

# **Mayfield Market Town Working Group (MMTWG)**

## **29<sup>th</sup> January 2019**

Attendees: Cllr. M. Batchelor, Cllr. W. Noel, Cllr C. Dixon

Apologies: Cllr. P. Williams

### **Meeting Minutes**

#### **MMTWG Terms of reference:**

- The terms of reference for the working groups were reviewed and signed by all attendees, attendees will retain their own signed copies and pass them to the Parish Council Clerk at the next meeting on 11<sup>th</sup> February.

#### **Predetermination:**

- The WG reviewed the email from Cllr R. Noel dated 16<sup>th</sup> January and agreed that this addresses the issue of predetermination – it is quite clear that Woodmancote Parish Council (WPC) cannot be held to be predetermined and as such WPC can adopt any desired stance with regards to the MMT strategic site.
- The email from Cllr R. Noel dated 22<sup>nd</sup> January, regarding the impact of local protest work with regards to previous strategic sites in the district, was discussed. The WG agreed that should the council wish to adopt a stance that opposes the MMT development then the council will need to support local residents in making their opinions heard. The council would also be able to publicly oppose the development.

#### **Local plan review:**

- Members reviewed Horsham District Council's (HDC) local plan, which was released as part of the committee papers for the cabinet meeting on 30<sup>th</sup> January. The papers, including the local plan, can be accessed here:  
<https://horsham.moderngov.co.uk/ieListDocuments.aspx?CId=132&MId=1668>
- The MMTWG members had the following comments on the draft plan:
  - The draft local plan refers to the strategic site at land north east of Henfield (SHELAA Reference: SA414) as "Land at Mayfield, North East of Henfield", there is no such place as Mayfield in Horsham District. The title of all the other strategic sites within the document simply refer to "land at [location of land]".
  - The site description is inaccurate; referring to the landscape beyond the site as countryside with the south western boundary being located close to Henfield – there is no mention of the proximity to Blackstone, a conservation area with a deep cultural heritage located near to the dark sky zone.
  - The assessment applied to transport for this site was unfavourable, with the potential for mitigation. The road network in the area consists of rural roads that are already struggling with the current volume of traffic. Burgess Hill and Hassock's railway stations will be hard for the additional traffic to access and the parking facilities at these stations are already inadequate. It is clearly not possible to mitigate the impact of additional traffic, even if a new road to the A23 were to be built by the developer.

- The developers claim of creating 7,000 new job through the provision of B1 and B8 uses were thought to spurious. Given the proposed transport infrastructure any reasonable person would find it highly implausible that a storage and distribution company (B8 unit) would find the location conducive to the success of their business. Equally the type of company that would occupy a B1 unit (offices, light industry and R&D) would find the inaccessibility of the site counterproductive and therefore would be highly unlikely to rent such units.
- A report on the potential impact of large-scale housing developments on the River Adur was submitted to HDC, by the IPG in the last quarter of 2019, which clearly demonstrated the site should be rated as red (very unfavourable impacts where impacts are unlikely/unable to be mitigated), not rated as a neutral impact as done so in the draft local plan.
- The fact that the proposed site is situated on a flood plain also raises the question as to the viability of replacing the electricity pylons on the site with underground cables. Replacement of pylons is known to be costly, given the additional complexities of doing so on a flood plain the MMTWG felt that is highly unlikely the developer would be able to deliver on such a commitment.
- The assessment of the strategic site at land north east of Henfield (and north of Blackstone) also contains a commitment from the developer to supply four new schools (early years, primary and secondary schools as well as SEND provision). The MMTWG highlighted that whilst a developer can construct the buildings it is the responsibility of the County Council to actually operate and run the schools. There is a major expense involved in this and without the commitment of WSCC to adopt and run these four sites this claim is without any real meaning and as such should be removed from the site assessment.
- The site assessment contains a commitment from the developer to construct a healthcare facility. Whilst the developer can construct such a building it is the responsibility of the Clinical Commissioning Group (CCG) to operate such a facility. Unless the developer can provide evidence of an agreement with the CCG to adopt such a facility this claim is without any real meaning and as such should be removed from the site assessment.
- With regards to biodiversity; given that the site is home to multiple red listed species we find it implausible that any developer can claim to be able to deliver a 10% net biodiversity gain by building 7,000 houses on the site.
- The deliverability of the strategic site is questionable. We are aware that many of the owners of the land within the strategic site are firmly against this proposed development. Many have stated that they will never sell their land for development. MMTWG believes this represents 30-50% of the total landmass of the whole strategic site as such there is no possibility of this development ever being delivered.
- **The MMTWG proposes that WPC votes on the following motion at the meeting on 11<sup>th</sup> February:**
  - **In recognition of the multiple issues identified in the Draft Local Plan, this motion proposes that Woodmancote Parish Council objects to the Mayfield Market Town proposal.**

