guidance regarding BNG has advanced so we would now like to take the opportunity to advise that the following additions to this appendix table should also be made:

- All BNG indicators and targets should be monitored in line with good practice guidance from Defra/Natural England regarding BNG and the Biodiversity Metric 3.0, as appropriate. For example, the indicator 'Maximise the

biodiversity units gained' is welcome but should also ensure that appropriate habitat is created or enhanced based on the local context of the site. There should be a clear reference to relevant supplementary planning documents to ensure that wider good practice guidance is followed when delivering, reporting and monitoring BNG. We remain committed to working with the Council to develop supplementary guidance that reflects our latest advice.

- As well as a measurable BNG target (10% or higher), the appendix should reflect other requirements from the Environment Act including 1) the need for developers to submit a BNG Plan for Council approval 2) habitat sites considered as part of BNG calculations will need to be secured for at least 30 years and 3) details will need to be uploaded onto the national register once this is available to ensure there is a robust and transparent record of BNG plans and contributions.

Please see these FAQs for helpful guidance regarding BNG:

<https://www.local.gov.uk/pas/topics/environment/biodiversity-net-gain/biodiversity-net-gain-faqs-frequently-asked-questions>

We are committed to working with the Council to help ensure the best possible outcomes for people and the environment. For any queries relating to the specific advice in this letter only please contact Richard Cobb at Richard.cobb@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Richard Cobb
Senior Adviser
Sussex and Kent Area Team

726

Site Allocations DPD: Main Modifications Response

Main Modification: MM7

ID: 726
Response Ref: 726/1/MM7
Respondent: Andy Burton
Organisation: Cuckfield Parish Council
On Behalf Of:

[REDACTED]

From: Andy Burton [REDACTED]
Sent: 25 January 2022 22:53
To: Policy Consultation
Cc: Sam Heynes; Steve Oversby-Powell
Subject: Cuckfield Parish Council Site Allocation DPD response
Attachments: CPC response to MSDC DPD Jan22.pdf

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Please find attached Cuckfield Parish Council's response to the Site Allocation DPD consultation.

This was forwarded yesterday, but we received a bounce-back email earlier indicating that it had not been delivered. I would therefore be grateful if you could confirm receipt.

Many thanks

Andy Burton
Chair, CPC



Cuckfield Parish Council response to MSDC District Plan Site Allocations Development Plan Document Examination from November 2021.

Inspector Ref - MM7

DPD Section - Policy SA23 Page 67

Cuckfield Parish Council (CPC) maintains its previous consultation submission that the Hanlye Lane site in Cuckfield is not a sustainable location for housing allocation, and it would be helpful to understand why the Inspector has not accepted the Parish Council's arguments.

It is also disappointing to note that the argument for a reduction in the number of dwellings on the site has also not been taken into account.

However, CPC notes the proposed modification to Policy SA23 under this consultation, and in the event that this allocation remains, strongly supports MM7 as this will ensure compatibility with modified Policy SA GEN: General Principles for Site Allocations which states:

"Where development is required to adopt a landscape led approach, including all developments within the AONB or its setting; this includes respecting the local character of the area in built form by utilising appropriate architectural design, site layout and density which complements and contributes to the overall character and appearance of the area."