

Main Modification 13 - Index by ID Number

ID	ResponseRef	Name	Organisation	On Behalf Of
619	619/1/MM13	Martin Wiles		
639	639/1/MM13	Steven Trice	Haywards Heath Town Council	
666	666/1/MM13	Julie Holden	East Grinstead Town Council	
710	710/1/MM13	Richard Cobb	Natural England	
748	748/1/MM13	Jess Price	Sussex Wildlife Trust	
1436	1436/1/MM13	Margaret Collins		
1475	1475/1/MM13	Rebecca Peterson		
1540	1540/1/MM13	Richard Harreiter		
1588	1588/1/MM13	Corinne Pavey		
1597	1597/1/MM13	Geraldine Broadley		
2478	2478/1/MM13	Andrea Cameron		
2487	2487/1/MM13	Matt Griffin		

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 6190
Response Ref: 619/1/MM13
Respondent: Martin Wiles
Organisation:
On Behalf Of:

[REDACTED]

From: martin wiles [REDACTED]
Sent: 19 January 2022 19:04
To: Policy Consultation
Cc: [REDACTED]

Subject: Mid Sussex SA DPD Examination - Main Modification Summary - Comments

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Attention DPD Inspector Mr Fox

In addition to a previous email I would like to make the following 2 points:

- I support Main Modification MM21 (this restricts the access options for the site in Crawley Down)
- I request that para 3.16 of the DPD be amended to include the need for a major scheme to be considered for the A264/A22 Felbridge junction.

Thank you
Kind Regards

Martin WILES
[REDACTED]

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 6390
Response Ref: 639/1/MM13
Respondent: Steven Trice
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

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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


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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: MM13

ID: 6660
Response Ref: 666/1/MM13
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

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Dear Sirs

Please see attached the response from East Grinstead Town Council.

With best wishes

[REDACTED]



Julie Holden (Mrs)
Town Clerk
East Grinstead Town Council

[REDACTED]



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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: MM13

ID: 7100
Response Ref: 710/1/MM13
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

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 7480
Response Ref: 748/1/MM13
Respondent: Jess Price
Organisation: Sussex Wildlife Trust
On Behalf Of:

Name	Jess Price
Job title	Conservation Officer
Organisation	Sussex Wildlife Trust
Respondent ref. number	748
On behalf of	Sussex Wildlife Trust
Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Name or Organisation	Sussex Wildlife Trust
Which document are you commenting on?	Site Allocations DPD - Main Modifications
Main Modification (MM)	MM13
Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate	Yes
(1) Positively prepared	Sound
(2) Justified	Sound
(3) Effective	Sound
(4) Consistent with national policy	Sound
Please outline why you either support or object to the Main Modification?	The Sussex Wildlife Trust supports MM13 and believes it is required to make the plan sound in terms of consistency with paragraphs 174 and 180 of the NPPF.
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.	N/A
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	06/01/2022

1436

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 14360
Response Ref: 1436/1/MM13
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

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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

1475

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 14750
Response Ref: 1475/1/MM13
Respondent: Rebecca Peterson
Organisation:
On Behalf Of:

From: Becky Peterson [REDACTED]
Sent: 17 January 2022 22:42
To: Policy Consultation
Subject: Felbridge developments

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SITES DPD MM

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Dear Mr Fox,

-
- Support Main Modification MM21 (this restricts the access options for the site in Crawley Down)
- Ask that para 3.16 of the DPD be amended to include the need for a major scheme to be considered for the A264/A22 Felbridge junction

Sent from my iPhone

1540

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 15400
Response Ref: 1540/1/MM13
Respondent: Richard Harreiter
Organisation:
On Behalf Of:

[REDACTED]

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

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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]



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1588

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 15880
Response Ref: 1588/1/MM13
Respondent: Corinne Pavey
Organisation:
On Behalf Of:

[REDACTED]

From: Corinne Pavey [REDACTED]
Sent: 19 January 2022 17:43
To: Policy Consultation
Subject: Impact of proposed housing developments SA19 and SA20

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19th January 2022 Dear Mr Fox,,

I am very concerned about the lack of infrastructure to cater for 750 additional homes at Imberhorne Farm and Felbridge, particularly the inadequate traffic arrangements.

Para 3.16 of the site allocations DPD should be changed to include the need for a major A264/A22 highways scheme at Felbridge Junction, and also Imberhorne Lane and Lingfield Road Junctions.

We moved to Felbridge about 35 years ago and were told then that a bypass was necessary. It has never materialised. Minor adjustments to the junction in the intervening years have achieved little, mainly due to increased house-building, and therefore, traffic since.

We live almost [REDACTED] Felbridge, not far from where 63 new houses (Chestnut Lodge) are already being built, and from Harts Hall Place, Copthorne Road, Felbridge, where there are a further 26 - all adding to our already congested roads. Not to mention the disruption to existing road users while they are being constructed. I try to avoid travelling at peak times as the traffic can be horrendous, especially with the extra school buses at those times and additional works vehicles. The London Road (main road into East Grinstead) currently has more major works disruption ('expect delays') for 4 to 5 weeks. On a recent trip into town I was held up by this and then another delay at the Lingfield roundabout due to another roadwork near the fire station and finally a further lot of roadworks on Moat Road, this at lunch time.

My other concern is the placement of access roads to these housing developments and for this reason I support the Main Modification MM21 that restricts access options for the Crawley Down site.

Yours sincerely,
Corinne Pavey (Mrs)

[REDACTED]

1597

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 15970
Response Ref: 1597/1/MM13
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

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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



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2478

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 24780
Response Ref: 2478/1/MM13
Respondent: Andrea Cameron
Organisation:
On Behalf Of:

From: Andrea Cameron [REDACTED]
Sent: 17 January 2022 11:16
To: Policy Consultation
Subject: Felbridge SA19

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FAO Mr Fox

I am a resident of [REDACTED]

Please could you consider the following points:--

- Support Main Modification MM21 (this restricts the access options for the site in Crawley Down)
- Ask that para 3.16 of the DPD be amended to include the need for a major scheme to be considered for the A264/A22 Felbridge junction.

Kind regards

Andrea Cameron

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2487

Site Allocations DPD: Main Modifications Response

Main Modification: MM13

ID: 24870
Response Ref: 2487/1/MM13
Respondent: Matt Griffin
Organisation:
On Behalf Of:

[REDACTED]

From: Matt Griffin [REDACTED]
Sent: 19 January 2022 12:52
To: Policy Consultation
Subject: Mid Sussex SA DPD Examination

Follow Up Flag: Follow up
Flag Status: Completed

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Good Afternoon,

Regarding the modifications to the DPD Examination, please see a couple of additional points below:

I am in support of the main modification MM21.

I request that paragraph 3.16 of the DPD be amended to include the need for a major scheme to be considered for the A264/A22 Felbridge junction.

Kind regards,
Matthew Griffin