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Sent: 26 September 2014 13:26  
To: Sue & Peter Reid

Thank you for your recent correspondence regarding the proposed Mayfield development. I have received many enquires on this issue and provide the following response to clarify the situation.

I would like to state that the County Council has not 'accepted' the developers' assessment of the potential transport impacts of the Mayfield proposal nor has it 'approved' any proposed transport solutions to mitigate the impacts of the development. I hope that the following explains the role of the County Council as the Local Transport Authority (LTA) and its current position in relation to the Mayfield development.

To underpin their case for a site allocation in a local plan, the promoter of the Mayfield development has been considering the deliverability of the development. This has involved the developers' transport consultants liaising with the County Council, as the LTA, about the potential impacts of the proposed development on the transport network and possible solutions to address identified issues.

As part of their work on the Mayfield proposal, the developers have requested access to the County Strategic Transport Model (CSTM) which the County Council has made available for use by the developers' consultants. The CSTM is used to examine the impacts of large-scale development on the transport network and the County Council accepts that it is a suitable tool to assess the impacts of proposed development. Therefore, as far as the County Council is aware, the CSTM has been used by the developers' transport consultants for an initial high level assessment of the transport impacts associated with a proposal for 10,000 dwellings and other land uses on the site.

One of the County Council's responsibilities, as the LTA, is to consider possible improvements to local transport infrastructure whenever new developments are proposed. To date, the County Council has not been presented with sufficient information about the potential impact of the Mayfield development to provide detailed advice about the acceptability of the proposal. In order to provide detailed advice, the County Council would require the developer to formally request pre-application advice on transport matters and for the developer to produce a transport assessment. Although the developers have been encouraged to request this advice, to date, they have not chosen to do so nor have they produced a transport assessment.

At this time, neither Horsham District Council nor Mid Sussex District Council, as the relevant local planning authorities, are proposing to allocate the Mayfield site for

development in their respective local plans. Accordingly, the site has not been considered as a possible option in either of the authorities' strategic transport studies which support the preparation of their local plans and which form a key part of their evidence bases. Therefore, the County Council has not had the opportunity to consider the potential cumulative impact of the Mayfield site alongside other developments proposed in the area and until a transport assessment is produced by the developer, the County Council cannot confirm whether or not the proposal would be acceptable on highway grounds.

The Highways Agency is the responsible highway authority for the trunk road network which includes the M23, A23 and A27. The Highways Agency would also need to carefully consider the detailed proposals put forward by the developer and, separately from the County Council, reach their own judgement on their acceptability. The County Council has not been party to discussions between the developer and the Highways Agency and, therefore, it is not aware of the outcome of these discussions.

If you wish to make comments on transport issues associated with the proposed Mayfield development and for these to be considered in decision-making, you should submit them to the relevant local planning authority (either Horsham or Mid Sussex District Council) in relation to the potential allocation of the site in their local plan or if a planning application is submitted to them by the developer.

Yours Sincerely

Pieter Montyn

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