



# Hearing Statement – Matter 7: Site Allocations (Site DPSC6)

**Mid Sussex District Council – Examination in Public**

**Prepared on behalf of Reside Holdings Ltd**

Prepared by:

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## **1.0 Introduction**

- 1.1 This statement has been prepared by SLR Consulting Ltd on behalf of Reside Holdings Ltd (“Reside”) in respect of the Mid Sussex District Plan (2021 – 2039) Examination in Public. The Statement focuses on questions raised by the Inspector in their MIQs in relation to Matter 7: Site Allocations.
- 1.2 By way of background, Reside has an interest in Land west of King Business Centre (‘the site’), which is located on the western edge of Sayers Common, which is allocated for 100 new homes. The location of the site is shown in Appendix 1.



## 2.0 Site Selection

2.1 Matter 7 of the Inspector’s MIQs seeks to clarify whether the plan adequately lays the framework for the sustainable development of each site. Specifically, the Inspector asks:

- a) How good urban design would be created, including good building design, legible layouts, attractive streets and open spaces, active frontages, the integration of sustainable transport and climate change mitigation.
- b) The implications for the wider transport network (including the impact on nearby communities) and how necessary mitigation measures would be delivered.
- c) The implications for the impact on, and provision of, social and community facilities (such as schools and health facilities) and how necessary new facilities would be funded and provided.
- d) The implications for access to retail and employment centres.
- e) The effect on the appearance of the area including the character of the countryside, taking into account any mitigation measures.
- f) The protection of wildlife and biodiversity and opportunities for enhancement.
- g) The protection of heritage assets.
- h) The funding and delivery of necessary infrastructure and other necessary mitigation measures.
- i) The position regarding the existing condition of the site and its deliverability.
- j) Whether the Council’s assumptions are realistic in respect of densities, start dates, number of suggested outlets and build out rates, and hence the delivery trajectory.

2.2. This statement addresses matters relevant to topic areas a) to f) and h) to j). In respect to topic g) ‘protection of heritage assets’, there are no heritage assets within or in close proximity to this site, and as such, the effect of the allocation on heritage assets is neutral.



### **Topic a)**

#### **How good urban design would be created, including good building design, legible layouts, attractive streets and open spaces, active frontages, the integration of sustainable transport and climate change mitigation**

- 2.4. The five allocations in Sayers Common have a common policy in respect to good urban design, where they are required to demonstrate a coordinated approach to deliver high-quality development, prioritising pedestrian and cycle access, specifically with links to the existing village and facilities. In addition, DPSC3 proposes new retail and community facilities, including a new primary and secondary school. There are also site-specific requirements including potential noise from King Business centre and comprehensively masterplanning with the recently completed site immediately to the east (Land to the North of Lyndon, Reeds Lane (SA30)) needing to be considered.
- 2.5. In respect to the Site (DPSC6), there is a live planning application currently for determination with Mid Sussex (ref DM/25/3067) which was submitted in November 2025. Prior to the submission of the application, Reside undertook pre-application discussions with the Council and the Mid Sussex Design Review Panel that further informed the design and layout of the proposed scheme.
- 2.6. Sayers Common is relatively unremarkable in urban design terms, with a wide mix of housing styles and no overriding style. As such, the architects for the scheme undertook a thorough review of the urban design to establish a style that would complement the existing urban style and improve the urban design quality.
- 2.7. Given the application process Mid Sussex already has in place (i.e. pre-app and design panel, along with the policy guidelines), Reside believes the building blocks for good urban design is already in place, and is reflected in the development proposed under DM/25/3067.

### **Topic b)**

#### **The implications for the wider transport network (including the impact on nearby communities) and how necessary mitigation measures would be delivered**

- 2.8. As with urban design, the draft Local Plan already sets out a clear policy on the delivery and impact of transport on Sayers Common and surrounding communities. This has been informed by information from both County Highways and National Highways. In addition, local knowledge has informed the policies inputted from the Parish Councils and local Councillors.
- 2.9. The transport impacts have therefore been modelled at this higher level.
- 2.10. At a local level, applications are required to both connect with the existing core of Sayers Common and also facilitate access to DPSC3.
- 2.11. The Site's contribution to the coordinated approach and collaboration with other housing allocations in the Plan, supporting the 20-minute neighbourhood, includes a new length of



footway along Reeds Lane (to the east) connecting with the existing footway network and village. In addition, a new short length of footway and an informal crossing is proposed to the west of the Site to directly access DPSC3 to the south. Combined, these improvements will provide safe cycle and pedestrian access for the Site, Land to the North of Lyndon (SA30) and the proposed developments at DPSC4 and DPSC7 (via the new and existing footways) and to safely access DPSC3 by foot and cycle.

- 2.12. The key policy requirement for Sayers Common is centred around internalising all trips. The larger site in the draft allocation (DPSC3) includes the provision of new retail and community facilities. The community facilities include a new primary and secondary school, along with a nursery, library facility, community building, and other play/outdoor facilities.
- 2.13. Sayers Common already has a number of employment opportunities in close proximity i.e. Avtrade and Hickstead showground.
- 2.14. Whilst internalisation of trips within the village will be maximised, an element of trips will still need to be made outside of Sayers Common. There is a good, at least hourly, bus service connecting to Burgess Hill and Hassocks, and onward connections via a regular train service can be made to other local towns, and regional and national locations such as Brighton, Gatwick and London. As such, there is excellent connectivity to employment opportunities, with sufficient opportunities for these journeys to be made by modes other than the private car.

