

15 October 2025

Mid Sussex District Council

Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

SLR Project No.: 433.066642.00001

RE: Land to the West of King Business Centre, Reeds Lane, Sayers Common – Request for a Screening Opinion

It is anticipated that a full planning application will shortly be submitted for the development of circa 80 residential dwellings, including access and associated works at land to the West of King Business Centre, Reeds Lane ("the site").

On behalf of our client, Reside Holdings Ltd, we therefore write to request a Screening Opinion from the Council under Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended ("the EIA Regulations"). As discussed in this letter, it is considered that an EIA is not required, and we therefore seek the Council's confirmation of this through a formal Screening Opinion.

Submitted with this letter is a location plan to sufficiently identify the land, in accordance with Regulation 6 of the EIA regulations.

The Site and Surroundings

The site is approximately 4.4 hectares and comprises grazed pastureland. It is broadly rectangular in form and is relatively flat, with a gradual slope from east to west. It is well-enclosed by mature vegetation on its boundaries. The site is proposed for allocation for 100 dwellings in the draft Mid Sussex Local Plan under draft policy DPSC6.

The site adjoins an existing employment site known as King Business Centre which is to the east, as well as the allocated site for housing known as Land to the North of Lyndon, Reeds Lane (policy SA30 of the Mid Sussex Site Allocations DPD) which is located north of King Business Centre. This site has planning permission for 38 dwellings (ref. DM/22/0640) and is currently under construction. The defined built-up area boundary of Sayers Common lies directly to the east of the site as shown in the Council's Policies Map for Sayers Common (Inset 15b).

To the north of the site is Furze Field woodland and fields, to the west is a field parcel and further west are commercial buildings, include the Avtrade Campus. To the south is Reeds Lane and further south are fields.

A public footpath (PROW 1A1) runs through the site from south-east to north-west.

The site is within flood zone 1 for fluvial flooding, however there is some surface water flood risk along the western boundary of the site, but no built development is proposed in this area.

There are no other statutory designations that apply to the site and is therefore largely unconstrained.

EIA Regulations

Regulation 2 of the EIA Regulations states that 'EIA development' means "*schedule 1 development; or schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location*".

If a proposed development is listed in Schedule 1, an EIA is required in every case. Such developments include major projects such as nuclear power stations, chemical installations, motorways, railway lines and ports.

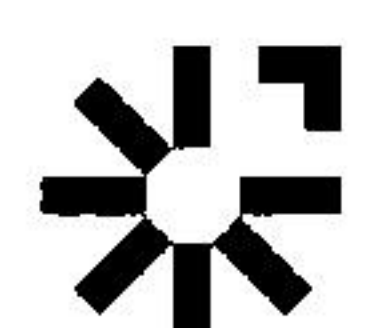
If a proposed development is listed in Schedule 2 and exceeds the specified thresholds, the proposal needs to be screened by the Council to determine whether significant effects on the environment are likely and whether an EIA is required. Proposed developments listed in Schedule 2 which are located in a sensitive area also need to be screened even if they are below the thresholds. **Proposed developments listed in Schedule 2 which do not exceed the thresholds or are not in a sensitive area are not Schedule 2 development.** Schedule 2 development include projects such as agriculture and aquaculture, extractive industry, energy industry, mineral and chemical industries and infrastructure projects.

The proposed development does not fall within any category listed under Schedule 1 of the EIA regulations. Whilst the proposed development could be considered an 'urban development project' within the 'infrastructure projects' category, the proposed development comprises of less than 150 dwellings, and the site does not exceed 5 hectares. In addition, the site is not located within a sensitive area. However, in any case, we have elected to undertake a voluntary screening exercise.

Proposed Development

The proposed development is likely to comprise of a residential development of up to 80 residential dwellings, including access off Reeds Land and associated works.

A pre-application enquiry has been submitted to the Council (ref. DM/25/1876) and a formal response (via email) was provided on 13/10/25. A Design Review Panel is due to be held on 15/10/25. The Council's pre-application advice and feedback from the DRP will be taken into account in the planning submission.



Assessment

Any environmental impacts arising from the proposed development will be sufficiently addressed through supporting reports and information that will be submitted with a future full planning application. The key environmental considerations are considered to be Highways and Access, Flood Risk, and the Cumulative Impact of the development. These matters are assessed below.

Highways and Access

A Transport Assessment will be submitted with a planning application which will include full details of the proposal and will assess the suitability of the proposed access via Reeds Lane and the impact of the proposed development on the highway network. However, it is considered the proposed access is suitable and the proposed development will not have a significant impact in terms of traffic generation and that the surrounding highway network can accommodate the development. Car and cycle parking will be provided in accordance with WSCC standards and EV charging facilities will be provided in line with building regulations.

The site is in a sustainable location, and this is supported by the fact the site is proposed for allocation for 100 dwellings in the draft Mid Sussex Local Plan under draft policy DPSC6. Sayers Common village centre is approximately 450 metres to the east where there are a number of amenities and there are bus stops which provide regular services to Crawley, Burgess Hill and Pulborough.

