



Hurstpierpoint & Sayers Common Parish Council
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Village Centre
Trinity Road
Hurstpierpoint
West Sussex BN6 9UY

Mid Sussex District Plan Review – Reg 19 Informal Meeting

Thursday 11 January 2024 at 7.30pm, Village Centre

Present: Cllr Malcolm Llewellyn (Chairman) Cllr Michael Avery, Cllr Susan Dyke, Cllr David Evans, Cllr Mark Froud, Cllr Claire Majsaï, Cllr Duncan Ranger, Cllr Bob Sampson, Cllr Julia Shorrocks (via Teams), Cllr Annette Street and Cllr Lindsay Thompson. Sarah Groom (Clerk) and Dale Mayhew (Dowsett Mayhew Consultancy).

Apologies: Cllr Sarah Baldey and Cllr Helen Bedford. Not Present: Cllr Rodney Jackson.

1. The Chairman welcomed everyone to the informal meeting and thanked them for coming. Especially welcome was Dale Mayhew from “dowsetmayhew” planning consultants who had assisted the Parish Council in previous years and most recently with the District Plan Regulation 18 consultation response in December 2022.
2. Now that MSDC had announced the Reg 19 consultation phase was commencing on 12 January 2024 to 23 February 2024, the Parish Council had again asked Dale Mayhew to assist the Parish Council in discussing, formulating and submitting its representations in response to the Reg 19 consultation.
3. Dale had provided a letter dated 10 January 2024 that set out the key issues to be considered by the Parish Council at the meeting including a review of its previous Reg 18 submission, the key changes made by MSDC in the Plan from Reg 18 to Reg 19 and how the Plan will be considered by the Planning Inspector and the judgement they are required to make.
4. The councillors were asked to consider what their thoughts were on the content of the Reg 19 submissions, whether they wished to only send a written representations or also present them in person to the Planning Inspector and finally what the Parish Council wishes to include in its February 2024 Hurst Life article (with a copy deadline of 15 January) and subsequently on its website/Facebook page.
5. Dale reminded councillors of the three main priorities set by MSDC originally:
 - To avoid development in the High Weald AONB
 - To focus on urban development in the three town centres
 - To then focus on developing land around the three town centres (e.g. land west of Burgess Hill)
6. MSDC then added a fourth priority as it was not able to fulfil its housing requirement within the above areas, so it re-cast its selection criteria to allow growth/development in locations that had the potential to become sustainable communities e.g. Sayers Common.
7. At the Reg 19 stage, the Planning Inspector will consider whether the Plan is sound e.g. is it deliverable?
8. Potential policies areas that the Parish Council may wish to expand upon in its representations for Reg 19 were regarding:
 - Collaboration agreements to require site promoters/developers to work together to develop masterplans to ensure co-ordinated sustainable settlements.
 - Enforcing and naming strategic gaps was also important to the councillors.
 - More homes to be included in the town centres.

- Drainage and flooding issues in Sayers Common.
 - Transport issues. Poor active travel routes.
 - Bio-diversity net gain.
 - Affordable housing – catering for cradle to grave. 5 bed houses not needed. More single occupancy units needed.
 - Harm caused to Langton Lane Conservation Area by 90 new homes at Kemps?
 - Pressure on the High Street (already at breaking point) from more homes being built west of it, with people wanting to access Hassocks train station.
9. Dale reminded councillors that only MSDC read the Reg 18 comments but the Planning Inspector will read the Reg 19 representations so if agreed it is important to reiterate the comments made at the Reg 18 stage and build on them if necessary.
 10. MSDC had responded to some of the comments made by the Parish Council and amended some of the wording in policies and had clustered together the Sayers Common/Albourne sites.
 11. The Parish Council would hope that the Planning Inspector may at least provide more comfort by changing the language to ensure developers create a better masterplan and demonstrate to the Parish Council and residents that e.g. Sayers Common can be made sustainable especially in relation to drainage and flooding.
 12. The first draft of the Parish Council's Reg 19 submission will be presented to Council on 25 January for comments. Dale will submit bullet points to assist the drafting of the February Hurst Life article (deadline 15 January 2024). It was important to councillors that the Parish Council is able to help residents with their responses (if needed) by providing clear messages for them to take away and comment on independently.
 13. Members were happy that the contents of the meeting were not in any way confidential and could be shared with the public and local groups including Albourne Parish Council.
 14. It was agreed that for now, the Parish Council would indicate it wished to make both a written representation but also one in person, perhaps only on particular items, as could withdraw if it wished to at a later date.
-

Sarah Groom

From: Dale Mayhew <dale.mayhew@dowsettmayhew.com>
Sent: 12 January 2024 14:10
To: Sarah Groom
Subject: Proposed Scope of Representations in Response to the Regulation 19 Mid Sussex Local Plan

Caution: This email originated from outside of Hurstpierpoint & Sayers Common Parish Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sarah

I write further to the Parish Council meeting yesterday which discussed the prospective scope of representations to the Regulation 19 Mid Sussex District Plan.