### **Topic c)**

**The implications for the impact on, and provision of, social and community facilities (such as schools and health facilities) and how necessary new facilities would be funded and provided and h) The funding and delivery of necessary infrastructure and other necessary mitigation measures.**

- 2.15. As set out in response to topics a) and b) above, the necessary social and community facilities, and impact thereon, have been thoroughly considered in respect to Sayers Common.
- 2.16. Turning to the delivery and funding of those facilities, there are two aspects to this. In the first instance, the policies for Sayers Common (and each of the five Local Plan allocations) clearly set out the needs for the village that arise from the five allocations. The policies are also clear with regard to where and how they are being provided.
- 2.17. Secondly, the funding of these will come from financial contributions from the five developments (and direct provision in some instance in the case of DPSC3). The developers/promoters of the five sites have signed up to a Statement of Common Ground (SoCG) to make the appropriate financial contributions for each site and when these will be delivered. Contained in the SoCG is a timetable for the delivery of infrastructure, which was produced by the five developers/promoters in respect to their delivery timetables.



2.18. In addition to financial contributions, the Site will deliver its own pedestrian, cycle and vehicular access. This will include access onto Reeds Lane and connections with Land to the North of Lyndon (SA30) to the east. The pedestrian and cycle access will include a new footway along Reeds Lane to the east, connecting with the existing footway network and providing unincumbered access to the existing village.

2.19. In addition, a new length of footway and an informal crossing point is proposed to the west of the site along Reeds Lane, to enable unincumbered pedestrian and cycle connectivity to the facilities and onward connections that will be delivered in DPSC3 to the south.

#### **Topic d)**

##### **The implications for access to retail and employment centres.**

2.20. As set out above, Sayers Common has some existing retail, albeit this will be substantially improved on at DPSC3 as part of the sustainable expansion proposed at Sayers Common. In addition, there are existing employment opportunities in and around Sayers Common.

2.21. Clearly, whilst day-to-day retail will be catered for, as with many smaller and medium size settlements, access to larger centres and facilities will be necessary. The nearest supermarket is located at Burgess Hill, which is a 12-minute/4.9-mile drive away. This compares with the east side of Burgess Hill, where existing homes are up to a 4-mile drive from the supermarkets.

2.22. Burgess Hill is also accessible via a regular bus service, where, for example, the current 100 service operates an hourly service to Burgess Hill and takes around 20 minutes.

#### **Topic e)**

##### **The effect on the appearance of the area including the character of the countryside, taking into account any mitigation measures.**

2.23. The Site is located to the north of Reeds Lane and immediately west of Kings Business Centre. The site is well-screened physically and visually to the south, west and north by well-established trees and hedgerows. The Site's eastern boundary is formed by the new development at Land to the North of Lyndon and King Business Centre.

2.24. Beyond the western boundary is a small unkempt field, beyond which is the Avtrade campus, a large factory style development.

2.25. The site is therefore considered edge of settlement, and its surrounding character is heavily influenced by existing development.

2.26. A Landscape and Visual Study accompanies the planning application, which concludes that owing to the existing semi-urban character of the surrounds and the landscape-led design that has been applied, the Site is considered to have the capacity to accommodate the Proposed Development without substantial negative landscape and visual effects. As



such, it is considered that the proposal does not negatively affect the character of the countryside, when including the mitigation measures proposed. In addition, this site should be viewed on the basis of approximately 2,000 new homes at DPSC3: Land to the South of Reeds Lane, which is proposed immediately to the south.

#### **Topic f)**

##### **The protection of wildlife and biodiversity and opportunities for enhancement.**

- 2.27. In respect to the Site, a full suite of biodiversity assessments has been undertaken to accompany the planning application. These demonstrate that with the package of mitigation and enhancements proposed, there are no showstoppers to the development of 80 homes on this site. In addition, a 10% Biodiversity Net Gain is proposed.

#### **Topic i)**

##### **The position regarding the existing condition of the site and its deliverability.**

- 2.28. The Site is controlled by a local developer, who has been promoting this site for over five years. This Site was originally part of the same landholding that included Land to the North of Lyndon (SA30), which now has planning permission and is close to being built out.
- 2.29. Reside has submitted a full planning application for the Site (ref DM/25/3067) and once permission is granted, intends to develop the Site at the earliest opportunity.
- 2.30. The site is considered viable and deliverable and there are no showstoppers preventing it coming forward now and it is expected to be fully completed and occupied within 5 years.

#### **Topic j) Whether the Council’s assumptions are realistic in respect of densities, start dates, number of suggested outlets and build out rates, and hence the delivery trajectory.**

- 2.31. The Council’s assumptions have been informed by Reside’s own assumptions and timetable. This can be seen following the reduction in the number of homes from 100 homes to 80 homes, following the changes to the EA flood mapping.
- 2.32. Reside confirms that the Council assumptions are accurate.