- The MMTWG felt that WPC needs to submit a response the local plan covering the points highlighted above, Cllr Dixon agreed to draft a letter for review at the next WPC meeting on 11<sup>th</sup> February.

#### **Interparish Group (IPG) update**

- Cllr Dixon updated the MMTWG on plans that are being developed by the IPG for discussion that the next meeting on 6<sup>th</sup> February, these being:
  - The IPG proposes building a website to provide guidance to residents as to how to comment on the draft local plan and make their voices heard.
  - The website will be publicised through leaflets delivered to all houses, posters for notice boards and banners placed in each parish -should WPC adopt a position to oppose MMT it would need to contribute to the printing and distribution, the costs of this are yet to be determined.
- The MMTWG felt that whilst the activities the IPG are considering are good and worthy of support by WPC, the number of residents without internet access needs to be considered. It was therefore proposed that a number of surgeries are held where local residents can access face to face advice and support to enable their voices to be heard. Cllr Noel will look at possible dates for surgeries to held.
- Given the timing of the public consultation on the local plan (17<sup>th</sup> Feb-30<sup>th</sup> March) the MMTWG felt that it wouldn't be possible to seek WPC approval of all IPG proposed actions and expenditure within the confines of a monthly meeting. The idea of MMTWG being granted delegated authority and an assigned budget to enable a prompt response within the defined objectives of WPC was therefore discussed.
- **The MMTWG proposes that WPC votes on the following motions at the meeting on 11<sup>th</sup> February:**
  - **Woodmancote Parish Council agrees to publicise Horsham District Councils Draft Local Plan and aid the community in making their views known during the consultation period, by means of clinics and local media advertising.**
  - **To expedite the decision-making process, this motion proposes that the Mayfield Market Towns Working Group is granted delegated authority to make decisions that support the objection of the Mayfield Market Towns proposal.**
  - **To expedite the decision-making process, this motion proposes that the Mayfield Market Towns Working Group is granted spending powers up to £500.**

#### **TIMELINE FOR CONSULTATION WITH HDC LAND NORTH EAST OF HENFIELD**


29-Jan-20	MMT Working Group initial Meeting
05-Feb-20	Session at Henfield Hall- Parish Councillors
06-Feb-20	Inter Parish Group Meeting Albourne Village Hall 7pm
07-Feb-20	Meeting Henfield, Shermanbury and Woodmancote PC Chairmen and LAMBS representatives. The purpose of the meeting is for LAMBS to set out their plan to engage residents in the Horsham District Council consultation on the draft local plan
11-Feb-20	WPC Meeting
17-Feb-20	Consultation begins
25-Feb-20	Henfield Hall public meeting (8pm)
30-Mar-20	Consultation ends

**Meeting Actions:**

- Cllr. Dixon to draft meeting minutes and circulate to all meeting attendees to check for correctness prior to circulation to WPC councillors
- Cllr. Dixon to draft a letter to HDC outlining comments on the draft local plan, for consideration at the next WPC meeting on 11<sup>th</sup> February
- Cllr. Batchelor to draft motions for the next WPC meeting on 11<sup>th</sup> February (action completed; motions contained within this document)
- Cllr. Batchelor to determine the number of potential sites banners could be located in the parish
- Cllr. Noel to develop timeline overview of the local plan process (action completed; timeline contained in this document)
- Cllr. Noel to look at possible dates for surgeries to held

Date of next MMTWG to be set once the position of WPC is known.

