

Committee	PTTC
Date	20/2/24
Item	8, 10, & 12

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Report:	<b>8. District Plan</b> (Regulation 19 Consultation response due 23 <sup>rd</sup> February 2024)
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### Summary

PTTC to consider whether (and, if so, how) it wishes to respond to MSDC's Regulation 19 Consultation. A number of issues have been flagged and it might be useful to agree which relate to the Consultation and which should be addressed separately.

Given the timing, it is suggested that depending on the conclusion of the discussion, the final working of any response is drafted under the Delegated Authority, following consultation with the Chair and Vice Chair of PTTC.

### Background

MSDC are currently undertaking a Regulation 19 Consultation in respect of their District Plan Review and full information can be found on their website at <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-review>. The consultation opened on 12<sup>th</sup> January 2024 and closes on 23<sup>rd</sup> January 2024.

This issue was raised at PTTC's 20<sup>th</sup> January meeting from which the minutes state:

#### 143. District Plan

143.1 Members were asked to provide comments to the Deputy Parish Clerk before the agenda for the next meeting (20 February 2024) is issued. These would then be compiled into a response that will be formally considered at that meeting.

### Current Position

At the time of writing this report, the following comments have been received:

- My view is we do not need to comment on the entire plan, but should focus on the potential impact on Lindfield.
- It appears there are no further developments planned for Lindfield PC area, however I think we need to highlight the pressure of development elsewhere on our roads, schools, medical services and any other infrastructure (including water supply perhaps).
- I wonder whether we also need to make a comment about back garden developments for additional housing being proportionate to the street scene.
- Comments were expressed at the meeting that we could agree to the District Plan as a whole apart from our comments - I would not agree that this is wise, as we should not be commenting on proposed development affecting other areas, particularly in view of the proposed large scale developments to the south which are likely to be highly controversial within those communities. I would not wish to be seen in any way to supporting these developments which agreement would imply.

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- I also think we need to communicate with Lindfield Rural to see how they intend to respond and then consider whether we can support their response.

Thank you for the documents, my thinking is that there are **three separate issues running here.**

**Firstly** the new homes target set by Government for West Sussex which I agree that we should support/insist that MSDC push back on – although I am less than optimistic about the chances of success. I am also concerned that neighbouring areas will not reach their targets and that they will be passported to us. I feel that we should continue to point out how unfair this would be – in the context that should MSDC reach their target through the virtue of the District Plan.

**Secondly**, my understanding is that there are no sites in the LPC area contained within the District Plan that is out for consultation. I feel that we should remind MSDC of the reasons why this is so – e.g no suitable sites available and that we have seen a growth year on year i.e. we have done our bit.

**Thirdly** – the actual content of the district plan

My comments are that the implementation of the policies during and post build need to be much more rigorous than they are now – there is insufficient content in the plan regarding how MSDC will monitor and enforce policy standards.

I would be looking for a public document issued each year regarding how many and how often sites are monitored. The perception is that they wait for residents to complain before acting.

Many of the new builds bear very little resemblance to the existing houses – some of these pre date the design guides – but future builds should resemble the local area in design and materials. Could we support this?

I am very keen to ensure that Dark Sky polices are implemented – could we say that we support this policy?

- Lastly can we raise the issue again of more houses putting a strain on local services? Can MSDC show how this will be addressed in future?

Given that Lindfield does not have many/ any Brownfield sites to develop- and provide the expected amount of needed houses would mean the loss of even more of our rural land. The pressure on the infrastructure of the village is immense. Schools are overcrowded and medical centres are stretched to breaking point. Parking is problematic & small village roads are struggling to cope with huge trucks and delivery vans.

Despite the valiant efforts of our rural & parish councils the character & concept of “Lindfield Village” is being totally eroded by all this development we are becoming a suburb of Haywards Heath.

I don't know how as a council we do it - but I take Gil Kennedy's point that LPC need take a stronger position on these issues and make our voice heard more clearly????

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Trevor makes some excellent suggestions by asking for more evidence, statistics and accountability of planning decisions taken by both WSDC & MSDC.

MSDC request responses to be submitted via their on line tool or using the Regulation 19 Publication Stage Representation Form which can be seen at **Appendix One** on pages 6-10. The form is quite concise and prescriptive, seeking specific references as to which paragraph / policy / policies map the representation relates to as well as whether the response considers than Plan to be Sound or Unsound in four aspects (1) Positively Prepared (2) Justified (3) Effective and (4) Consistent with National Policy and what changes are proposed to make it compliant. Members may, of course, choose to submit a response in a different format notwithstanding MSDC’s request.

