

Plans released for new Sussex town

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A developer has put to the district council its controversial proposals for a new Sussex town of 10,000 homes near Henfield.

Mayfield Market Towns' 64 page representation document outlines a development that will be split equally between the districts of Horsham and Mid Sussex, with 5,000 dwellings in each.

Of these, 3,000 homes will be 'affordable units' and it states that 'a standalone settlement in Horsham of 5,000 dwellings could also be provided'.

INFRASTRUCTURE

A strategic agreement has been reached on infrastructure provision to service a development of up to 10,000 homes.

The reports states that in consultation with West Sussex

County Council, Mayfield has 'designed education proposals to meet their requirements, and are awaiting responses on the range on other services' controlled by the council.

Mayfield has also made proposals for 'doctors' surgeries, clinics and medical facilities in consultation with the two Clinical Commissioning Groups that operate in the proposed area'.

TRANSPORT

The report states that it is agreed by West Sussex County Council and the Highways Agency that 'the correct modelling assessment has been carried out and proposals are shown and are agreed for how the development will relate to the A23 and to other major roads in the area'.

A new junction at Albourne and a closure of the Sayers Common junction would benefit 4,000 homes. Up to 10,000 homes would require modifications to the Hickstead junction, which would include a park and ride to be developed.



Land at Twineham where a new 10,000-home town could be built

COMPLAINTS WITH COUNCIL

Mayfield stated that Horsham District Council (HDC) 'does not have a full and proper understanding of the full objectively assessed need of the Housing Market Area'.

Concern was raised by Mayfield about HDC's 'compliance with the legal test for the Duty to Co-operate'.

It states, 'there is no publicly available evidence base which shows how meaningful engagement has taken place

with neighbouring authorities in a continuous fashion prior to submission of the report'.

In addition, Mayfield raises issues with HDC, claiming it has 'failed to calculate housing requirements', 'failed to allocate sufficient housing land', 'failed to allocate sufficient employment land' and 'absence of an effective Environmental Capacity Assessment'.

HOUSING PER ANNUM

HDC has identified building

650dpa (dwellings per annum) as a 'working' figure.

This estimate is not based on an up-to-date objectively assessed housing need study, according to Mayfield. 'Therefore it would be impossible to agree on effective outcomes'.

The report states that the New Market Town is a 'sustainable solution' to meeting housing growth in the Horsham district.

Mayfield said its Alternative Sustainability Appraisal

(SA) 'demonstrates that a New Market Town between Sayers Common and Henfield is a sustainable strategic location'.

In the Alternative SA report, Mayfield said its objectively assessed housing need of 1,000dpa is assessed and the SA finds that it is a 'more sustainable option' than HDC's proposed housing requirement of 650dpa.

READ THE FULL REPORT

Mayfield's 'Representations to Horsham District Council on the Horsham District Planning Framework Proposed Submission' report is available to read on HDC's planning portal at <http://bit.ly/mQokcO>

It looks into planning policy, working with the councils, housing growth need, environmental capacity, and other background information.

If you would like to offer your opinion on the report, contact the County Times at ct.news@jpress.co.uk