



Locals Against
Mayfield Building Sprawl

LAMBS

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Mayfield's proposed New Town Development

Dear Householders/Landowners,

Horsham District Council (HDC) will soon be allocating the sites put forward for development under the current District Plan which requires them to allocate sites for development through to 2036. These results are likely to be announced between September 2019 and February 2020. HDC are spoilt for choice with 8 large (in excess of 1200 homes) development proposals (which group includes Mayfield Market Towns (MMT)) of which sites 1 or possibly 2 will be allocated. Mayfield's current indeterminate proposal has been submitted to HDC within the deadline.

However, Mayfield do not have control over a large part of this area and, according to the owners of this land, never will have.

It is our view, and wish, that this site will not be allocated, as HDC will now be able to fill its housing quota, and more, from the large number of alternative, less controversial, sites which are available to them which are more sustainable and deliverable. The Henfield site is simply in the wrong place with insurmountable issues. It is undeliverable and unsustainable. They are not proposing any of the massive infrastructure which would be necessary to provide a working settlement of this size; there are no "A" roads to deal with the massive uplift in traffic; it does not need an expert to demonstrate that Hurstpierpoint could not accommodate the large numbers of additional cars attempting to reach Hassocks railway station; the access points at the top of Wineham Lane onto the A272 and at Cowfold cross roads do not work with the current volume of traffic; large parts of the area are subject to serious flooding which, as our experts' report will show, will get worse year by year; the environmental effect would be considerable (again shown in our expert's report) and the ecological damage unacceptable and unallowable. There are many other serious negative issues, the proposal has no local support and is opposed by our adjoining councils and authorities who would also be seriously affected.

This proposal is dressed up in Mayfield's new glossy brochure and video as a new "utopia". Our purpose in writing to you, whether you live within the designated site or anywhere in the area, is to give you the facts.

Together we will stop Mayfield
& save the Sussex Weald



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If you have already provided Mayfield with an option to purchase your land or reached some accommodating agreement with them we would ask you to think very carefully before renewing any option or agreement and to spare a thought for what this proposed development will do to this extraordinarily beautiful area and the cohesive communities sited under Constable's Grandest View in the World from Devil's Dyke.

MMT's existence locally devalues everyone's properties. Those who have entered into options with them will have their land blighted when the development is refused. The only way MMT's proposal can ever achieve planning permission is through allocation under Horsham's development plan.

LAMBS are producing professional reports covering all relevant areas. We have engaged senior planning consultants and a senior planning QC to represent the people of Henfield, Shermanbury, Woodmancote, Twineham, Albourne and surrounding areas finally to rid our area of these "unwelcome guests". We all know the massive damage that MMT's proposed development will do to this extremely beautiful area.

If you would like to discuss further these or any other related points, including the sensible provisions that are being made for significant numbers of homes, including truly affordable ones, in our area, please give us a call.

One final point: if you believe you have committed your house and/or land to Mayfield and are regretting your decision, believe you made a mistake in doing so, or even consider that you went along with entering into a deal with them under undue pressure or duress we can provide you with a free legal review of your position in total confidence.

Yours sincerely,

The LAMBS Team

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