The Lindfield Society has kindly provided LPC with its response to MSDC and this is shown at **Appendix Two** on Page 11.

**Budget**

None required.

**Way Forward**

Based on the feedback received, no comments have been raised as to the soundness of MSDC’s approach to the District Plan and therefore the soundness or otherwise of its approach from a ‘process’ perspective in fulfilling the requirements of the (current) National Planning Policy Framework.

In the circumstances, a narrative response outside of the online tool or representation form may be appropriate.

**Recommended Action**

1. .PTTC members to consider whether a response is required, and if so, the key messages to be conveyed. If required, the final wording to be drafted under the Delegated Authority following consultation with the Chair and Vice Chair of PTTC, to meet the Friday 23<sup>rd</sup> February response deadline.

**David Parsons**  
**Deputy Parish Clerk**

16<sup>th</sup> February 2024

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Report:	<b>10. Proposed development on Land at Scamps Hill</b>
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### Summary

PTTC to consider whether (and if so, how) to respond to the developer’s consultation on the proposed construction of 90 houses. This is not a formal consultation from MSDC as no planning application has been submitted.

### Background

On 19<sup>th</sup> January, Gladman provided LPC with Consultation documents relating to the proposed development of 90 house on land adjoining the Scrase Stream, within Lindfield Rural Parish, immediately behind the Enterprise Park where LPC’s office is located.

This was circulated to councillors and at PTTC Meeting on 30<sup>th</sup> January where it was agreed:

#### **145. Proposed development on Land at Scamps Hill**

145.1.1 Members **noted** the communication that had been received from Gladman Development Limited regarding their consultation. The issue will be added to the Committee Agenda for its next meeting (20<sup>th</sup> February), when it will consider whether it is appropriate to respond to the developer’s consultation or, to respond to any formal planning application validated by MSDC, alongside LRPC, in the usual way.

The consultation is being undertaken by the developer, presumably to allow it to consider responses, and allow it to incorporate these in any full planning application which may be forthcoming to MSDC.

### Current Position

The Parish Office has received several emails from residents objecting to the proposal. Responses to residents have highlighted that this is the developer’s rather than a formal Local Planning Authority consultation and that the Parish Council’s approach is usually to wait for the latter.

Further, that any responses are usually ‘led’ by the Parish Council in whose parish the site lies, in this case, Lindfield Rural Parish Council (LRPC), although LPC would reserve the right to respond in whatever way it felt appropriate. It is understood that LRPC have decided not to provide any response to the developer’s consultation.

### Budget

None required.

### Way Forward

The following options have been considered:-

1. Not to respond to the developer’s consultation, in line with previous practice and recognising the location of the site with Lindfield Rural Parish.
2. To respond in general terms (e.g. supporting or objecting to the principle of the development) without addressing any more detailed issues
3. To provide a detailed response to the principle and such details as are currently available.

**Lindfield Parish Council**

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**Recommended Action**

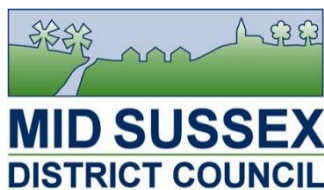
1. In the light of LRPC's decision, alongside general practice, Option 1 would appear appropriate.

**David Parsons**  
**Deputy Parish Clerk**

16<sup>th</sup> February 2024

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## Appendix One



### Mid Sussex District Plan 2021 – 2039 Submission Draft Document Publication Stage Representation Form

The District Council is seeking representations on the Submission Draft District Plan 2021 - 2039, which sets the strategic framework for development in Mid Sussex over the next 15 years.

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 District Plan is available to view at [www.midsussex.gov.uk/districtplan](http://www.midsussex.gov.uk/districtplan). Paper copies are available to view at the Council offices (see address below) and your local library and Help Points. A number of documents have been prepared to provide evidence for the District Plan and these can be viewed on the Council website following the above weblink.

**Please respond to Mid Sussex District Council by 23:59 on Friday 23<sup>rd</sup> February 2024**

#### How can I respond to this consultation?

**Online:** A secure e-form is available at <https://midsussex.inconsult.uk/districtplanreg19/>

**Post:** Mid Sussex District Council    **E-mail:** [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@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.



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.

