

Main Modification 12 - Index by ID Number

ID	ResponseRef	Name	Organisation	On Behalf Of
639	639/1/MM12	Steven Trice	Haywards Heath Town Council	
666	666/1/MM12	Julie Holden	East Grinstead Town Council	
710	710/1/MM12	Richard Cobb	Natural England	
789	789/1/MM12	Tim North	Tim North Associates	Dukesfield Properties Ltd
1436	1436/1/MM12	Margaret Collins		
1540	1540/1/MM12	Richard Harreiter		
1597	1597/1/MM12	Geraldine Broadley		

Site Allocations DPD: Main Modifications Response

Main Modification: MM12

ID: 6390
Response Ref: 639/1/MM12
Respondent: Steven Trice Haywards Heath Town Clerk
Organisation: Haywards Heath Town Council
On Behalf Of:

From: Steven Trice [REDACTED]
Sent: 25 January 2022 07:50
To: Policy Consultation
Subject: FW: Site Allocations Document

You don't often get email from [REDACTED] [Learn why this is important](#)

Apologies there was an small error 'marked in red' in the representation sent yesterday.

Herewith again,

Thank you for the opportunity to comment upon the Mid Sussex District Plan - Site Allocations DPD Modification Consultation, which was considered by the Town Council's Planning Committee on the 4th January 2022.

In respect of the inspectors amendments, which were consulted upon the Committee made no comment on the changes recommended to the policies for housing allocation outside of the Haywards Heath.

However the following comments are made on the following inspector recommendations to overarching polices for the Town Centre and Highways.

MM12 Proposed modifications to Policy SA34 do not go far enough to protect the Central Business District areas in our three main towns.

Specifically in Haywards Heath, Perrymount Road employment space has been decimated by poorly conceived legislation, recently amended to provide permitted conversion development rights from Class MA/E to Residential. Vital employment space required to provide and support local employment has been lost. Office space environment is needed even more so now that the return-to-work initiative moves our community back towards a new normal. Town's losing these employment spaces which provide ancillary and critical customer for local services and retail will provide less incentive for strategic inward investment as town's seek to regenerate their local economies. These comments support the following policies in the Haywards Heath Neighbourhood Plan.


Policy B2: Planning permission will be granted for development or change of use that will encourage a diverse range of uses in the Town Centre including new office, leisure, community, hotel, retail and residential which can be shown to support the core retail offer and generate vitality and add viability to the Town Centre whilst avoiding harm to existing businesses and residential properties. Schemes that result in the loss of residential accommodation in the town centre will only be granted • in cases of upper floor accommodation where an independent access does not exist and cannot be provided, • in cases where there are insurmountable environmental factors which mitigate against continued residential use, • where an employment or retail use is proposed, providing that use would enhance the vitality and viability of the town centre. • where additional residential accommodation is being provided

Policy B3: The modernisation/redevelopment of existing commercial sites to create an improved commercial offer in the Town and proposals which seek to improve existing employment areas, including a possible small business park will be granted planning permission provided that: • there would be no adverse impacts on the amenities of surrounding uses • the improvements maintain or enhance pedestrian and cycle access • the improvements maintain or enhance access to bus stops • adequate servicing and parking provision is made • there is no increased risk of local flooding. • The Council would be supportive of an innovative design approach to such properties.

MM13 Safeguarding land for and Delivery of Strategic Highway Improvements.

This process should be applied to all major site development over 150 dwelling units, to protect existing and future users of the road network, with the specific objective to deter unnecessary thru traffic through our communities. There should be leveraging and **support for the** West Sussex County Council to-not-thru strategy. A clear audit trail to ensure compliance, should be included in any application before approval to meet such.

These topics have been discussed often and in detail at Town Council planning meetings, and carry support of the Town Council.

Steven Trice
Town Clerk
Haywards Heath Town Council


Confidentiality Notice: & Disclaimer

This e-mail message, including all accompanying documents, may contain information which is confidential, privileged or otherwise protected from disclosure under law. The information is intended only for the person(s) to whom it is addressed. If the recipient of this e-mail is not the designated recipient or the employee or agent responsible for delivering this e-mail to the designated recipient, you are hereby notified that any use, review, disclosure, copying, distribution, alteration or manipulation of this e-mail or its contents is strictly prohibited, and the contents are strictly without prejudice.. If you have received this e-mail in error, please notify the sender and delete the e-mail from your computer system immediately. Your contact details maybe retained in our records to facilitate correspondence..