I promised to write to summarise my understanding of the Council's required scope of the representations and seek your agreement to this. This email should be read in conjunction with my note of 10th January 2024.

From the discussions last night, I understand that Members wish for representations to the Regulation 19 Plan to address:

- **Local Housing Need** - The overall level of local housing need that should seek to be provided for within the Local Plan should be reduced given the changes in demographic projections published in 2018, together with a reduction in uplift applied due to the affordability adjustment;
- **Spatial Distribution of Housing within the High Weald** - The Plan should be modified to allocate additional development to settlements that fall within the AONB (beyond the quantum set out in the Plan) to deliver a more balanced distribution of housing across the district and enable growth in settlements in the AONB to help sustain and underpin their vitality and viability, without harm to landscape beauty;
- **Spatial Distribution and the Urban Focus of Development** - The Plan should be amended to place greater emphasis on the potential for urban renewal and redevelopment to contribute to housing supply to alleviate the pressure on the requirement for greenfield release of housing;
- **Spatial Distribution with a Focus of Development on the Three Main Towns of the District** - The Plan should be modified to distribute a larger proportion of required growth in and around the settlements of Haywards Heath and East Grinstead in order to deliver a more balanced level of growth to the district's existing main settlements and help balance the pressure on infrastructure across the district;
- **Spatial Distribution and the Proposed Allocations of Extensions to Smaller Existing Settlements** - The Plan envisages substantial housing development at Sayers Common on the basis that this would be accompanied by extensive infrastructure to improve the sustainability of the settlement. There is inadequate evidence that such infrastructure will be delivered in conjunction with the proposed level of housing growth. In the absence of this, the proposed development at Sayers Common would not be suitable for the scale of the proposed growth;
- **Coalescence** - The Plan contains a policy to prevent coalescence. This is supported in principle. However, the policy should be amended to identify local gaps that are to be protected from development. These identified gaps should include land between Hurstpierpoint and the surrounding settlements of Hassocks, Burgess Hill and Albourne, and between Sayers Common and Albourne;

- **Land to the West of Burgess Hill/North of Hurstpierpoint** - The proposed scale of development in this area should not be permitted without an accompanying Masterplan which details a satisfactory layout to include a significant landscape buffer along the southern and western edge of the development allocation and designation of land beyond this as part of a local gap allocation to protect the surrounding landscape character and identity of settlements;
- **Land at Sayers Common, in particular South of Reeds Lane** - The proposed scale of development envisaged at Sayers Common should not be permitted without an accompanying Masterplan and Infrastructure Delivery Plan. These should detail how development would be delivered in conjunction with a significant landscape buffer, in particular along the southern edge of the development area to preserve the local gap between Sayers Common and Albourne, and how required infrastructure will be delivered in a timely manner and at a scale that will meet the needs of existing and future residents. The proposed policy wording is not sufficiently robust. Residents of Sayers Common have experienced extensive problems with surface water flooding and foul drainage, and recent further development in the settlement has failed to address this. Resolution of such drainage should be compellingly evidenced as a pre-requisite to any further development in and around the village;
- **Land to the West of Kemps, Hurstpierpoint** - The proposed allocation of 90 dwellings on the site would be harmful to the character and the setting of the Langton Lane Conservation Area and the rural character and amenity of the site, including as experienced from local Public Rights of Way. The number of dwellings is excessive and the allocation should either be substantially reduced or removed from the Plan;
- **Housing Mix** - The Plan seeks for new housing development to provide a mix of type and size of properties to reflect current and future local housing need. It sets out a range of size of property (to be used as a starting point) which comprises between 25 - 35% of properties to be 1 or 2-bed; 42 - 45% of properties to be 3-bed; and 25 - 30% of properties to be 4+ bed. It is considered that this mix is an inappropriate balance towards larger properties and fails to meet the need for generally smaller dwellings, in particular to reflect the demographic of an ageing population and smaller household size.

I trust that this is an accurate summary of the requirements of the scope of the representations as discussed by Councillors yesterday. I would be grateful for your review and feedback. I will then prepare the representations and issue for your review.