**Meeting closed**



FAO: NAME  
Horsham District Council  
Chart Way,  
Horsham  
RH12 1RL

Dear NAME

**Re: Horsham District Local Plan**

We are writing in connection to the draft Horsham District Local Plan which was released as part of the cabinet papers for the meeting on 30<sup>th</sup> January.

The draft local plan contains a number of factual inaccuracies and has reached conclusions that do not appear to be based upon solid information. These comments relate largely to the strategic site located partially within the Woodmancote parish. It would be helpful to have access to the assessments and documentation used by HDC to arrive at the conclusions contained within the local plan, we would be grateful if you can advise when these will be available.

The draft local plan refers to the strategic site at land north east of Henfield (SHELAA Reference: SA414) as "Land at Mayfield, North East of Henfield", which is inaccurate and misleading. There is no such place as Mayfield in Horsham District, as such the site name that has been applied in the draft local plan is misleading. The title of all the other strategic sites within the document simply refer to "land at [location of land]", to label this site as Mayfield not only infers a degree of acceptance to the developer's proposals, it also misleads the reader and does not acknowledge the fact that this a green field site.

The site description is inaccurate; referring to the landscape beyond the site as countryside with the south western boundary being located close to Henfield. The hamlet of Blackstone, part of Woodmancote Parish, is located extremely close to the southern boundary of the proposed site. Blackstone has a strong cultural heritage, has a dwelling named in the doomsday book, which was completed in 1086, contains at least 5 listed buildings and the vast majority of Blackstone is a designated conservation area. Blackstone already has a significant issue with traffic using it as a cut through route to and from the A281 to the B2116 which would be exponentially increased should development take place at proposed site to the north. Additional traffic, and the emissions that it would bring, would destroy the heritage of Blackstone and have a devastating impact on its historical rural character, not to

mention the risk of in the longer term of the historical and new settlements coalescing. To omit the proximity of Blackstone to the proposed development site is to omit a vital detail from the document that misleads the reader as to the impact development of this site would have upon the cultural heritage of Blackstone and as such is unacceptable. Blackstone is only six miles from Devils Dyke, awarded Dark Sky Status and a large-scale development would result in significant light pollution. The omission to consider Blackstone as part of the assessment of strategic site suitability may also explain why the site has been rated as having a neutral impact with respect to archaeology/heritage. Anyone who has visited the southern part of the site and Blackstone would see that development at this site would have a very negative impact on heritage and which would be unlikely to be mitigated given the current and proposed transport infrastructure in the area.

We are appalled to see the assessment applied to transport for this site was unfavourable, with the potential for mitigation. The road network in the area consists of rural roads that are already struggling with the current volume of traffic. As noted in the assessment of the site, there are no A roads within the vicinity. The rural location of the site means that cycling to the key employment areas of Crawley, Gatwick and Brighton is quite simply not possible. The public transport in the area has been in decline for some time and has limited operating hours, as such it is not a viable option for commuters. As such residents of any development will have to use cars for transportation, not to mention the number of delivery vans that online shopping will generate for 7,000 houses. The nearest railway stations to the site are located in Mid Sussex at Hassocks and Burgess Hill. To reach Hassocks station a 9km drive through the rural villages of Albourne and Hustpierpoint is required, with Hurstpierpoint already representing a significant bottle neck and unable to support any increase in traffic volume. It should also be noted that parking facilities at both Hassocks and Burgess Hill stations are already over capacity and therefore these stations would not be able to support the increase in use that would be required should this development proceed. I note the impact on air quality has also been raised in the site assessment. For these reasons it is clearly not possible to mitigate the impact of additional traffic, even if a new road to the A23 were to be built by the developer, as such this should be rated as unfavourable, with impacts unlikely to be mitigated.

