

Stuart Malcolm

From: [REDACTED]
Sent: 14 May 2026 08:26
To: Stuart Malcolm
Subject: Fwd: Response to Application DM/25/3067

[REDACTED]

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[REDACTED]

Date: Thu, May 14, 2026 at 8:22 AM
Subject: Response to Application DM/25/3067
To: <stuart.malcolm@midsussex.go>

This email constitutes the response on behalf of WILD to the full planning application identified above (also known as 'Land West of Kings Business Centre, Reeds Lane').

We commented on the inclusion of this site in the district plan in our submission to the recent inspection of the plan (the Bore examination) and we ask that that response, and the comments of other respondents relevant to this site, be taken into account.

The main points we wish to make are:

- The full application is premature, and should as a minimum be delayed until a master plan has been prepared which shows how this scheme relates to others in Sayers Common and the significant site known as DPSC3. Taken together, these sites raise major infrastructure issues relating to traffic movement, drainage, and the character and integrity of Sayers Common, a village located in a typical rural setting which contains important habitat for wildlife. If these issues cannot be resolved, the application should be rejected.
- Reeds Lane is already heavily used as a through route and will become even more congested as a result of other schemes which use Reeds Lane as their main access road, some recently completed, some in the process of being delivered, and some proposed in the district plan. In particular, the status of Reeds Lane is currently being explored with a view to restricting traffic; and no account has been taken of the needs of the largest local employer in the area, Avtrade, who require access beyond normal 9-5 weekday hours. The area is not suitable for further development which will exacerbate these problems.
- Reeds Lane floods regularly, leading to degradation of the road surface and major traffic disruption.
- The site is not suitable for residential dwellings, being sandwiched between the Kings Business park on one side, and Avtrade on the other. This does not represent coherent planning.
- Recent development of other sites in the land bounded by Reeds Lane and the B2116 have significantly increased flooding risk in an area already prone to surface water flooding. Further work should be done to determine the extent of that risk; whether it can be mitigated; and if so what works would be required to do so.

Since the application does not represent coherent planning in an area which has already been overdeveloped, the application should be refused.


on behalf of WILD