I look forward to hearing from you, and if you have any queries, please do not hesitate to let me know.

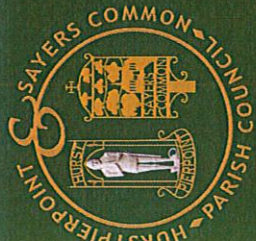
Kind Regards

Dale Mayhew
BA (Hons) BTP MRTPI
Director

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W: www.dowsettmayhew.com

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February 2023 | Parish Council News

Village Centre, Trinity Road, Hurstpierpoint, BN6 9UY
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www.hurstpierpoint-pc.gov.uk



We need you!

The Mid Sussex District Plan proposes to more than double the number of existing dwellings in the immediate area through the addition of nearly 4,000 new homes.

Mid Sussex District Council (MSDC) is currently reviewing the Mid Sussex District Plan that was adopted in March 2018. In accordance with legislation and national policy the Plan must be reviewed every five years and updated as necessary.

In December 2022 the Parish Council commented on the first draft of the revised District Plan published by MSDC and those comments can be found on our website and in the Hurst Life magazine article from December 2022.

This Plan if enacted will radically change the nature of our parish. We would urge all residents and interested local groups to take the time to respond before the deadline of 23rd February.

The MSDC website address is www.midsussex.inconsult.uk/districtplanreg19 where there is an online questionnaire, but you can also email: policyconsultation@midsussex.gov.uk or write to Planning Policy, Mid Sussex District Council, Oaklands, Oakland Road, Haywards Heath, West Sussex, RH16 1SS. You can also contact the Planning Policy Team by telephone on 01444 477053.

Comments may carry more weight if any criticism of aspects of the plan is accompanied by suggestions of positive alternatives.

More information on the detail of the Plan and the likely response from the Parish Council can be found below:

The Plan proposes two significant sites to be built on land north of Hurstpierpoint/West of Burgess Hill (please see Plan 1) and to the west of Reeds Lane in Sayers Common and Albourne (please see Plan 2). Combined, the new sites proposed contain 1350 and 2393 homes respectively.

Draft response from Parish Council

As this article goes to print, Parish Council is still considering its draft response which will cover key issues like transport, sustainability, and biodiversity and more specifically the following points:

- **Local Housing Need** – The overall level of local housing need that should seek to be provided for within the Local Plan should be reduced, given the changes in demographic projections published in 2018.
- **Spatial Distribution of Housing within the High Weald** – The Plan should be modified to allocate additional development to settlements that fall within the Area of Outstanding Natural Beauty (AONB), beyond the number set out in the Plan) to deliver a more balanced distribution of housing across the district and enable growth in settlements in the AONB to help sustain and underpin their vitality and viability, without harm to landscape beauty.
- **Spatial Distribution and the Urban Focus of Development** – The Plan should be amended to place greater emphasis on the potential for urban renewal and redevelopment to contribute to housing supply to alleviate the pressure on the requirement for building on greenfield sites.

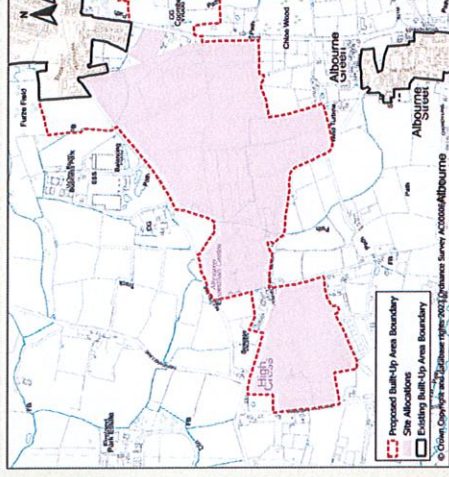
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- **Spatial Distribution and the Proposed Allocations of Extensions to Smaller Existing Settlements** – The Plan envisages substantial housing development at Sayers Common on the basis that this would be accompanied by extensive infrastructure to improve the sustainability of the settlement. There is inadequate evidence that such infrastructure will be delivered in conjunction with the proposed level of housing growth. In the absence of this, the proposed development at Sayers Common would not be suitable for the scale of the proposed growth.

- **Coalescence** – The Plan contains a policy to prevent coalescence. This is supported in principle. However, the policy should be amended to identify specific local gaps that are to be protected from development. These identified gaps should include land between Hurstpierpoint and the surrounding settlements of Hassocks, Burgess Hill and Albourne, and between Sayers Common and Albourne.