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## Appendix One

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

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#### 1. Personal Details

#### 2. Agent's Details (if applicable)

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Respondent Ref. No. (if known)	<input type="text"/>	<input type="text"/>
On behalf of (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text"/>

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### Part B – Your Comments

You can find an explanation of the terms used in the guidance note<sup>1</sup>. Please fill this part of the form out for each representation you make.

**Name or Organisation:**

**3a. Does your comment relate to:**

District Plan 2021 - 2039	<input type="checkbox"/>	Sustainability Appraisal	<input type="checkbox"/>	Habitats Regulations Assessment	<input type="checkbox"/>
Community Involvement Plan	<input type="checkbox"/>	Equalities Impact Assessment	<input type="checkbox"/>	Draft Policies Maps	<input type="checkbox"/>

**3b. To which part does this representation relate?**

Paragraph  Policy  Policies Map

**4. Do you consider the District Plan 2021 - 2039 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 type="checkbox"/>
(3) Effective	<input type="checkbox"/>	<input type="checkbox"/>
(4) Consistent with national policy	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup> See FAQs (<https://midsussex.inconsult.uk/gf2.ti/-/1531298/193380805.1/PDF/-/FAQs.pdf>)



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**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 Mid Sussex District Plan 2021 – 2039 is not legally compliant or is unsound. Please be as precise as possible.

**7.** Please set out what change(s) you consider necessary to make the Mid Sussex District Plan 2021 – 2039 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 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:

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**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 District Plan is adopted

Signature:

Date:

**Thank you for taking time to respond to this consultation**

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## Appendix Two



35 Dukes Road  
Lindfield  
West Sussex  
RH16 2JQ  
Tel: 01444 482538  
e-mail: kennedy.gil@gmail.com

12 February 2024

### Mid Sussex District Plan, Regulation 19 Consultation

It is a cause for concern, given the changes both in national planning policy legislation and in MSDC's administration, that the Council's new leadership is not taking the opportunity of this review to bring housing targets down to a realistic level. We understand that the recent change to the NPPF making the "standard method" of assessing housing need "an advisory starting point" rather than obligatory (para 61) is not all it seems at first glance. The NPPF still sets the bar high for councils that wish to depart from earlier, centrally dictated targets.

We understand also that MSDC has taken legal advice on this point, but question whether the Council has probed sufficiently to find a way to free the district from increasingly unrealistic targets. What is needed is to insist on hearing precisely what conditions must be satisfied in order to depart from the standard method and then to build a case on that basis. Both the previous MSDC administration and the CPRE have analysed housing need and produced substantially lower numbers. We see no evidence that the current Council leadership has engaged with these studies.

It is worth recalling that during the current plan period, it took the council eight years (2014/15 – 2021/22) to meet the cumulative housing target based on 876 units per year. This was only done by relying on (one-off) large-scale development at Burgess Hill and by approving schemes elsewhere that would earlier have been refused. This surely demonstrates how unreasonable the original requirement was. Driving the target still higher to 1,090, and backdating it as planned to 2020/21, would immediately push the district back into deficit. Speculative developers will of course be able to exploit this by arguing that the Council is in default. We already have a would-be developer in Lindfield proposing to build on a site excluded from the District Plan. Others will be circling.


It is sometimes argued that an established District Plan, regardless of the housing target, is better than a wild west in which developers do as they please. But if the District Plan largely gives them what they want anyway, it simply becomes a wild west by another name. This is the danger we face in Mid Sussex. District policies supporting character and design, ecology, infrastructure, open spaces and recreation risk being swept away by more overdevelopment. The housing number is the linchpin of the District Plan, the critical element that will determine whether all other ambitions in the plan succeed or fail. We urge the Council to think again and reduce housing numbers to a realistic level.

Gil Kennedy  
Chairman

Encouraging the preservation and enhancement of the village  
[www.lindfieldsociety.org.uk](http://www.lindfieldsociety.org.uk)  
Charity No. 237439: Lindfield Preservation Society


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## Appendix Three




# HAVE YOUR SAY

A new housing development of approximately 90 new homes at Lindfield.




To view these proposals in more detail and provide your comments, please visit:


## www.your-views.co.uk/lindfieldscampshill




**Community Benefits**  
Housing for all




Public open space




Ecological enhancements



Thriving community



Economic benefits



Community footpaths

**Alternative ways to contact us**

Your Views Lindfield  
Gladman House  
Alexandria Way  
Cingleton, CW12 1LB

[your-views@your-views.co.uk](mailto:your-views@your-views.co.uk)  
(please use 'Lindfield' as the subject line)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the local Planning Authority a complete copy of all correspondence received (excluding any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.