Liability cannot be accepted for statements made, which are clearly the sender's own and not made on behalf of Haywards Heath Town Council

Site Allocations DPD: Main Modifications Response

Main Modification: MM12

ID: 6660
Response Ref: 666/1/MM12
Respondent: Julie Holden
Organisation: East Grinstead Town Council
On Behalf Of:

From: Julie Holden [REDACTED]
Sent: 14 January 2022 12:07
To: Policy Consultation
Subject: consultaion response to examiners main modifications
Attachments: EGTC_Letter_Head consultation MM MSDC SA DPD Jan 2022.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sirs

Please see attached the response from East Grinstead Town Council.

With best wishes



Julie Holden (Mrs)
Town Clerk
East Grinstead Town Council



This email is confidential and intended for the use of intended recipient only. If you have received this email in error, please inform us immediately and then delete it. Any disclosure, copying, distribution or other action taken in reliance on it is unauthorised and may be unlawful. Although this transmission and any attachments are believed to be free of any virus or other defect that might adversely affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by East Grinstead Town Council or its associates for any loss or damage arising in any way from its use. East Grinstead Town Council, East Court, College Lane, East Grinstead, West Sussex, RH19 3LT 01342 323636



EAST GRINSTEAD TOWN COUNCIL

Council Offices, East Court, College Lane, East Grinstead, West Sussex, RH19 3LT

Web site: www.eastgrinstead.gov.uk E mail: townclerk@eastgrinstead.gov.uk

Town Clerk: Mrs J W Holden EDMS, IRRV (Hons), Cert HE Comm Gov, PSLCC



INVESTOR IN PEOPLE

Your Ref:

My Ref:

When calling please ask for: Mrs J Holden

14th January 2022

By email to: policyconsultation@midsussex.gov.uk

Dear Sirs

The East Grinstead Town Council wishes to comment on the Main Modifications of the Examiner as published by Mid Sussex District Council in November 2021.

The Council is disappointed to see that many of the points raised in our submissions of 19th November 2019 and 24th September 2020 have not been included by the Examiner. We have grave concerns that the points supported by the local residents as to the provision of road and community infrastructure have not been included in the plan. We do not believe that the plan goes anywhere near far enough to guarantee that investment will be forthcoming from developer contributions to maintain a safe and sustainable community. As the examiner has in effect disregarded previous professional assessments such as road traffic surveys, an understanding as to why this is the case would be expected.

The road systems in and around East Grinstead were acknowledged to be over capacity over 10 years ago, yet many years of piecemeal and continued non planned development contributing numbers far in excess of the original models are now being referred to as not at capacity and further development will not result in severe affects to key junctions. This position is simply unfathomable by this Council and the residents of the town. For all future development It is vital that developer contributions are allocated to approved road improvements and plans and not vague promises of infrastructure which sound good but may never come forward; such as dedicated bus lanes on impractical routes.

To the Specific modifications we would reply as follows;

MM2 / SA20 / MM3– We have concerns as to the requirement for elderly persons accommodation fronting on to the busy and getting busier Imberhorne Lane. As the justification for this must be the availability of access to local services, we do not agree that this will satisfy this as the nearest corner shop is on Heathcote Drive an estimated uphill walk of 20 minutes. The developments should be required to provide an appropriate facility. There are likewise no other community facilities in the area other than a recreation / play area and the school. This requirement in MM2 will be at odds with the requirement of MM3 as it simply will not be satisfied.

MM12 - We do not support this. The policy and amendment will provide for continuation and furtherance of the existing permitted development rules currently in place. The permitted development practices of turning offices in to residential accommodation has had a severe effect on East Grinstead in the past ten years, to the point that the District Council has acknowledged that this has caused concern as to the remaining levels of business premises. East Grinstead town centre cannot absorb the continued loss of business premises which SA34 as amended will support. The amendment does not go far enough as the conditions can be easily satisfied by developers and will simply result in yet further loss of the limited business premises that is left, turning East Grinstead in to a dormitory town with limited sustainable employment offers.

