

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 07 January 2026 09:41:39 UTC+00:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/3067

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/01/2026 9:41 AM from . Parish Council on behalf of Parish Consultation.

### Application Summary

Reference:	DM/25/3067
Address:	Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex
Proposal:	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.
Case Officer:	Stuart Malcolm

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### Comments Details

Comments:	<p>The Parish Council continues to object to the excessive number of new dwellings proposed as part for the future Sayers Common Sustainable Community. The Parish Council remains concerned about the absence of an adopted District Plan and the continued lack of a demonstrable five-year housing land supply. The Parish Council is particularly concerned about the lack of cohesion and coordination between the different developers of the various sites.</p> <p>Whilst the Parish Council recognises the need for new homes and acknowledges and thanks the developers for their public and parish engagement efforts, significant concerns remain regarding the adequacy of supporting infrastructure. In particular, the council is not satisfied that drainage, sewerage, water supply, roads,</p>
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cycleways, footpaths and active transport provision are being adequately addressed by the water companies, utility companies and District and County Councils. The Parish Council therefore objects to the application on the following grounds:

- Highway safety: including access arrangements and increased traffic movements.
- Inadequate infrastructure capacity: including the ability of local roads to accommodate additional traffic and the wider impact on surrounding villages.
- Traffic impact on surrounding villages: arising from the cumulative traffic increase.
- Infrequency and inadequacy of public transport: making car use unavoidable.
- Parking provision: the Parish Council notes that 161 spaces have been identified as necessary, therefore 161 spaces should be provided. Sayers Common is not a sustainable location without adequate car parking.
- Lack of local employment opportunities: cycling or walking to work would not be an option.
- Noise impacts.
- Layout and density of building: new housing development buildings are too close together and do not give households adequate space and the opportunity to alter their property over time or if they outgrow.
- Poor housing mix: in the plan, there is an absence of private flats (other than two units over garages), which does not provide sufficient variety or meet diverse housing needs.
- Government policy
- Lack of access to GP services and NHS provision: existing local healthcare facilities already operating at or beyond capacity and no clear mitigation proposed.

The Parish Council reiterates that all developments within Sayers Common must comply with, and contribute to, the Emerging Master Plan, ensuring coordinated delivery of housing, infrastructure and services to create a safe, cohesive and sustainable community.

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Kind regards