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Sent: 04 March 2026 09:26:33 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0238

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 04/03/2026 9:26 AM from . Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/0238
Address:	LVS Hassocks London Road Sayers Common Hassocks West Sussex BN6 9HT
Proposal:	Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works
Case Officer:	Stuart Malcolm

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Comments Details

Comments:	RECOMMENDATION: a) SEN School: The committee recommends that MSDC grant permission for a new SEN School. b) The Outline Planning Application for up to 210 houses: The Parish Council continues to object to the excessive number of new dwellings proposed as part of the future Sayers Common
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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.

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, 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. West Sussex Highways have already noted and requested confirmation and proof of an increased bus service. The Parish Council would like to stress the importance of this.
- Parking provision: Sayers Common is not a sustainable location therefore adequate parking provision is a necessity.
- Lack of local employment opportunities: cycling or walking to work would not be an option.
- Noise impacts.
- Lack of access to GP services and NHS provision: existing local healthcare facilities already operating at or beyond capacity and no clear mitigation proposed.
- Flooding: The Parish Council is concerned that the cumulative impact of this and other planned developments on surface water drainage and runoff will exacerbate existing flooding issues in the area. The aggregate increase in flooding risk has not been adequately addressed in the current application.
- The Parish Council reserves comment on the layout, density and housing mix until full plans are submitted.

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

Kind regards