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Sent: 16 March 2026 15:47:33 UTC+00:00
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Subject: Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex DM/25/3067
Attachments: DPSC6 Land West of Kings.xlsx

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

Hi Stuart,

The above application is a full application for the "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".

The application proposes 56 market dwellings (12 x 2 bedroom; 34 x 3 bedroom; and 10 x 4 bedroom) plus 24 affordable dwellings (6 x 1 bedroom; 11 x 2 bedroom; plus 7 x 3 bedroom).

Appendix 5 of Draft Submission District Plan

In terms of seeking planning obligations, the Council has revoked the 'Development Infrastructure and Contributions' Supplementary Planning Document. The Council uses Appendix 5 of the Draft Submission District Plan to calculate Section 106 contributions due from applications received from 23 July 2025. This application was received on 1 December 2025 and therefore falls to be determined in line with Appendix 5 of the Draft Submission District Plan.

Part of Wider Sayers Common Allocation

The application is a draft allocation in the emerging Mid Sussex District Plan (Site DPSC6, allocated for 100 dwellings). This Draft Plan is currently at Examination. It is one of five sites (DPSC3, DPSC4, DPSC5, DPSC6, DPSC7), which together comprise a series of sites allocated for development in Sayers Common, totalling approximately 2,500 dwellings. This site will need to demonstrate how infrastructure can be delivered in the interim to mitigate the impact of development, prior to the wider allocated sites coming forward but also in the event that the adjacent and surrounding sites do not come forward.

The draft District Plan contains a section called “Vision and Objectives for Growth at Sayers Common” at page 170. This states “These sites accord with the Plan Strategy to seek Opportunities for extensions to improve sustainability of existing settlements. To achieve this Plan Strategy objective, it will be crucial that these developments are considered collectively rather than individually, integrating with the existing settlement of Sayers Common, and promoting opportunities for enhanced connectivity between the sites themselves and the existing community so that the entire settlement can take advantage from the services and facilities being provided in proximity.” Given this, it is considered important that developer contributions are pooled, where appropriate, to provide key on-site infrastructure for the wider Sayers Common population in one location, rather than spread across the wider area.

Community Buildings

A contribution of **£113,435** is required for community buildings. The first preference for this contribution, given the policy objective of considering the developments collectively, rather than individually is towards the provision of an on-site community building at DPSC3 “Land to the South of Reeds Lane”. Draft Policy DPSC3 requires the on-site provision of a community building. The IDP proposes that this building is 400 sqm with CCTV and car parking.

Should it be the case, however, that site DPSC3 does not come forward, this contribution should be used instead for improvements to Sayers Common Village Hall; and/or the Pavilion at Fairfield Recreation Ground; and/or Court Bushes Community Hub.

Formal Sports

- A contribution of **£112,731** is required for formal sports. The first preference for this contribution, given the policy objective of considering the developments collectively, rather than individually is towards the provision of leisure facilities at DPSC3 “Land to the South of Reeds Lane”. Draft Policy DPSC3 requires the on-site provision of leisure and other outdoor provision on site. Colleagues in the Parks team have suggested that this provision should be in the form of i)sports pitches and pavilion and/or ii) specific youth provision , where boys and girls have sports facilities such as a Multi Use Games Area but also places to sit and relax.

Should it be the case, however, that site DPSC3 does not come forward, this contribution should be used instead for improvements to sport and ancillary facilities at Berrylands Farm Recreation Ground; and/or Fairfield Recreation Ground; and/or Court Bushes Recreation Ground.

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- Play Space/Other Outdoor Provision for Older Children (Kickabout)

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The application proposes a formal play area to the south of the right of way (in the western side of the development), which is intended to be designed as a Locally Equipped Area of Play (LEAP) with a mixture of play equipment and seating. There is no provision on-site, however, for outdoor provision for older children (kickabout). Therefore, a contribution of **£125,816** is required. The contribution for older children for 'other outdoor provision'/ kickabout should be used for improvements to Reeds Lane Recreation Ground; and/or improvements at Berrylands Farm Recreation Ground.

Local Community Infrastructure

A contribution of **£80,690** is required for local community infrastructure. This contribution should be spent towards the provision of or a new cemetery; and/ or cycle paths; and/or improvements to bus shelters in Sayers Common; and/or the introduction of traffic calming measures (which can include pinch points) on main road into and out of Sayers Common; and/or public seating in Sayers Common.

I trust these comments are helpful.

I enclose a spreadsheet detailing all these costs, which total **£432,672**. The cost of play space provision for younger children (£153,183) has been removed, as this is being provided on site.

Kind regards
Mark

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