**Our Vision**


Gladman is proposing a development of up to 90 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Mid Sussex District Council.





Site Boundary

**HAVE YOUR SAY**

[www.your-views.co.uk/lindfieldscampshill](http://www.your-views.co.uk/lindfieldscampshill)



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## Appendix Three



Gladman House  
Alexandria Way  
Congleton  
CW12 1LB

Lindfield Parish Council  
The Clock Tower House  
Lindfield Enterprise Park  
Lewes Road  
Lindfield  
RH16 2LH

Sent via email to [clerks@lindfieldparishcouncil.gov.uk](mailto:clerks@lindfieldparishcouncil.gov.uk)

19<sup>th</sup> January 2024

Dear Sir/Madam,

**Re: Proposed Residential Development on land at Scamps Hill, Lindfield.**

I write to advise that Gladman Developments Ltd shall shortly be consulting on a proposed development on the above site. Following consultation with key stakeholders and the local community, we propose to submit a planning application to Mid Sussex District Council.

We would value your input to our proposals on behalf of the community you represent, which currently include a development of approximately 90 houses including and the provision of areas of publicly accessible green space, tree and hedgerow planting, footpaths and a children's play area. The benefits of the proposal would include:

- Opportunity to create local construction jobs, and boost the local economy at a time when construction is at the heart of economic recovery;
- Market dwellings and a policy-compliant proportion of the site delivered as affordable homes for local people, to meet an identified need; and
- Informal and formal areas of public open space, equipped play area and blue infrastructure in the form of Sustainable Urban Drainage features (SuDS).

I enclose a copy of our public consultation leaflet that will be distributed to local residents who live in close proximity to the site within the next few days. There is also an opportunity to review and comment on our proposals via our dedicated consultation website and we would also encourage local residents to give feedback at <https://www.your-views.co.uk/lindfieldscampshill/>. We also welcome comments provided directly on through the other channels given on the leaflet.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or suggestions you may have on our proposals. This would help us explore



[www.gladman.co.uk](http://www.gladman.co.uk)



01260 288800



[land@gladman.co.uk](mailto:land@gladman.co.uk)

Gladman Developments Limited, VAT Registration No. 677 6792 63, Registration No. 3341567

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## Appendix Three

how our proposed scheme could be planned to respond positively to the needs of the community of Lindfield.

We appreciate that Lindfield Parish Council will have an interest in the area's future development, and we would welcome the opportunity to discuss our proposals. We are keen to understand what social, environmental or recreational benefits may be provided through the proposed development and would be pleased to hold a closed meeting or online video call (for example via Microsoft Teams) to explore this further. This offer is made on a without prejudice basis regarding any representations the Parish Council may wish to make in respect of any planning application we submit.

We look forward to hearing from you on any comments or questions you may have regarding our development proposals.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely,



Tom Scullion  
Graduate Planner

Lindfield Parish Council

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Report:	<b>12. Outstanding Action Points</b>
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Minute	Meeting date	Subject	Action Agreed	Responsibility	Due Date	Status	Date Completed	Comments
469 37.1	22/11/22 27/6/23	Neighbourhood Plan	no response was required to the updated plan. Further, that the Neighbourhood Plan should be reviewed, with the Deputy Parish Clerk seeking guidance from MSDC accordingly	Deputy Parish Clerk	22/12/22	Overdue		Overdue, need to seek new dates with LRPC Timing/outcome of MSDC Regulation 19 consultation may have a bearing
25.2	6/6/23	Conservation Area window treatment	Agreed to track applications and review accordingly	Deputy Parish Clerk		On Target		Tracking added to Planning Applications Index Plan review in due course
132.3	9/1/24	Lewes Road TRO	Review membership of Working Group	Deputy Parish Clerk	9/2/24	Not Started		Add to agenda for PTTC post LPC/WSCC Officer Meeting
132.4	9/1/24	Lewes Road TRO	Follow up LPC:WSCC Officer meeting at future PTTC meeting	Deputy Parish Clerk	9/2/24	In Course		Meeting arranged for 20/2/24
144.2	30/1/24	Lewes Road TRO	Publicise outcome on LPC Facebook site and in Lindfield Life	Deputy/Parish Clerk	1/3/24	On Target		FB published 13/2/23 LL article in draft