



Site Allocations Development Plan Document

Regulation 19

Submission Draft Consultation Form

The District Council is seeking representations on the Submission Draft Site Allocations Development Plan Document, which supports the strategic framework for development in Mid Sussex until 2031.

The Site Allocations DPD, has four main aims, which are:

- i) to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan;
- ii) to allocate sufficient employment land to meet the residual need and in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development;
- iii) to allocate a site for a Science and Technology Park west of Burgess Hill in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development, and
- iv) to set out additional Strategic Policies necessary to deliver sustainable development.

All comments submitted will be considered by a Planning Inspector, appointed by the Secretary of State, at a public examination to determine whether the plan is sound.

The Site Allocations DPD is available to view at:

www.midsussex.gov.uk/planning-building/development-plan-documents/

A number of documents have been prepared to provide evidence for the Site Allocations DPD and these can be viewed on the Council's website at the above address.

Paper copies will also be at the Council offices (see address below) and your local library and available to view if the buildings are able to open during the consultation period.

Please return to Mid Sussex District Council by midnight on 28th September 2020

How can I respond to this consultation?

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

www.midsussex.gov.uk/planning-building/development-plan-documents/

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 **E-mail:** LDFconsultation@midsussex.gov.uk

Planning Policy
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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

First Name

Last Name

Job Title
(where relevant)

Organisation
(where relevant)

Respondent Ref. No.
(if known)

On behalf of

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

 Information will only be used by Mid Sussex District Council and its employees in accordance with the Data Protection Act 1998. Mid Sussex District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

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:

3a. Does your comment relate to:

| | | | | | |
|-----------------|-------------------------------------|--------------------------|--------------------------|---------------------------------|--------------------------|
| Site | <input checked="" type="checkbox"/> | Sustainability Appraisal | <input type="checkbox"/> | Habitats Regulations Assessment | <input type="checkbox"/> |
| Allocations DPD | | | | | |

| | | | | | |
|-------------|--------------------------|------------|--------------------------|----------------|--------------------------|
| Community | <input type="checkbox"/> | Equalities | <input type="checkbox"/> | Draft Policies | <input type="checkbox"/> |
| Involvement | | Impact | | Maps | |
| Plan | | Assessment | | | |

3b. To which part does this representation relate?

Paragraph Policy SA Draft Policies Map

4. Do you consider the Site Allocations DPD is:

4a. In accordance with legal and procedural requirements; including the duty to cooperate. Yes No

4b. Sound Yes No

5. With regard to each test, do you consider the Plan to be sound or unsound:

| | Sound | Unsound |
|-------------------------------------|--------------------------|-------------------------------------|
| (1) Positively prepared | <input type="checkbox"/> | <input type="checkbox"/> |
| (2) Justified | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Effective | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) Consistent with national policy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6a. If you wish to support the legal compliance or soundness of the Plan, please use this box to set out your comments. If you selected '**No**' to either part of question **4** please also complete question **6b**.

6b. Please give details of why you consider the Site Allocations DPD is not legally compliant or is unsound. Please be as precise as possible.

Hassocks Parish Council has significant concerns over SA13, Land South of Folders Lane and East of Keymer Road, Burgess Hill which proposes 300 dwellings all of which will be accessed via Ockley Lane. Based on extensive local knowledge of the area, it is considered that the traffic generated by a further 300 dwellings on Ockley Lane, in addition to the 500 dwellings already planned on the site North of Clayton Mills, will result in Ockley Lane, Lodge Lane, Brighton Road and the associated junctions being heavily overloaded. In particular Ockley Lane and Lodge Lane already have width restrictions in place and are semi-rural roads. Furthermore, the junctions between Lodge Lane/Brighton Road and Brighton Road/A273 are notoriously hazardous and a significant increase in traffic will only serve to exacerbate this. Increased traffic is not just a technical highways matter, but it significantly affects the quality of life of residents from noise, air pollution and the confidence and safety of pedestrians and cyclists to share the roads with vehicular traffic. Allocating this site is unjustified and contrary to paragraph 102 of the NPPF because the potential impacts of development on transport networks have not been addressed

7. 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.

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.

SA13 should be deleted from the DPD. This will not be detrimental to the effectiveness of the DPD because it will still meet the District Plan target for new homes, but it will make it more compliant with national policy and justified for the reasons set out above.

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

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick below as appropriate)

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To represent the interests of the residents of Hassocks.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Please notify me when:

(i) The Plan has been submitted for Examination

(ii) The publication of the recommendations from the Examination

(iii) The Site Allocations DPD is adopted

Signature:

Date:

Thank you for taking time to respond to this consultation