- **Land to the West of Burgess Hill/North of Hurstpierpoint** – The proposed scale of development in this area should not be permitted without an

It is also proposed to build 90 new homes at land west of Kempes, Hurstpierpoint (please see Plan 3).
Plan 3 – Land West of Kempes, Hurstpierpoint (DPA12)



MSDC has now announced the publication of its "submission draft" District Plan 2021-2039, as part of its second consultation stage running from 12th January to midnight on 23rd February. All relevant documents can be found on MSDC's webpage: www.midsussex.inconsult.uk/districtplanreg19

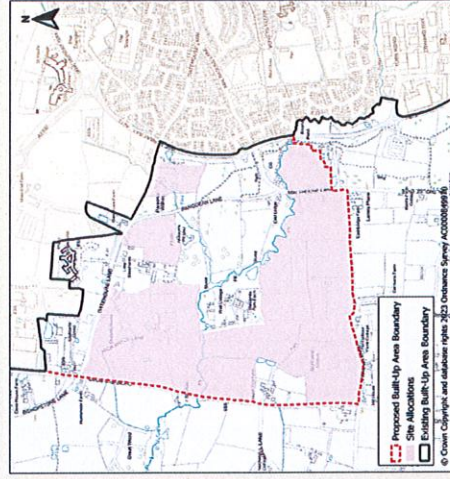
Although some amendments have been made to the Plan following the Parish Council's previous comments, very little has changed in the approach to spatial distribution of new developments, the number of new homes, the geographic locations, or the sites themselves.

The positive to take from the changes that have been made is the greater emphasis now placed on clustering together sites in the Sayers Common and Albourne area to ensure developments are subject to a more coordinated approach by developers.

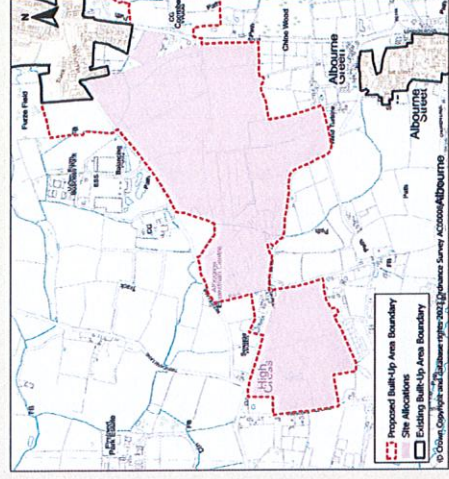
The Parish Council is likely to make many of the very same comments it made in December 2022 although at this stage the comments on the Plan should only be made having regard to whether the Plan is legally compliant, sound, and complies with a duty to co-operate with other local councils. Plans are considered sound if they are properly prepared, justified, effective and consistent with National Policy.

Although residents may have heard politicians talk of a new National Planning Policy Framework (NPPF) before Christmas, this is not set to come into effect until after the Mid Sussex District Plan Review is sent to the Planning Inspector for their judgement, so any relaxation of housing numbers will not apply to this Plan.

Plan 1 – Land West of Burgess Hill / North of Hurstpierpoint (DPSC1)



Plan 2 – Sayers Common Sites (Sites DPSC3-7)





Giles Turner

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Giles Turner APFS Chartered Adviser

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SJP approved 17/07/2023



Wassail event

On a lighter note, a great time was had by all at the Wassail on 13th January. The day began with a free indoor workshop led by Brighton Folk Choir leader Jo Burke (pictured), who explained the wassailing tradition and several songs ready for the evening. This fun and informal session then led to the actual event in the evening with singing to the old apple trees in the Millennium Garden and the new trees in the Heritage Orchard to encourage them to fruit. This ancient tradition also involved toast, cider, a Morris dance and lots of noise! It was a great event enjoyed by all and hopefully will become a village tradition.

accompanying Masterplan which details a satisfactory layout to include a significant landscape buffer along the southern and western edge of the development allocation and designation of land beyond this as part of a local gap allocation to protect the surrounding countryside.

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The Parish Council's final submission will be placed on our website: www.hurstpierpoint-pc.gov.uk

February 2024 Meeting Schedule

Please check Parish Council notice boards or our website to confirm the meeting date and location. Members of the public are welcome to attend, and all meetings commence at 7.30pm.

Thursday 8th	Community Engagement Committee	Village Centre
Thursday 22nd	Finance Governance & Estates Committee	Village Centre
Thursday 29th	Full Council	Village Centre