

## Stuart Malcolm

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 22 December 2025 10:27  
**To:** Stuart Malcolm  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/1434

**Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).**

**All emails will be responded to on our return on 5th January.**

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/12/2025 10:26 AM.

### Application Summary

Address: Land Rear Of Chesapeake Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG

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Proposal: Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works. (Amended plans, FRA and Drainage Strategy and TA Addendums received 12/12/25)

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Case Officer: Stuart Malcolm

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### Customer Details

Address: 19 Furzeland Way Sayers common

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### Comments Details

Commenter Type: Neighbour or general public

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Stance: Customer objects to the Planning Application

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Reasons for comment:

Comments: I wish to formally object to planning application DM/25/1434 for the erection of 27 dwellings and associated infrastructure on land to the rear of Chesapeake, Reeds Lane, Sayers Common. While recent amendments have been submitted, these do not address the fundamental planning concerns, and the proposal remains unacceptable for the following reasons:

1. Unsustainable Location

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The site remains poorly located in sustainability terms, with future residents heavily reliant on private car use. Safe, convenient, and realistic access to local services and public transport is limited, contrary to the principles of sustainable development set out in both the Mid Sussex District Plan and the Hurstpierpoint & Sayers Common Neighbourhood Plan.

#### 2. Highway Safety and Access

Reeds Lane is narrow, constrained, and already experiences traffic and safety issues. The amended proposals fail to adequately mitigate the increased vehicle movements generated by 27 dwellings, including construction traffic. The development would worsen highway safety for residents, pedestrians, and cyclists.

#### 3. Drainage and Surface Water Flood Risk

The area is known to experience surface water and drainage issues. The proposals do not provide sufficient confidence that increased hardstanding and development will not exacerbate localised flooding or drainage problems, particularly during heavy rainfall events.

#### 4. Character, Scale, and Overdevelopment

Despite amendments, the scale, layout, and density of the development remain out of character with the established form of Sayers Common. The proposal represents an overdevelopment of a sensitive edge-of-settlement site and would result in an unacceptable suburbanising impact, conflicting with Neighbourhood Plan design and character policies.

#### 5. Impact on Residential Amenity

The development would adversely affect the amenity of nearby residents through increased noise, activity, loss of outlook, and general disturbance. These impacts have not been satisfactorily resolved through the amended plans.

#### Conclusion

In conclusion, this development remains unsustainable, unsafe, and out of character with the village. It conflicts with multiple adopted planning policies at both District and Neighbourhood Plan levels. I therefore respectfully request that Mid Sussex District Council refuse planning permission for application DM/25/1434.

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Kind regards