

Thank you for providing the opportunity to comment on this potential development.

Whilst Lindfield Parish Council recognises that a Public Meeting is not possible during the current pandemic, it is disappointed that consideration has not evidently been given to using conferencing media (e.g. Zoom, Microsoft Teams etc) to provide an alternative platform for an appropriate consultation for local residents.

As you know, this site was the subject of appeal and was strongly resisted by the local residents and councils. Against this background, the Council is keen to ensure that the eventual development provides suitable infrastructure for both its residents and the local communities that it will impact upon.

In this regard, traffic and sustainable transport, schools, medical facilities and community facilities, including green space, are key considerations.

Traffic – clearly construction works will require a significant number of HGVs and a properly specified Construction Management Plan is essential. In particular, this should mandate that construction vehicles should access the site from the A272, in line with West Sussex County Council's Advisory lorry routes, and specifically preclude construction vehicle accessing or leaving the site through Lindfield High Street and the Lewes Road, recognising the junction's inherent flaws, alongside the impact of such movements on pedestrians and the historic buildings in the High Street Conservation Area, which are less able to withstand the passage of such vehicles.

In respect of the Lindfield High Street / Lewes Road junction, there are substantial concerns about the safety of this and a Traffic Restriction Order was proposed in January 2019 which drew support from over 1200 residents, Lindfield Preservation Society and the Parish Council. Support in implementing this through the appropriate Section 106 contribution is considered key in assisting the village to manage existing traffic pressures, which will only increase with this further housing. Furthermore, crossing the Lewes Road is challenging and the incorporation of two pedestrian crossings, one each at either end of the common, would undoubtedly improve the position for residents (especially school children) and visitors alike.

Sustainable Transport – other than routes through the site, there is little shown in the way of support for sustainable transport; all the more important noting the traffic issues referenced above and the distance to the nearest railway station, as well as Haywards Heath Town centre. The adopted Lindfield and Lindfield Rural Neighbourhood Plan "*...encourages proposals ... to provide a new dedicated safe cycle route from the busy A272 near Scaynes Hill to Lindfield to encourage cycling and walking between the two settlements...*". The Council would very much appreciate the developer's tangible support to progress this route beyond the bounds of the proposed development, particularly noting the impracticality of parents walking with children negotiating a safe route to Lindfield Village along the current roads and limited footpath.

Schools – the document refers to land for a Primary School and this is clearly welcome given the pressures on existing local schools. However, experience suggests that the building of such can significantly lag the demand created by new residents alongside the existing population, or indeed can sometimes fail to materialise. Accordingly, the construction of the school should be undertaken prior to the development's completion.

Greenspace – pleasingly, the document refers to the Country Park and transfer to a Trust. There is great concern that such arrangements do not come to fruition and such spaces are 'lost' in later

times; a watertight agreement is considered essential and the most appropriate ownership/management structure should also be discussed with the relevant Parish Council.

Community Hub – there is no detail on this and it is considered important that suitable shops and ideally medical facilities are incorporated in such a scheme.

The Consultation Document refers on page 3 to “£112k contribution to local community infrastructure” but not how this is to be applied, page 9 refers to “£14k contribution to road safety, capacity and streetscape improvements at Lindfield High Street” although no details are given and the Council is unaware of any costed proposals to meet residents needs in this regard. It further refers to “£100k contribution...Oathall Road mini roundabout...”. It is not clear whether the £112k is additional to the latter two items or part of them. Equally a sum of £1.8m is shown towards Health and Education Provision; greater details on how this will help both the residents and the immediately affected settlements of Lindfield, Walstead and Scaynes Hill would be useful.

The Council sincerely hopes that the development of this site, and in particular the individual properties, can be undertaken in a style that is fitting with its location and that the appropriate infrastructure improvements are implemented as part of the build schedule rather than left as ‘future possibilities’ perhaps funded from monies handed over to other parties.

Please feel free to contact the Parish Office to discuss the above and how the Council can work with you to achieve the sorely needed improvements for Lindfield residents.