We are supportive of MM13, MM15 and MM22 regarding the biodiversity requirements.

We hope that these comments are helpful, we cannot stress enough to the Examiner that the challenges faced by East Grinstead lead the Town Council and residents to press our concerns to ensure that the District plans and policies spell out and deliver the best deal on infrastructure to accompany development. To ensure the towns retain their sense of community, improving the town for the existing and the new residents.

Yours sincerely

Julie Holden
Town Clerk
East Grinstead Town Council

710

Site Allocations DPD: Main Modifications Response

Main Modification: MM12

ID: 7100
Response Ref: 710/1/MM12
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

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Policy Team,

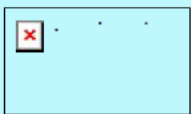
Thank you for your consultation. Please see our response attached.

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

updates from Mid Sussex District Council. If you would no longer like to receive these updates, please let us know at LDFnewsletter@midsussex.gov.uk

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

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

Site Allocations DPD: Main Modifications Response

Main Modification: MM12

ID: 7890
Response Ref: 789/1/MM12
Respondent: Tim North
Organisation: Tim North Associates
On Behalf Of: Dukesfield Properties Ltd

From: Tim North & Associates [REDACTED]
Sent: 11 January 2022 17:14
To: Policy Consultation
Cc: 'prince348'
Subject: Policy SA34 set out in the Site Allocations DPD Main Modifications - Consultation Document dated November 2021

Importance: High

Categories: Laura to move

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Madam

I should be obliged if you could take into account the contents of this e-mail which is in response to the Site Allocations DPD Main Modifications - Consultation Document dated November 2021. This company has previously raised representations on behalf of our client, Dukesfield Properties Ltd, concerning policies and the Sustainability Appraisal relating to earlier versions of same emerging Local Plan. These representations are directed at Main Modification 12 (hereinafter referred to as MM12) concerning Policy SA34: Existing Employment Sites.

It is contended that the word "or" should be inserted at the end of the sentence **(ii) A financial appraisal that demonstrates that the development of any employment generating use is unviable.**, where it comprises part of Policy SA34 set out in the Site Allocations DPD Main Modifications – Consultation Document dated November 2021. This is in order to avoid potential problems with respect to the interpretation of future "development plan" employment policy.

Aside from this minor amendment, three main reasons are advanced to support MM12 to Policy SA34, which it is argued is legally compliant and sound.

Firstly, Policy DP1 of the adopted Mid Sussex District Plan 2014-2031 states that the effective use of employment land and premises will be made by ... *"protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment, or it can be demonstrated that the loss of employment provision is outweighed by the benefits, or relative need for the proposed alternative use."* (my emphasis) In this way, and subject to the minor amendment incorporating the word "or", there is consistency in the interpretation of employment policy between Policies DP1 and SA34.

Secondly, and as indicated in the reasoning behind MM12, Policy SA34 as set out in the Main Modifications – Consultation Document dated November 2021 pays due and proper regard to the underlying objective behind national policy set out at paragraph 123 of the NPPF 2021, namely *"Local Planning Authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs."*

Thirdly, MM12 offers the opportunity to secure what is termed "smart growth", being economic growth which does not rely on importing labour or requiring more land, through encouraging more flexible working practices; more home-working, and the greater use of technology; all of which have taken on added significance as a consequence of the Covid-19 pandemic. To the extent that there are likely to be changes to future working patterns as a result of the Covid-19 pandemic, requires consideration to be given to changing demands in the way employment is provided. Policy SA34 should be adaptable to accommodate these changing trends in work patterns, with MM12 leading to more resilient economies and communities. To manage decline and confront growth requires a multi-faceted approach of which planning policy is one ingredient, with the challenge in terms of employment policy being

to ensure priorities and objectives are resilient to pandemics, offering the necessary flexibility in terms of how employment can be provided through new housing provision.

I should be grateful if you could acknowledge safe receipt of these representations.