The subject of transport infrastructure should of course be taken into consideration when reviewing the developers claim of creating 7,000 new job through the provision of B1 and B8 uses. Whilst the developer could of course build B1 and B8 units they can make no claim in terms of attracting businesses to occupy these spaces and thus create jobs. Given the proposed transport infrastructure any reasonable person would find it highly implausible that a storage and distribution company (B8 unit) would find the location conducive to the success of their business. Equally the type of company that would occupy a B1 unit (offices, light industry and R&D) would find the inaccessibility of the site counterproductive and therefore would be highly unlikely to rent such units. The additional volume of traffic on the rural road network would of course also have a negative impact on existing businesses in the locality. We believe these points should be taken into consideration when rating the economic attractiveness of this strategic site, and as such the impact would be unfavourable.

The proposed site contains three water courses including the River Adur (which is tidal up to Shermanbury), it is on a flood plain and virtually all on clay which floods in the winter. Indeed,

the site has recently been subject to extensive flooding as evidenced by a recent article in the County Times. Flooding that takes place in the upper catchment area (Adur East and West Branches from Henfield / Shermanbury to Burgess Hill), sees a significant amount of water held within the associated floodplains but also within many areas of surrounding land which is not recorded or referenced by computer modelled flood maps and is therefore overlooked by local authorities. Local people are only too aware of the flooding that takes place with flooding, in the Lower Adur catchment as far as Albourne on the Adur East Branch. Roads are flooding with increased frequency and whilst only water entering a property is considered in terms of flood defence erection, the disruption to local travel and risk to people's health should not be overlooked by events outside of people's properties. The A281 road often floods at Mock Bridge Shermanbury, as does the A2037 at Woods Mill, the B2116 from Henfield and the roads eastwards to the A23 through Wineham and Albourne roads. Any attempt to mitigate the flood risk through the use of techniques such as the use of SUDS will not work when placed in areas of high soil moisture and groundwater conditions (such as the proposed strategic site) as there will be limited capacity to contain the necessary amount of flood water. Given the increased volume of water outflow that 7,000 houses will create, the existing extensive flooding, the site being located on flood plains, the downstream flooding impact of the site and the inability of SUDS to address these issues we believe the flooding/drainage impact has been incorrectly rated. A report on the potential impact of large-scale housing developments on the River Adur was submitted to HDC, by the IPG in the last quarter of 2019, which clearly demonstrated the site should be rated as red (very unfavourable impacts where impacts are unlikely/unable to be mitigated).

The fact that the proposed site is situated on a flood plain also raises the question as to the viability of replacing the electricity pylons on the site with underground cables. Replacement of pylons is known to be costly, given the additional complexities of doing so on a flood plain it is felt that is highly unlikely the developer would be able to deliver on such a commitment. It is highly unlikely that this would be economically viable. We request that evidence as to the costs and economic viability of this part of the proposal are considered before the inclusion of this element in the decision-making process.

The assessment of the strategic site at land north east of Henfield (and north of Blackstone) also contains a commitment from the developer to supply four new schools (early years, primary and secondary schools as well as SEND provision). We highlight that whilst a developer can construct the buildings it is the responsibility of the County Council to actually operate and run the schools and clearly, there is a major expense involved in this. Equally the mere possibility of a link to Plumpton College is spurious unless the developer can provide evidence of a commitment from the college to run these offered schools. Without the commitment of WSCC or Plumpton college to adopt and run these four sites this claim is without any real meaning and as such should be removed from the site assessment.

The assessment of the strategic site at land north east of Henfield (and north of Blackstone) also contains a commitment from the developer to construct a healthcare facility. Again, whilst the developer can construct such a building it is the responsibility of the Clinical Commissioning Group (CCG) to operate such a facility. Unless the developer can provide evidence of an agreement with the CCG to adopt such a facility this claim is without any real meaning and as such should be removed from the site assessment.

