

ALBOURNE PARISH COUNCIL RESPONSE

DM253067 – Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works. (Site levels and drainage note received 16/1/25. Transport Note, Travel Plan Statement, Landscape and Visual Appraisal, GCN Technical Note and amended plans received 17/4/25).

1. The layout, house types appear to be of good quality. The sustainability statement in the DAS (Design Access Statement) is commended as the proposal is planned to be better than current energy standards, and will be all electric. Affordable housing with be 30% that is 24 out of 80 dwellings.
2. The DAS comment on providing 10% Bio Net Gain but the Biodiversity report mentions the purchase of credits? We would request these credits are spent in the immediate area.
3. Whilst Albourne Parish Council has consistently objected to the scale of the proposed development (of which this is a part), it acknowledges the need for new homes in the District. However, the Council's main concern is around the quantum of the units to be built. This site, together with the other sites in the current Sayers Common Master-Plan (being in excess of 2,500 dwellings overall, together with the potential of additional sites of some 651 dwellings, begs the question as to how the existing infrastructure will cope, without substantial reinforcement and mitigation. There is no evidence of how this will be achieved in the application and it is not clear how the Master-planning process will succeed, if it is regarded as a standalone application.

4. Further concerns centre on flooding in relation to both surface and foul water. Also transport and highway issues. Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network. However, surely this needs to be looked at in the context of the Sayers Common Master-Plan, plus the additional sites, as a whole, and we would strongly urge that Southern Water re-assess their response in this regard.
5. We would refer to the consultation responses submitted by 1 Kingsland Cottages, Reeds Lane, Sayers Common, Hassocks BN6 9JG, as this is highly relevant to the on- site flooding that occurred in December 2025 through to January 2026. The points made need to be sent to both WSCC LLFA and Motion Reside Developments Consulting Engineers for a response/review, as we do not believe that either comprehends the current flooding risks based on site facts and lived experience, rather than theoretical Flood Risk sequential studies.
6. The TPS Travel Planning Statement at least acknowledges that it is part of the Sayers Common Master Plan and that the applicant is therefore prepared to contribute fully towards improvements that will mitigate the impact of the development, as well as those that will link in with improvements offered as part of the other schemes included in the draft allocation. This must now include any additional sites. It is therefore APC's request that an assessment on infrastructure is carried out for Sayers Common Master-plan including any additional sites before this application is decided. For example, we did not see any proposal for a foul sewer which is one of our major concerns. There is mention of a pumping station on site in the DAS.
7. We note that National Highways have requested that planning permission not be granted until 18th August 2026 until outstanding matters are addressed, and we would support that approach.

In conclusion, the Parish Council is concerned that whether or not the District Plan and/or the Master- Plan for the Sayers Common Development are in place, this scheme must be seen and determined, on the basis of an holistic and structured approach to the wider development. It must be part of a plan that gives confidence

that any agreed infrastructure will actually be delivered, rather than s.106 contributions merely sitting indefinitely in a fund somewhere, with the onus and responsibility of providing the infrastructure resting with someone else.