



Reps to Mid Sussex Local Plan
Matter 4: Transport
(representors 1191064)

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Reps to Mid Sussex Local Plan Matter 4: Transport

On Behalf of the landowners of West House Farm &
Gunnors, Albourne (representors 1191064)

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Issue 1

44. The Plan is consistent with both the Department for Transport's Circular 01/2022 Strategic Road Network and the Delivery of Sustainable Development publication and the National Planning Policy Framework document, specifically paragraphs 104-109 with regards to delivering Sustainable Development. New development will be focused within locations, which are or can be made sustainable, thereby facilitating a reduction in the need to travel by private car use.

The Council has considered transport issues from the earliest stages of plan making, particularly with regards to ensuring that new developments fully reflect the concept of the '20-minute Neighbourhoods' and 'local living'. One of the strategic objectives of the Regulation 19 Local Plan *"is to create places that encourage a healthy enjoyable lifestyle provision of high quality services and facilities with the opportunity to walk, wheel, cycle or use public transport to common destinations."*

The Council have also prepared a Supplementary Planning Document (SPD) that sets out a series of characteristics of well designed places and demonstrates what good design means in practice. The Council have used a Site Selection Methodology process towards assessing sites against a number of environmental, developability, and accessibility criteria. More specifically, sites have been assessed with regards to their accessibility to services and facilities that meet day-to-day needs (i.e. public transport, main service centres, primary school, health.GP surgery and local convenience retail). Specialist "Travel Time" mapping has been used to establish distances/most efficient routes, and time taken for each site.

The promoted site in conjunction with the wider DPSC3 site allocation 'Land to the South of Reeds Lane, Sayers Common' provides an opportunity to improve connectivity and provide enhanced local amenities for the benefit of existing and proposed members of the Albourne and Sayers Common community. As set out in Section 3.2 of the Transport & Highways Technical Note (attached as Appendix 1), the proposed DPSC3 site allocation includes the provision of a new neighbourhood centre located on the eastern part of the site, containing a range of community facilities including a library, café, retail, co-working space, employment and potential healthcare. A local centre is also proposed for the western section of the DPSC3 site allocation. In addition, the DPSC3 site allocation includes a new all-through 2FE (expandable to 3FE) primary and 4FE (expandable to 6FE) secondary school with provision of Early Years and Special Support Centre Provision and associated playing pitches. Such facilities will help maximise sustainable travel patterns and behaviours amongst existing and proposed members of the Albourne and Sayers Common community.

46. The Council commissioned consultants, SYSTRA to build and apply a strategic highway model to underpin the Mid Sussex Transport Study (MSTS) and Reg 19 District Plan Review. The report titled 'Scenario 5 Non-Technical Summary, published on 7th February 2024 tested the potential impact of initial car trip rate reductions as a result of home working, internalisation and mode share assumptions for trips to and from the scenario's significant site developments (i.e. 2039 Scenario 5m2).

The above-mentioned report stated that Mid Sussex could have a higher homeworking proportion than the south-east and UK as a whole. To reflect this, an additional 5% reduction on all Local Plan sites was applied to commuter trips. In addition, the following trip rate reductions were applied to the more significant sites:

- 15% reduction on residential unit car trip rates to account for home working, internalisation and mod share assumptions.
- 80% reduction on primary school car trip rates to account for internalisation of trips.

The trip rate reductions are considered robust and in accordance with best practice guidance.

In context with the promoted site and wider DPSC3 site allocation, the 2039 Scenario 5m2 revealed that there was no severe impact on the nearest junction (The A23/B2118 Sayers Common) to the Strategic Road Network (SRN).

48. Enhanced public transport connectivity, primarily achieved through the provision of new or diverted bus services, which connect the promoted site and wider DPSC3 site allocation to the nearest public transport hubs (i.e. Hassocks and Burgess Hill rail stations), thereby offering enhanced connectivity to other regional and national destinations. In addition, the wider DPSC3 site includes the provision of two transport mobility hubs located close to/within each of the neighbourhood and local centres.

The provision of new 2FE (expandable to 3FE) primary school and 4FE (expandable to 6FE) secondary school with or without Sixth Form and early years and special support centre facilities within walking distance of existing and proposed members of the Albourne and Sayers Common communities would enable linked trips, and reduce the impact of vehicular traffic movements on the local and strategic road networks.

The addition of land south of allocation DPSC3 would enhance the sustainability of the allocation in transport terms, whilst having no severe impact on the SRN.