With regards to biodiversity; given that the site is home to multiple red listed species we find it implausible that any developer can claim to be able to deliver a 10% net biodiversity gain by building 7,000 houses on the site. Whilst we appreciate that is this a stipulation that Horsham District Council has for all strategic sites without any substance to back up these claims from the developer such a commitment is meaningless. The mere offer not to build upon ancient woodlands (development of which would not be permitted anyway) and the laughable claim to leave all hedgerows in situ does not constitute a viable plan to achieve such an ambitious target. As such this claim from the developer should be discounted.

Finally, the deliverability of the strategic site is questionable. We are aware that many of the owners of the land within the strategic site are firmly against this proposed development. Many have stated that they will never sell their land for development. We believe this represents 30-50% of the total landmass of the whole strategic site as such there is no possibility of this development ever being delivered to anywhere near the proposed vision of the developer. This site should be discounted by Horsham District Council on these grounds alone, let alone all the points made above.

We would be grateful if Horsham District Council can inform us where we can access the specific evidence used on all of the topics covered in the strategic assessment, as clearly there are some significant gaps between the assessment of the site in the local plan versus the knowledge of the local population. Woodmancote Parish Council firmly objects to this strategic site and we ask that Horsham District Council rejects this site immediately.

Your sincerely

Craig Dixon  
Chairman  
On behalf of Woodmancote Parish Council



## Suggested Banner

Simple and eye catching and most importantly readable when driving.

Parish Councils Say

**NO**

*SUGGESTED BANNER*

7,000 new houses here

Have Your Say Now

 [www.interparishgroup.org.uk](http://www.interparishgroup.org.uk)

Suggested A2 Sign/ A3 poster

Included reference to Mayfield's and gives the deadline date

Parish Councils Say

**NO**

7,000 new  
houses  
Mayfield Market Towns

Have your say  
Before 31/3/20

Find more information at  
[www.interparishgroup.org.uk](http://www.interparishgroup.org.uk)

 The IPG represents the following Parish Councils: Albourne, Ashurst, Bolney, Bramber, Cowfold, Fulking, Hassocks, Henfield, Hurstpierpoint and Sayers Common, Newtimber, Poyning, Pyecombe, Shermanbury, Twineham, Upper Beeding, West Grinstead and Woodmancote

Parish Councils say

Suggested Flyer



7,000 new houses  
Mayfield Market Towns  
This Affects **YOU**  
Don't Miss Your Chance..... Act Now!

Real Threat  
to our way of life from new Local Plan

### Why?

- **Unsustainable.** The proposed site is open countryside in **Shermanbury, Woodmancote and Henfield** and has inadequate infrastructure for a development of this size, no bus service and no train station. This means up to 14,000 extra cars commuting on our small local roads. The nearest railway station is 9km away at **Hassocks**, meaning huge increases in traffic through **Albourne, Hurstpierpoint, Twineham** and **Hassocks**. Anyone travelling to Horsham or trying to access the A24 will have to drive through **Cowfold, West Grinstead** and **Partridge Green**. Or through **Bolney, Sayers Common, Twineham and Albourne** to access the A23 and A272.
- **Undeliverable.** Mayfield Market Towns Ltd do not own over 35% of the land shown on their plans. So it is impossible for them to deliver their targets, or deliver the promised facilities of the purported "Market Town". This site should not be part of the HDC Local Plan.