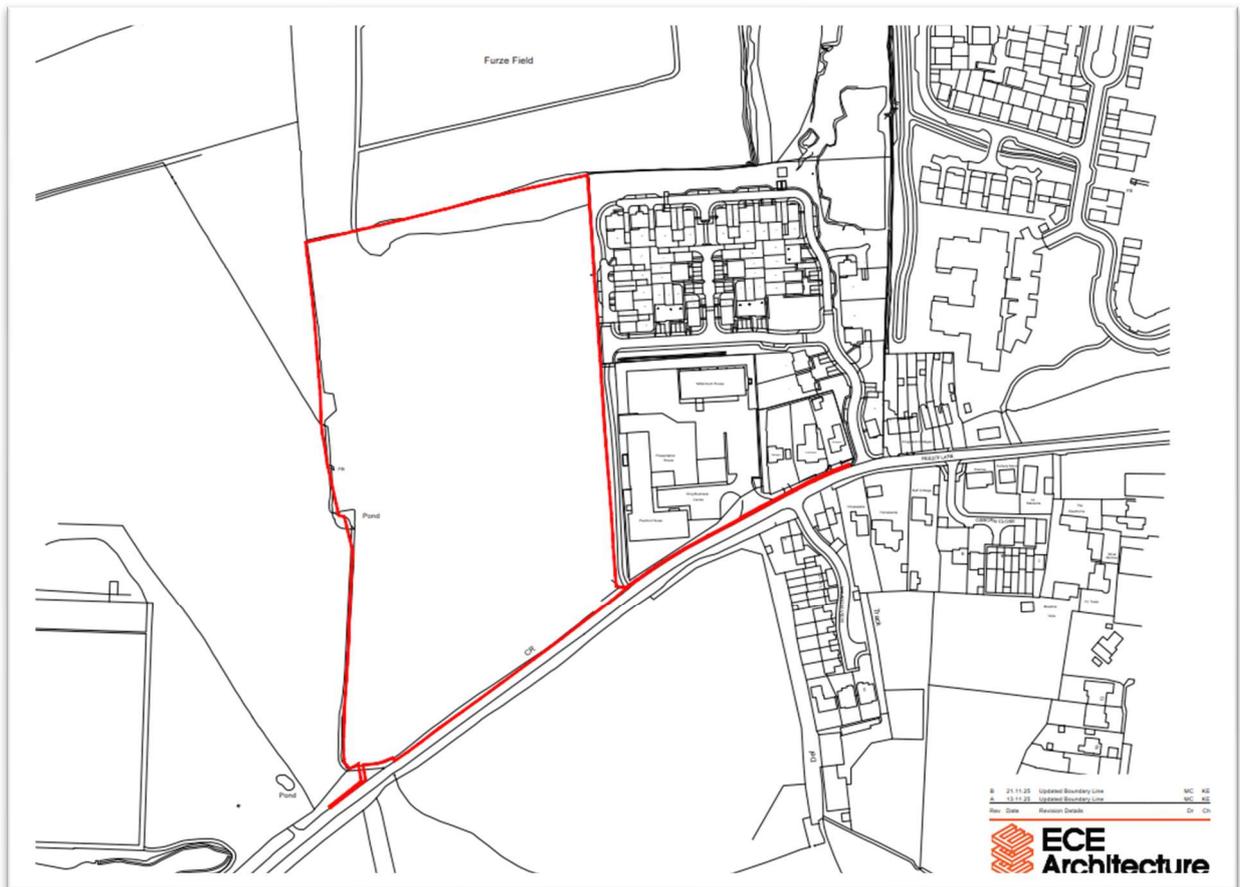
## 3.0 Conclusion

- 3.1. Reside fully supports the Mid Sussex Local Plan and proposed allocation at DPSC6: Land to the West of King Business Centre
- 3.2. Reside is confident that the plan adequately lays the framework for the sustainable development at DPSC6: Land to the West of Kings Business Centre, as well as the development of the other four allocations in Sayers Common.
- 3.3. Specifically, Reside confirms the local plan policies have shaped the high quality urban design proposed in the live planning application currently in for determination with Mid Sussex. Specifically, it includes good building design, legible layouts, attractive streets and open spaces with active frontages.
- 3.4. In addition, the proposed scheme includes for suitable connectivity within Sayers Common and beyond, focussing on internalising movements as much as possible and thereby reducing impacts on nearby communities.
- 3.5. The proposed application at the Site confirms that there are no issues in respect to the effect on the appearance of the area, including the character of the countryside and the protection of wildlife and biodiversity, that cannot be suitably mitigated.
- 3.6. This Site and the other allocations in Sayers Common have signed up to a Statement of Common Ground that confirms they will make the appropriate financial contributions for each site and where these will be delivered, along with a timetable for the delivery of infrastructure.
- 3.7. Taking all of the above together, Reside confirms that the Council’s assumptions on the Site’s deliverability, density, start date and build-out rate informing the delivery trajectory are accurate.



# Appendix A Land West of King Business Centre: Site Location Plan

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