

Stuart Malcolm

From: [REDACTED]
Sent: 04 March 2026 13:40
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DM/25/3067 Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex

Hi Stuart

Thanks for this.

I believe my response already sent covers most points and we are still awaiting further information which may address other points, however I do wish to reiterate the following in response to some of the points raised:

For example there is not enough land for sufficient parking spaces and the heavy reliance on inconvenient tandem parking. Roads, including primary ones through the site, lack walkways so pedestrians end up having to walk in the roadway with vehicles. The cycle/pedestrian access to the next door Woodlands development is not a separate path but has to go through a car park so deliberately brings both cyclists and pedestrians into conflict with vehicles. Where tandem parking is provided this is per plot and thus considered deliverable. As per my response shared surface has predominantly been provided which is appropriate (MfS paragraph 7.2.14 (short lengths (or where they form cul-de-sacs), where the volume of motor traffic is below 100 vehicles per hour and where parking is controlled, or it takes place in designated areas)

It is noted that WSCC Highways have tried to justify the reduction in parking spaces from the recommended 161 to 151. However by taking three paragraphs reliant only on theoretically algorithms to do so, their arguments come across devoid of the reality of the actually way parking works in Sayers Common with its lack of a sustainable public transport network. Also, should it not be the role of the applicant to justify this situation and not WSCC Highways instead trying to do it on their behalf. As per my response – due to there being additional visitor parking (total 24 x visitor spaces) provided the shortfall across the site is actually 2 x spaces. The visitor parking exceeds what we would normally require ($0.2 \times 80 = 16$). The additional visitor parking broadly makes up for the shortfall. Whilst Sayers Common may currently be limited in terms of sustainable/active transport it is worth taking in context that improvements to bus/sustainable transport should be further secured through the yet to be agreed proportionate infrastructure contributions approach for all allocated sites. Furthermore, provision of a Travel Plan Statement to encourage sustainable/active transport modes and promote move away from private car aligns with national and local planning policy.

Please could they also advise if there is to be any new street lighting for it as this currently ends by the entrance to Meadowview. Also please could they confirm if street lighting is to be provided for the new vehicle access point to the site, further to the west, and the new cycle/pedestrian access at the south west corner of the site. Both access points would otherwise not be visible in dark and dull conditions. As I understand it, whether street lighting would be required would be assessed in future road safety audits/ at detailed design stage

Hope this helps and if you have any further questions happy to help

Kind regards,

[REDACTED]

West Sussex County Council
Location: Ground Floor, Northleigh Building, Chichester, PO19 1RH
Email: katie.kurek@westsussex.gov.uk
Telephone: 0330 2225730

I do not work on Tuesday so there may be a delay to responses within this time. I will respond to your email as soon as possible.



From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: 27 February 2026 14:51
To: SU Local Development <SULocalDevelopment@westsussex.gov.uk>; Planning Highways <planninghighways@westsussex.gov.uk>
Cc: Katie Kurek <katie.kurek@westsussex.gov.uk>; Donna Trethewey <donna.trethewey@westsussex.gov.uk>
Subject: FW: DM/25/3067 Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex

****EXTERNAL****

Hi Please See the attached rep requesting that the matters within it are brought to the attention of highways and PROW. Is there anything you would wish to comment on that is not already covered in your consultation responses?

Thanks

From: jacky@jackysimmons.me.uk <jacky@jackysimmons.me.uk>
Sent: 13 February 2026 12:05
To: planninginfo <planninginfo@midsussex.gov.uk>
Subject: DM/25/3067 Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex

Dear Sirs

Re DM/25/3067 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. Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex

I would be grateful if you could forward the attached submission to Stuart Malcolm, the case officer for the above planning application. It contains my further comments and information concerning the above planning application. I would request that he also makes the various consultees aware of its contents as well as loading the document onto the planning portal.

The document does have my name and address at the end of it placed before the start of the reference document I have included. I have also included a copy of an email from Ann Biggs in it as evidence which also contains various contact details as well. I would therefore be grateful if you could ensure that all necessary contact details are redacted on it before loading it onto the portal as per the normal data protection procedures.

Many thanks for your help with this.

Yours Faithfully

Mrs J Simmons

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