- **Goodbye Henfield.** Mayfield's plan to create new retail spaces means trade would be diverted from **Henfield High Street** and key tourist destinations, devastating the local economy. Mayfield's plan for new leisure facilities will turn **Henfield** into a dormitory village.
- **Loss of Countryside.** Local people will lose access to a large area of open countryside criss-crossed by bridleways, footpaths and tracks with walks enjoyed by all and home to listed wildlife species. This will be replaced by 7,000 houses and Mayfield's "green space & bio diversity".
- **Flooding Risk**
  - Mayfield's proposed site is crossed by three water courses including the River Adur, it is on a flood plain and virtually all on clay which floods in the winter. Flooding and subsidence are higher risks here.
  - South of the site already suffers severe flooding on a regularly (as recently December 2019) **Mockbridge, Henfield, Upper Beeding, Steyning and Bramber** will now be at greater risk from run off from 7,000 houses and all the associated hard surfacing – roads, drives, patios etc.

## HAVE YOUR SAY BEFORE IT'S TOO LATE!

Find more information about your Parish Council's objections to a New Town in the heart of our countryside at [www.interparishgroup.org.uk](http://www.interparishgroup.org.uk)

**Deadline for comments : 31st March 2020**

Every response counts... every family member can send one in separately.

[www.horsham.gov.uk/localplanreview](http://www.horsham.gov.uk/localplanreview)

Or write to : Horsham District Council Planning Department, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

## Costs

	Order Quantity		
Flyers – A5 double sided	10,000 * Maybe able to negotiate lower price for higher volume	Next day delivery £89.99 – 89p for 100	3 day delivery £85.99 – 85p for 100
A3 posters	100	Next day delivery £22.95	3 day delivery £21.80
A3 signs on corrugated plastic	50	1 day delivery £75.73 – £1.51 each	3 day delivery £168.35 - £1.36 each
A2 signs on corrugated plastic	50	1 day delivery £162.47 - £3.24 each	3 day delivery £154.35 - £3.08 each
Vinyl Banner 1m x 2m	10	2 day delivery £360.00 – £36 each	6 day delivery £325.53 - £32.50 each

**HORSHAM ASSOCIATION OF LOCAL COUNCILS**  
c/o 78 Macleod Road, Horsham, West Sussex RH13 5JQ  
Tel: 07817 289540 Email:horshamalc@gmail.com

03 February 2020

Councillor Ray Dawe, Leader of the Council  
Councillor Claire Vickers, Chair of Planning and Development Policy Advisory Group  
Horsham District Council  
Parkside  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

Dear Councillors Dawe and Vickers

**Horsham District Council's New Allocation of Houses from Central Government**

HALC represents 31 of the 32 Parish and all three Neighbourhood Councils in the Horsham District area with a total population of approximately 142,000. Many of these Councils and their residents are expressing growing concern about the increased number of houses that Horsham District Council is being required to build by Government. This concern has intensified through the knowledge that current developers are having difficulty selling the houses already built and that developers, such as the one at Highwood, have stopped building because the houses are not selling.

In view of this rising disquiet in the District, HALC is writing to ask Horsham District Council to challenge the Government over the number of houses it is being required to build in the forthcoming years and to ask Government for a significant reduction in the allocated numbers of houses.

HALC looks forward to a positive reply.

Yours sincerely

**HORSHAM ASSOCIATION OF LOCAL COUNCILS**

Beverley Bell FSLCC MIET IEng  
**Secretary to HALC**

**Copy to:**

Jeremy Quin MP, Horsham  
Andrew Griffith MP, Arundel and South Downs

6 January 2020

Dear Sir/Madam,

**Publication of the Soft Sand Review of the West Sussex Joint Minerals Local Plan (Regulation 19)**

In partnership, West Sussex County Council and the South Downs National Park Authority have prepared a Proposed Submission Draft Soft Sand Review of the Joint Minerals Local Plan, as required by Policy M2 of the adopted Plan.

The responses received to the "Soft Sand Review – Issues & Options Consultation (Reg.18)" during early 2019, as well as further technical work, have informed the preparation of the Proposed Submission Draft Soft Sand Review.

The Proposed Submission Draft Review addresses the three key issues identified on the issue of soft sand supply:

1. the amount of soft sand that needs to be planned for;
2. strategy options for soft sand supply; and
3. potential sites and site selection.

