

From: Nigel De Wit <Nigel.DeWit@nationalhighways.co.uk>
Sent: 22 May 2026 16:16:58 UTC+01:00
To: "Stuart Malcolm" <stuart.malcolm@midsussex.gov.uk>
Cc: "Planning SE" <planningse@nationalhighways.co.uk>
Subject: NH/26/16205 - DM/26/1160 - Land to the South of Reeds Lane - NH response
22/05/26

For Attention of: Stuart Malcolm, Mid Sussex District Council

Your Reference: DM/26/1160 - Land to the South of Reeds Lane, Reeds Lane, Sayers Common, West Sussex

Proposal: Scoping Opinion for the development of up to 2,000 homes, community uses, employment, public open space and infrastructure including primary and secondary schools.

Our Reference: NH/26/16205

Dear Stuart,

Thank you for your email of 08 May 2026 consulting National Highways regarding the above referenced Scoping Opinion.

We are concerned about the safety, reliability, and operational efficiency of the Strategic Road Network (SRN), in this case the A23 in the vicinity of the site.

We have reviewed the submitted Environmental Impact Assessment (EIA) Scoping Report.

We have noted and welcome the inclusion of transport into the EIA.

Given the proximity of the proposal to the SRN (A23), the Transport Assessment (TA) must be prepared in accordance with the expectations of the government policy for the SRN which is the Department for Transport [Circular 01/2022: Strategic road network and the delivery of sustainable development](#). This policy context is recognised in para.6.8 of the EIA Scoping Report.

The modelling in the TA should adopt a vision-led approach to transport solutions which is focused on managing down the traffic impacts by maximising opportunities for sustainable and active travel and internalising movements as far as possible.

We welcome being engaged at the pre-application scoping stage for the transport evidence.

For those parcels of development land adjacent to the SRN (A23), the promoters need to consider boundary issues including drainage, geotech, landscaping, lighting, and boundary treatments.

Should you or any others have any queries regarding our response, please contact us via planningse@nationalhighways.co.uk.

Kind regards,

Nigel De Wit MRTPI, Spatial Planner
South East Region, Operations Directorate
National Highways

Mobile: 07751 730 517

Web: <http://www.nationalhighways.gov.uk>

For information about our engagement with the planning system please visit <https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://nationalhighways.co.uk> | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Three Snowhill, Snowhill Queensway, Birmingham, B4 6GA

Consider the environment. Please don't print this e-mail unless you really need to.