

News Update

New Inappropriate Application & Burgess Hill Neighbourhood Plan

In August 2013 we alerted everyone to an application to build a detached house in the rear garden of Farthings on the Keymer Road. That application was subsequently refused by the MSDC Planning Officer in September. However.....

URGENT ACTION IS ONCE AGAIN NEEDED

In the last two weeks the developer has submitted a new application which they state addresses the two reasons for refusal, however SOFLAG believes this proposal remains totally inappropriate and should be firmly opposed.

“Farthings”, Keymer Road

Developers have re-applied to build a 4 bedroom detached chalet house in the rear garden of “Farthings” on the Keymer Road just to the south of the Folders Lane roundabout. Once again SOFLAG believes this proposal should be opposed as it would be detrimental to the immediate area, be very overbearing to neighbouring properties as well as adding to the traffic congestion at the roundabout.

To oppose this application please use one of **three options**: directly online or emailing or writing to the Planning Officer, Mrs Sarah Sheath, quoting planning reference number **14/00807/FUL**

1. Online via the comments section of the application, using the link: <http://tinyurl.com/Farth2> (this is MSDC’s preferred method)
2. By emailing the case officer, Mrs Sarah Sheath at planningenquiries@midsussex.gov.uk **quoting the reference 14/00807/FUL**
3. By post to Mrs Sarah Sheath, Planning Services Division, Mid Sussex District Council, Oaklands Road, Haywards Heath, West Sussex RH16 1SS **quoting the reference 14/00807/FUL**

Please note all objections must be received by the 4th April.

Valid reasons you can give in your objection are listed below

- Farthings has been identified in policy H1 of the emerging Burgess Hill Neighbourhood Plan as a building of historic merit which should be protected against development.
- The development would not add to the overall quality of the area, so conflicting with Policies B1, B2, B3 and H3 of the Mid Sussex Local Plan (2004) and Paragraph 215 of the NPPF.

- Section 53 of the NPPF states that “Local Planning authorities should consider the case for setting out policies to resist inappropriate development to residential gardens, for example where development would cause harm to the local area.”
- The site at just 717 square yards is extremely narrow so any building would result in a cramped and over developed appearance constituting an incongruous and harmful form of development which fails to respond to the local character.
- The north facing upper story dormer windows will look directly into the bedrooms and rear garden of number 2 Folders Lane, there is no screening at this height.
- The bulk of the building will be very obtrusive to all neighbouring properties and will severely diminish their daylight.
- A similar plan for nearby Silver Birches was refused and dismissed on appeal where the inspector stated *the small contribution to the shortfall of housing land supply in the District was insufficient to offset the harm it would bring to the character and appearance of the area*, for the same reason this application should be similarly refused.

This type of application could happen to anyone who has a neighbouring property with even a modicum of space hence it is essential that we put a stop to this garden grabbing mentality that has blighted our area for so long.

Please note every member of the household should register individual objections as each of them will then be counted separately.

PLEASE – Act Now – Do not regret it later

BURGESS HILL NEIGHBOURHOOD PLAN

SOFLAG has received a request from the Town Council (BHTC) to draw to the attention of its supporters the Neighbourhood Plan for Burgess Hill and to ask them to provide feedback by completing the BHTC comment form.

The SOFLAG Committee has studied the plan carefully. We are pleased to report that it contains some wording which, if the plan is adopted, would assist the group’s aims in resisting inappropriate development in the greenfield land to the South of Folders Lane. This includes:

- *“The Neighbourhood Plan aims to protect the countryside to the west and south of Burgess Hill.”*
- *“Will help protect the separate identity of Burgess Hill by maintaining the Strategic Gaps between the town and Hurstpierpoint/Keymer/Hassocks to the south.”*
- *“Introduces a policy where Development in back gardens will generally not be supported.”*
- Folders Lane and Keymer Road are identified as being areas of townscape value where *“particular care will be taken into account when development/redevelopment proposals are considered.”*

As it is in all our interests that a plan be adopted we ask that you support it in principal using the BHTC comment form (for direct link, see below) adding any further comments you care to make. The comments form has six specific sections as follows:

- Town Centre
- Sustainable Neighbourhood for Communities
- Leisure and Recreation
- Green Infrastructure
- Heritage and Character
- Other Comments

The first five of these look for answers to three questions:

- Are these policies suitable for Burgess Hill? – our suggested answer is “yes”
- Have any specific issues been missed? – our suggested answer is “no”
- Are any changes required to those presented? – our suggested answer is “no”

However we also suggest that under the “other comments” section we highlight what we see as the one general policy omission in the Plan: that there are no proposals for long term traffic management for the town. We believe that existing/potential junction black spots should be identified and then be given some protection by adopting a policy that future developments either must not add to their congestion or the developers have to pay for measures to neutralise it. Of particular concern to SOFLAG are Hoadleys Roundabout and the mini-roundabout at the junction of Folders Lane and Keymer Road. These are already heavily congested at times and when the developments already approved are built it will only worsen. It would be useful if you would make this suggestion on the comment form in the ‘other comments’ section.

Also in order to strengthen protection against back garden development in areas of townscape value we also suggest that the statement on page 74 "*The Town Council will promote any improvements to these areas by encouraging development/redevelopment to be carried out in a sensitive manner*" be removed.

In order to strengthen protection of the greenfield land to the south of Folders Lane, you could also use the “other comments” section to request that the wording used in Page 9 of the Plan "*protect the separate identity of Burgess Hill by maintaining the Strategic Gaps between the town and Hurstpierpoint/ Keymer/Hassocks to the south*" be adopted as one of the Core Objectives CO12 as listed in Page 13 of the Plan.

Link to BHTC Website Neighbourhood Plan Page:

<http://www.burgesshill.gov.uk/neighbourhoodplan>

Link to Neighbourhood Plan Comments Form:

<http://www.burgesshill.gov.uk/PreSubmissionConsultationDraftPlan>

Finally, if any members of your family, friends or neighbours have not already done so, please encourage them to sign the petition on our website to show their support for protecting the land between Burgess Hill and the villages to the south.

ONCE AGAIN, THANK YOU FOR YOUR CONTINUED SUPPORT

South of Folders Lane Action Group