The Soft Sand Review is being published prior to its submission to the Secretary of State to allow representations to be made on its 'soundness' and legal and procedural compliance. Representations can be made up until **11.59pm on Monday 2 March 2020**.

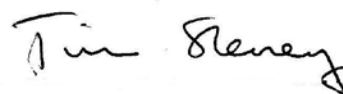
Following this representations period, the review, its supporting evidence base, and the representations received will be considered by a Government-appointed Planning Inspector, at an examination-in-public to be held in summer 2020. If the review is considered to be 'sound', the proposed changes will be adopted by both Authorities, and incorporated into the Joint Minerals Local Plan.

Accompanying this letter is a 'Statement of Representation Procedures' which sets out details of the representations period and where documents can be obtained, including Representation Forms and Guidance Notes on how representations are to be made.

Yours sincerely,



Mike Elkington  
Head of Planning Services  
West Sussex County Council



Tim Slaney  
Director of Planning  
South Downs National Park Authority



Mayfield Market Town Ltd.

From: [REDACTED]  
Sent: Mon, 13 Jan, 2020 at 14:32  
To: clerk@woodmancoteparishcouncil.gov.uk  
Cc: [REDACTED]

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Dear Leanne

Please find below a letter that should have been sent out before Christmas. I hope that this is not now too late.

Anthony Slingsby



25 November 2019

Dear Leanne Bannister,

Thank you for writing to me as a Woodmancote resident. Although our postcode places us in Albourne Mid-Sussex postal district we are situated on the Woomancote Horsham District side of the Lane

Whilst I agree that there is a national and local need for housing and that HDC are bound to consider every proposal put to them the strategic site proposed by Mayfield Market Town is an extraordinarily misconceived and inappropriate proposal and should in our view be rejected at every stage. Although we are only on the edges of the proposed development our home is at the same level and is currently saturated by rain and has already been so continuously in the past few weeks. We have had water lapping at our front door and flooding our garden, garage and driveways on three occasions in the past 3 weeks.

Whilst Blackstone village hamlet is on raised ground we are 1/2 mile outside the village on lower ground closer to the river and sewerage station on Culvers Brook and constantly risk flooding.

Our lane is already used by some limited commuter in addition to local traffic and understandably farm vehicles often have to use the verges to allow this traffic to pass. I have to maintain and create culverts on the lane around my property to prevent flooding but these are soon blocked by the effect of heavy vehicles such as farm traffic and larger cars such as Land and Range Rovers, SUV's etc. requiring me to repair culverts on a regular basis to prevent worse flooding to our home.

Run-off from the surrounding unploughed fields increases the extent of water and mud flowing and the quantity and frequency of rainfall seems to be increasing annually. Development of land in the area is only bound to increase the likelihood of flooding to surrounding property. We are mercifully spared from local sewage overspill but it is clear that the streams locally have difficulty coping with rainwater let alone what would be created by several thousand homes and tens of thousands of additional inhabitants in the area.

To seek to build a town in the middle of one of the wettest areas in or adjacent to our parish is inconceivable to anyone living here. I can see no merit in the specious arguments put forward by the Mayfield Market Town and the project can only realistically be categorised as a land grab by financial spivs who can have no regard for what actually goes on in an area like ours or for its inhabitants whether human or wildlife in this beautifully rich, varied and unspoilt agricultural environment. - existing industrial estates along the B2117 apart.

Please oppose any further development along the B2117 Henfield/Albourne Road and surrounding area especially the huge number of homes that have been proposed to be built without any supporting infrastructure being present or being planned by these unscrupulous outside developers. I anticipate that the Mayfield developers sole aim is to obtain planning permissions then sell these options on for a profit with no intention of adhering to or being responsible for any promises made to planners or the local community. They have already been shown to be dishonest and deceitful in their public pledges and publicity documentation

We would have no objection to reasonable development of much smaller pockets of housing to meet real local need and demand in areas locally supported by appropriate infrastructure but nothing of the scale proposed which would be totally inappropriate to the area.