A pre-application request was previously submitted to WSCC Highways for the development of the site and a response was received in August 2023. WSCC Highways has not raised an objection to the proposed development. WSCC Highways has confirmed that their previous advice is still valid.

It should also be noted that no objection was raised by WSCC Highways to the Land to the North of Lyndon, Reeds Lane application for 38 dwellings (ref. DM/22/0640), which proposed a new access off Reeds Lane.

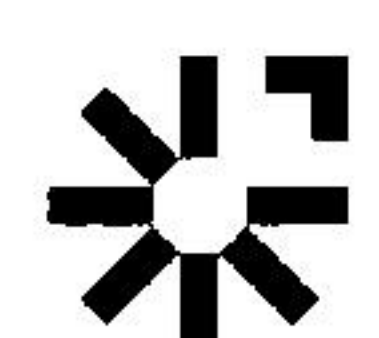
The proposed development will therefore not have a significant effect on the highway network and local area in terms of increased traffic generation.

Flood Risk

The site lies within fluvial flood zone 1 and therefore has a very low risk of fluvial flooding.

There is however an area of surface water flood risk along the western boundary, but no built development is proposed in this location. A Drainage and Flood Risk Assessment will be submitted with a planning application which will include details of the proposed drainage strategy to ensure any surface water flood risk can be sufficiently managed.

The proposed development is therefore not considered to result in significant flood risk or drainage reasons to warrant an EIA.



Cumulative Impact

The potential environmental impacts that may arise from both the proposed development alongside other nearby consented and/or under construction developments have been assessed. It is not considered that there will be significant environmental effects on the environment as a result of such developments and any potential impacts can be sufficiently mitigated.

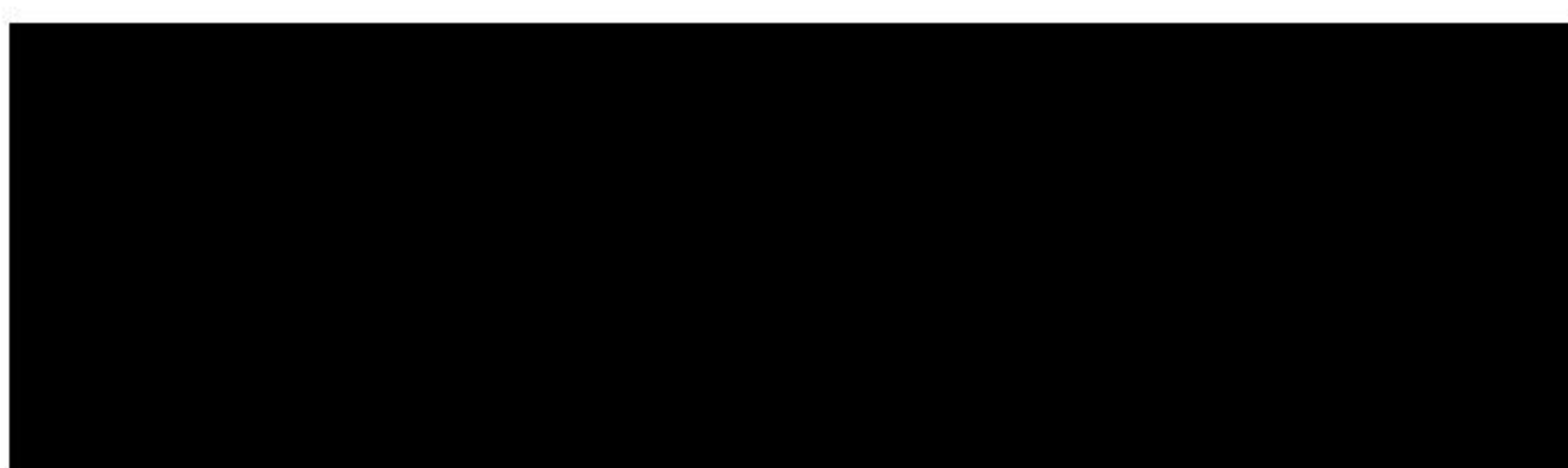
It is also relevant to note that the adjacent Land to the North of Lyndon, Reeds Lane site for 38 dwellings was subject to a screening opinion prior to the planning application being submitted. The Council's formal screening opinion was that the proposed development would not be likely to have a significant effect on the environment and that accordingly it was not considered to be EIA development. Given the site adjoins this pre-application site and is for a similar quantum of residential development, it is considered the same conclusion should be reached for both sites.

Conclusion

The proposed development does not fall within any category listed under Schedule 1 of the EIA regulations. Whilst the proposed development could be considered an 'urban development project' within the 'infrastructure projects' category, the proposed development comprises of less than 150 dwellings, and the site does not exceed 5 hectares. In addition, the site is not located within a sensitive area. However, in any case, we have voluntarily carried out an assessment and conclude that the proposed development will not have a significant effect on the environment and therefore will not require an EIA.

We look forward to receiving your formal screening opinion within the statutory 21-day period. Should you have any queries or require any further information, please do not hesitate to contact us.

Yours faithfully,



Angela Moore MRTPI
Associate Planner – Environment & Social Impact Assessment

SLR Consulting Limited
(on behalf of Reside Holdings Ltd)

Enc. Site Location Plan

