

Stuart Malcolm

From: [REDACTED]
Sent: 21 August 2026 12:43
To: Stuart Malcolm
Subject: Application No: DM/25/3067

[REDACTED]
Application No: DM/25/3067 Land West Of Kings Business Centre, Reeds Lane, Sayers Common, West Sussex

We wish to register our concerns over the proposed planning consent to the number of dwellings on this site.

Reeds Lane is well known to flood significantly in several places during periods of heavy rain. One of the main areas of flooding is alongside the proposed site. The flooding is to an extent that it is only passable in a vehicle and not by cycle or on foot. On more than one occasion we have had to stop and give lifts to pedestrians who are attempting to get to Avtrade for work on foot. The flood level being approximately 6 inches deep. Building over more of the land is not going to improve the situation.

Looking at the site plan there seems to be very limited allocation of car parking spaces. Sayers Common is a rural village with limited public transport, therefore the majority of the inhabitants rely on their own cars. Whilst there is a bus route again this is very limited.

80 dwellings, even 1 x bedroom properties can account for 160 vehicles for this site. With more children living longer with parents this number can easily double with 4 cars per household. Then there are visitors to accommodate. At the moment a large majority of excess vehicles are parked in Reeds Lane. The latest new development The Brickworks which still has unsold properties is already resulting in its resident parking their extra vehicles in Reeds Lane. The extra parked cars on the Lane from this new proposal will only increase this dangerous Lane.

Reeds Lane is constantly narrowed to a one lane road due to the excess cars parked. This Lane is a cut through for cars travelling East to West for access to and from the A23 and onwards to Burgess Hill. The Lane also accommodates a very large number of Heavy Good Vehicles choosing this route starting from approximately 6am each morning. When these vehicles turn into Reeds Lane travelling West they constantly have to stop as the only lane available has oncoming traffic coming from the West. This in turn can often lead to the roundabout on the London Road being blocked by waiting vehicles and if one of the moving vehicles wishes to turn right at the roundabout we have a stalemate situation whereupon nobody moves. This is not a rare event. Due to the one lane, the normal way of driving is for the moving vehicle to accelerate as fast as possible to pass the parked cars before encountering an oncoming vehicle. Speeding if necessary. I will point out that there are two Children's Recreation areas in this vicinity so we have youngsters crossing between both areas, crossing between the parked cars. Travelling West the accelerating cars are approaching a bend which is just before the new proposed site. It is also not uncommon for car /van owners to park half across the pavement in an attempt to protect their vehicles from being damaged by fast passing traffic. An issue that has happened frequently. These actions then present a danger for pedestrians trying to pass on the pavement. Several times pushchairs have to be manoeuvred into the road to enable passing as the pavement is now too narrow for them.

The site plan shown the addition of a pavement bordering the new site up to Kings Business Park. This will be built on the bend in Reeds Lane and will certainly help accommodate the visitors/patients to Spa Medica as well as the overspill of cars from the new site. We have a property on the south side of Reeds Lane opposite the new site of The Old Brickworks. To exit our property we have to look between the parked cars to the East and again because of the parked cars to the West which block the view to the traffic coming from the bend we also check the windows of Spa Medica to pick up any reflections of oncoming vehicles not seen due to the parked cars and bend. Once the pavement is built along with the parked cars, this means that oncoming vehicles from the West will be further into the centre of the road before they can be seen,. Making this a blind bend. A serious accident is waiting to happen.

This is an Equestrian area and Horse Riders regularly used Reeds Lane, again a dangerous situation for both Horse and Rider.

We would appreciate you taking these issues into serious consideration when looking into approving this site.

Yours faithfully

[Redacted Signature]

Homelands, Reeds Lane, Sayers Common, West Sussex. BN6 9JG