Yours faithfully

Anthony and Linda Slingsby





**FROM LEANNE: SUGGESTED RESPONSES IN RED**

**To all town and parish councils in Sussex & Surrey**

**Survey 2020**

Member councils will be aware that at its November meeting the SSALC Board commissioned a Strategy Review to take place during 2020 examining all aspects of the work of SSALC.

The first stage was the training survey completed by many of our member councils providing helpful guidance for that part of the Review, the results of which were published in November.

In order to assist with other SSALC activities it would be most helpful if you could complete this survey, the questions posed relate directly to the Review and will provide guidance and direction to the SSALC Board in determining future strategy. May I request that the form is returned to me no later than Friday 28<sup>th</sup> February.

Thank you in advance for your assistance.

Trevor Leggo, CEO, SSALC, January 2020

- 1. Do you find access to staff in the SSALC office easily available by phone or email ?**

**Yes**

**No**

**Any comments or suggestions you might have**

- 2. Do all your councillors have access to the SSALC website using the password provided annually to your Council ?**

**Yes**

**No**

**If you have answered 'No' please provide a reason**

—

- 3. A Newsletter is published, normally on a weekly basis. Do you find it useful ?**

**Yes**

**No**

**Any comments or suggestions regarding its content or availability**

4. SS ALC provides access to professional advice, ie legal, finance or HR on a discounted fee basis, do you find this service of value, have you used it recently or what would you like to see provided differently ? Your comments on this will be particularly useful in the forthcoming exercise to 'market test'.

## Comments or suggestions

5. SSALC provides modest financial support for the District Associations in Sussex; some DALCs are better supported than others and it would be most helpful to understand why this is; it could be content, location of meetings or some other set of reasons but DALCs exist for the benefit of member councils. [ **Sussex councils only** ]

**Does your Council attend its DALC meeting ?**      **Yes**      **No**

**Do you receive feedback from Sussex ALC Directors who attend the DALCs ?**

**Yes** **No**

### What do you think might be done to improve attendance ?

**Comments :**

- 6. In future to create capacity, it might be advantageous for local councils to cluster together for a purpose, each would still retain its sovereignty as an individual council but share resources as appropriate. Can you foresee your Council going down this path in the next 4 years ?**

Yes No

**Comments : Unknown**

- 7. Part of the Review will look at SSALC staffing and whether we are equipped with the skills and experience needed to meet the requirements of our members; for example we do not currently have expertise in availability of grants or climate change. Are these areas where you believe your Council would benefit if such expertise was available through SSALC ?**

**Yes** **No**

Comments;

8. In Sussex there is significant engagement with Sussex Police and the PCC leading to all local councils having the opportunity for direct contact with the Chief Constable every 6 months and involvement in the PCC's Focus Groups. Do you believe this helps your community's perception of policing and offers reassurance ? [ **Sussex councils only** ]

Yes

**No**

Comments : **The community is reassured by a visual police presence on a regular basis.**

9. Part of the Review will examine the structure of SSALC subscriptions; a suggestion from the Board is to offer a three year deal with a fixed level of subscription over that period; is that something of interest to your Council ? You may have an alternative suggestion for the Board to consider.

Interest in a 3 year deal

Yes



**No**

Comments or alternative idea

10. Thank you for taking the time to complete this survey, we are most grateful and please feel free to add any other thoughts you might have in the space below.

Additional comments or suggestions :

Name of Council

Completed by

Chairman

Clerk

14.1.20.

Dear Mrs. Bannister,

Re: Mayfield Market Town.

Thank you for your informative information re. this new town, received Nov. 2019, asking for local opinions.

The project is ambitious, but if built sympathetically, with regard to the beautiful countryside, I think a new market town would be a good idea and beneficial to many who need a home and beneficial to local tradespeople, trying to make a healthy living.

Regards,

V. Howes.