

Sent via email to Banks solutions and cc to MSDC

Dear Mr Fox

Response to Action Point 2: SA35 Safeguarding of Land for Strategic Highway Improvements

Further to our representations and attendance at the Mid Sussex District Council examination on the site allocations DPD, Vail Williams, on behalf of our clients Dacorar (Southern Ltd) and Wortleford Trading Ltd welcome the opportunity to provide further comment in addition to our Matter 6.3 statements regarding Policy SA35 and as a response to Action Point 2.

AP2 as requested under matter 1.2 requested a note from MSDC on the appropriateness of policies SA34-SA38. Under our Matter 6.

Mid Sussex confirm in their response to AP2 that SA35: Safeguarding of Land for Strategic Highway Improvements Policy SA35: Safeguarding of Land for Strategic Highway Improvements includes three safeguarded areas to support delivery of transport schemes: including land for the A23 junction upgrades at Hickstead.

They confirm that in regard to our STP site under Policy SA9: that *“As indicated in the Council’s response to Matter 6.3 Strategic Highways Network [MSDC-02f], the Regulation 18 Strategic Transport Study [T6] concluded that the A23/A2300 southbound onslip was forecast to be ‘severe’. A subsequent iteration [T7] modelled a mitigation option at this junction which demonstrated an in-principle solution exists. The agreed Statements of Common Ground [DC17, updated in DC26] between Mid Sussex District Council, the site promoter, West Sussex County Council and Highways England confirms agreement to an in-principle solution, three potential design options and accompanying safety audits.*

The Statement of Common Ground (DC26 paragraph 3.2.2) confirms ongoing work will continue to determine the preferred option solution. Therefore, to ensure highways mitigation to address the impacts can be delivered in due course, the Council conclude it is important to safeguard this area against development which could prejudice its delivery. This policy is therefore directly related to, and supports, allocations within the DPD.”

Aligning with DC17 and DC26 and as set out in our Matter 6.3 statement, we can confirm that as signatories to the Statements of Common Grounds with Highways England, West Sussex County Council and Mid Sussex County Council, we can confirm that our partnership working agrees that all the work underpinning the illustrative masterplan, transport modelling and safety audits does confirm appropriate designs and solutions are available and acceptable.

We also agree that this work sufficiently shows that a design solution is deliverable and possible, with three potential options currently under consideration. We also agree that the safeguarding policy is appropriate, in as per our examination statements and therefore we support the inclusion of the safeguarded area in the policy, and its associated plans. We therefore also support the retention of the policy in the Site Allocations DPD.

I hope that clarifies the situation, and welcome the opportunity to comment.

Yours sincerely



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