Kind regards

Tim North

Tim North MSc BSc(Hons) DipTP MRTPI
Managing Director

Tim North & Associates Ltd



This e-mail and attachments are confidential. If you are not the named recipient, please notify the sender immediately. You are hereby notified that any unauthorised disclosure, copying or distribution of this information is strictly prohibited.

Tim North & Associates Ltd is a company registered in England with company number 2248021
Registered Office: 29-31 Castle Street High Wycombe Bucks HP136RU

1436

Site Allocations DPD: Main Modifications Response

Main Modification: MM12

ID: 14360
Response Ref: 1436/1/MM12
Respondent: Margaret Collins
Organisation:
On Behalf Of:

[REDACTED]

From: Margaret Collins [REDACTED]
Sent: 23 January 2022 18:11
To: Policy Consultation
Subject: Main Modifications of the Examiner

[You don't often get email from [REDACTED] Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Sirs

I wish you to take into your consideration the following points regarding the Main Modifications of the Examiner as published in November 2021.

I am very concerned that my previously expressed concerns about the necessity for the inclusion of provision of adequate road and community infrastructure have not been addressed.

East Grinstead can take no additional vehicular movements before the traffic flow difficulties on the A22/A264 have been addressed. SA35 is relevant to my concern.

The community infrastructure provision is already at stretching point eg GPs, dentists, school provision. Any further housing development must include adequate provision of infrastructure for new and existing residents.

SA34 as amended supports the continued loss of business premises. I suggest the Town Centre will no longer attract business and will lose its sustainability.

I request that you take the above points into your consideration.

Yours sincerely
Margaret Collins

1540

Site Allocations DPD: Main Modifications Response

Main Modification: MM12

ID: 15400
Response Ref: 1540/1/MM12
Respondent: Richard Harreiter
Organisation:
On Behalf Of:

From: Richard Harreiter [REDACTED]
Sent: 24 January 2022 16:42
To: Policy Consultation
Subject: DPD Modifications

You don't often get email from [REDACTED] [Learn why this is important](#)

To the Attention of Mr Fox
DPD Inspector
Mid Sussex County Council

Dear Sirs,

Further to my email of the 16th January, 2022, I still find the incomprehensible that any consideration is being given to further development in the Crawley Down, Felbridge and Imberhorne areas without substantial improvement to the transport infrastructure.

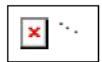
Consequently, I must request that:

- a) The Main Modification MM12 must be adopted regarding the access to the Crawley Down, Felbridge and Imberhorne sites
- b) Paragraph 3.16 of the DPD be amended so that no further development can proceed without first substantially improving the A22 junctions with the A264, Imberhorne Lane and Lingfield Roads. Numerous reports have shown and proven that these junctions are oversubscribed yet nothing is done about it.

Yours sincerely

Richard Harreiter

[REDACTED]



Virus-free. www.avq.com

1597

Site Allocations DPD: Main Modifications Response

Main Modification: MM12

ID: 15970
Response Ref: 1597/1/MM12
Respondent: Geraldine Broadley
Organisation:
On Behalf Of:

From: Geraldine Broadley [REDACTED]
Sent: 24 January 2022 16:51
To: Policy Consultation
Subject: Fwd: DPD Modifications

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SITES DPD MM

You don't often get email from [REDACTED] [Learn why this is important](#)

To the Attention of Mr Fox
DPD Inspector
Mid Sussex County Council

Dear Sirs,

Further to my email of the 16th January, 2022, I still find it incomprehensible that any consideration is being given to further development in the Crawley Down, Felbridge and Imberhorne areas without substantial improvement to the transport infrastructure.

Consequently, I must request that:

- a) The Main Modification MM12 must be adopted regarding the access to the Crawley Down, Felbridge and Imberhorne sites
- b) Paragraph 3.16 of the DPD be amended so that no further development can proceed without first substantially improving the A22 junctions with the A264, Imberhorne Lane and Lingfield Road. Numerous reports have previously shown and proven that these junctions are oversubscribed yet still nothing is done about it.

Yours sincerely

Geraldine Broadley
[REDACTED]



Virus-free. www.avg.com