

Thursday 3rd October - Agenda



- 7:00pm Welcome / Housekeeping
- 7:05pm Update from WILD
- 7:45pm Open floor for Questions



Welcome and Introduction

- Thank you for coming !
- A reminder about WILD - we are members of this community (just like you) who are concerned about the excessive development of green fields and rural landscape proposed by our District Council

Tim Higginson

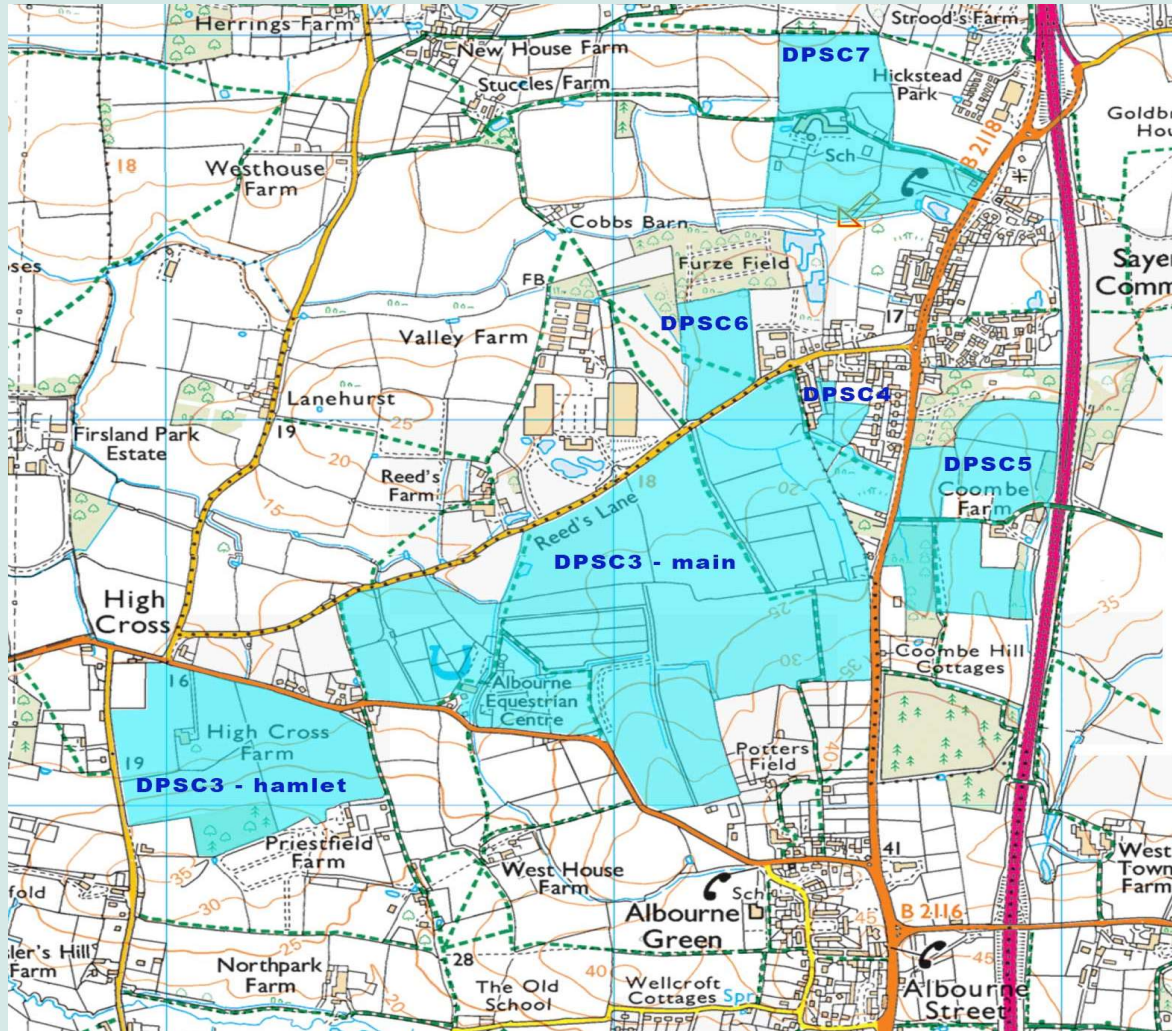
Jenny Gratton

Toby Waldock

Katie Waldock

Ann Higginson

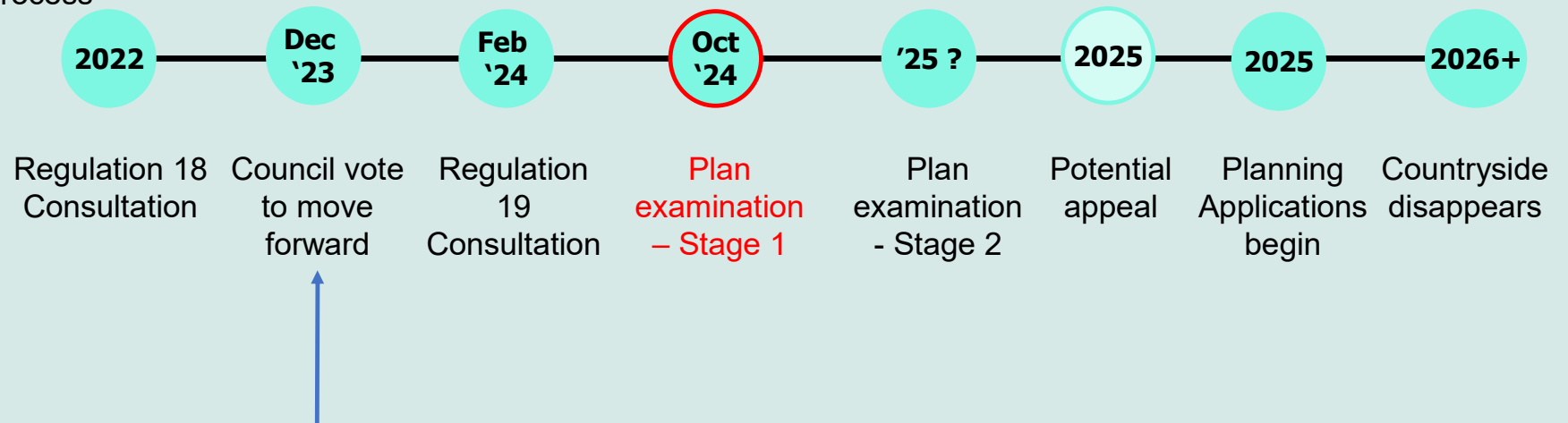
The Mid Sussex draft plan



The District Plan Process



Planning
Process



On December 13th 2023, Mid Sussex District Council (MSDC) voted to move to Reg 19 consultation (every councillor except 1 independent voted for this)



Planning Process since last meeting

- Mid Sussex consulted on the final draft of their District Plan in Jan/Feb this year (Regulation 19)
- On 8 July, 19 weeks later, after a long silence, the Plan was submitted to the Secretary of State
- We learned that 1,359 comments were made by 1,335 respondents.
- 554 comments related to the 'significant sites', including 388 about Albourne/Sayers Common, of which 384 said the site allocations were unsound
- The Council proposed a large number of minor changes to the Plan as a result. None came from a local resident...



Planning Inspector Examination

- The Secretary of State has appointed Miss Louise Nurser to examine the plan. You can find guidance she has published on the Council's website (Inspector's Documents)
- Miss Nurser has divided the examination into 2 stages
- In Stage 1 she will consider 'some fundamental issues that need testing'. This will take place in the two weeks beginning 22 October, sitting for three days (Tuesday-Thursday) each week
- WILD has submitted hearing statements for Stage 1 matters
- Stage 2 will be organised when Stage 1 has been successfully completed, and will 'consider the policies in the Plan in more detail' including e.g. Biodiversity



Examination – Stage 1

- Stage 1 will consider 6 'Matters' :
 - Legal and Procedural Requirements
 - Duty to Cooperate
 - Vision, Objectives and Spatial Strategy
 - Transport
 - Flood Risk
 - Housing
- The hearings calendar allocates one or more sessions to these topics
- You can follow the livestream, or attend in person at the Council's offices in Haywards Heath



WILD progress since Reg 19

1. We have commissioned 2 studies – one on Viability, one on Active Travel
2. We have engaged the services of a barrister from FTB Chambers
3. We have submitted four hearing statements
4. We will attend the Examination !







