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24 January 2022

Dear Sir/Madam

#### **Mid Sussex District Council Site Allocations DPD: Main Modifications Consultation**

Thank you for consulting Surrey County Council on the Mid Sussex District Council Site Allocations DPD: Main Modifications Consultation. We have responded to previous MSDC consultations to express our concerns regarding the potential cross-boundary impacts of proposed new development in Surrey. This response recognises the signed Statement of Common Ground (SoCG) between our two authorities and subsequent changes made to the Site Allocations DPD, however further work is required between our two councils prior to new development being delivered.

Surrey County Council (SCC) supports the proposed modifications to SA19 and SA20, and we welcome both the addition of SEND facilities, on the basis that these would be accessible to families on both sides of the county boundary, and the changes to highways and access issues recognising that the modified policies specify working collaboratively with **and to the satisfaction of both** Surrey and West Sussex County Council Highway Authorities.

However, we would like to draw your attention to concerns raised with elected Members by local residents about the cumulative impact of growth in the area, particularly with regard to pressures on schools and the impact of motorised vehicular movement. The A22/A264 corridor is already suffering traffic congestion, as acknowledged in the SoCG (June 2020), but the increase in motorised traffic arising from development in Mid Sussex and background growth is negatively affecting the character of the area, especially Felbridge.

Furthermore, there have been limited active travel facilities delivered in the Felbridge area to date arising from the developments coming forward in this particular part of East Grinstead, raising a question over what sustainable transport enhancements can be delivered in a timely fashion that will address impacts. We acknowledge that MSDC will have received representations on these concerns when the original Site Allocations DPD was consulted on, and as both SCC and MSDC agreed in the SoCG and as stated in SCC's response dated 28th September 2020, we looked forward to working with MSDC to mitigate the impact of these developments on both the highway network and at Felbridge Primary

School. Yet in the intervening period, there has not been any offer to work with us on these issues, particularly with regard to detailed modelling of the A22/A264 corridor and neither has any information been shared on the transport assessment work being undertaken by the promoters of the allocated SA20 development site.

Therefore, until such a time as sustainable transport enhancements are delivered and remaining impacts are addressed to our satisfaction along with West Sussex County Council, we recommend that both these sites have Grampian conditions placed upon them preventing the delivery and occupation of housing units.

However, we are considering how we can be proactive in assisting MSDC on the highway and access issues to allow MSDC's housing need and enhanced community, education and healthcare facilities to be delivered at the same time as addressing the concerns of residents and businesses in the area of Surrey. With these objectives in mind, we look forward to working with MSDC.

If you have any queries, please do not hesitate to contact James Greene by email at [planning.consultations@surreycc.gov.uk](mailto:planning.consultations@surreycc.gov.uk).

Yours sincerely



James Greene  
Spatial Planning Officer