Examination – WILD focus areas

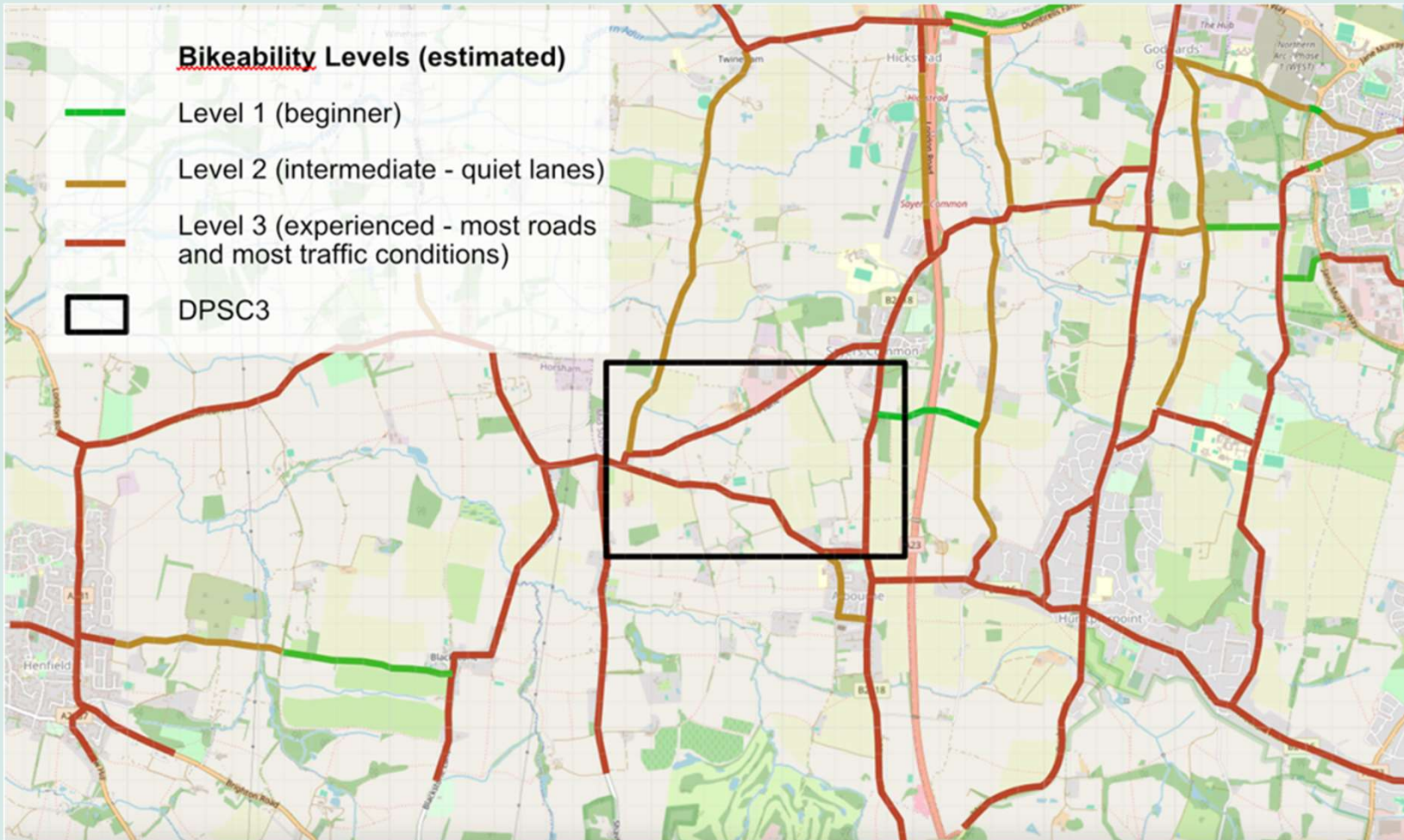
1. Legal & Procedural - Sustainability Appraisal (SA) is used to assess all reasonable strategic options. It used a flawed scoring methodology and applied it inconsistently; and it did not consider all reasonable alternative options
2. Vision, Objectives and Strategy - In the inspector's view, 'There is no explicit strategy within the Plan as submitted' and we agree. It is not possible for the Albourne and Sayers Common sites to be a 20-minute neighbourhood.
3. Transport – these issues were not considered at the earliest stages of plan making as they should have been, and the transport evidence is based on unsound assumptions
4. Flood risk - The flood risk assessments were produced too late to inform the Plan. Site reports for Sayers Common and Albourne say **there is no recent/current history of flooding and there is no record, ever, of any sewage problems !!**

Bikeability Levels



Bikeability Levels (estimated)

-  Level 1 (beginner)
-  Level 2 (intermediate - quiet lanes)
-  Level 3 (experienced - most roads and most traffic conditions)
-  DPSC3



The proposed cycle route is too long and not safe for the average user

2 safe cycle routes (Level 2) would cost £5.3m

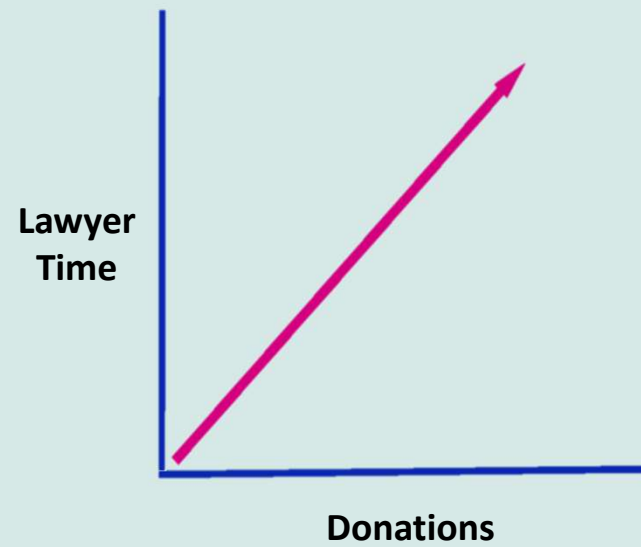
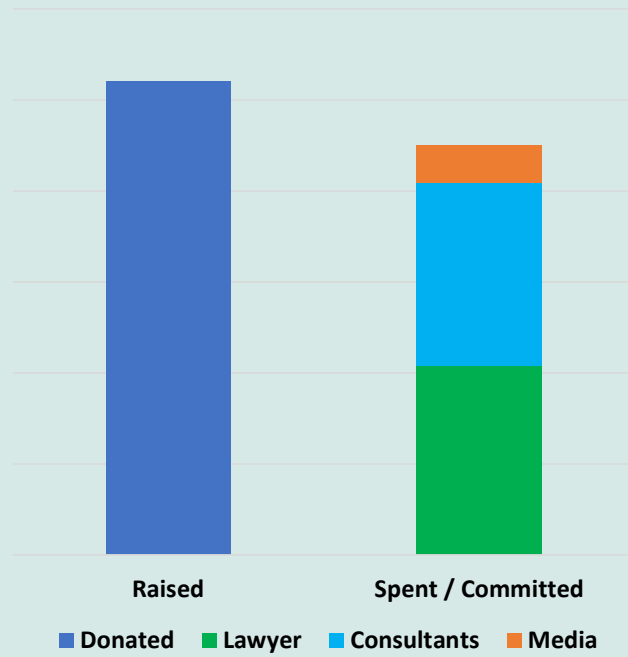


To recap our concerns are:

- Ours is a sacrifice that MSDC is prepared to make !!
- Our community has not been engaged properly
- Unacceptable impact to rural landscape and biodiversity
- Transport
- Merging of Sayers Common and Albourne (a 100m gap is not a gap)
- Infrastructure has not been properly costed – our report shows a £66m gap. This would mean loss of affordable housing and facilities, to protect profit margins
- Flooding continues to be an issue for our area



Use of funds





What can you do ?

- 1) SUBSCRIBE to our website www.wildasco.com to boost support for this cause
- 2) Follow the examination either in person or on livestream
- 3) Be prepared to DONATE for experts and legal advice as Examination moves to Stage 2 (which includes Biodiversity along with other matters)



** End of presentation **