

DM/25/1434|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)|Land Rear Of Chesapeake Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG

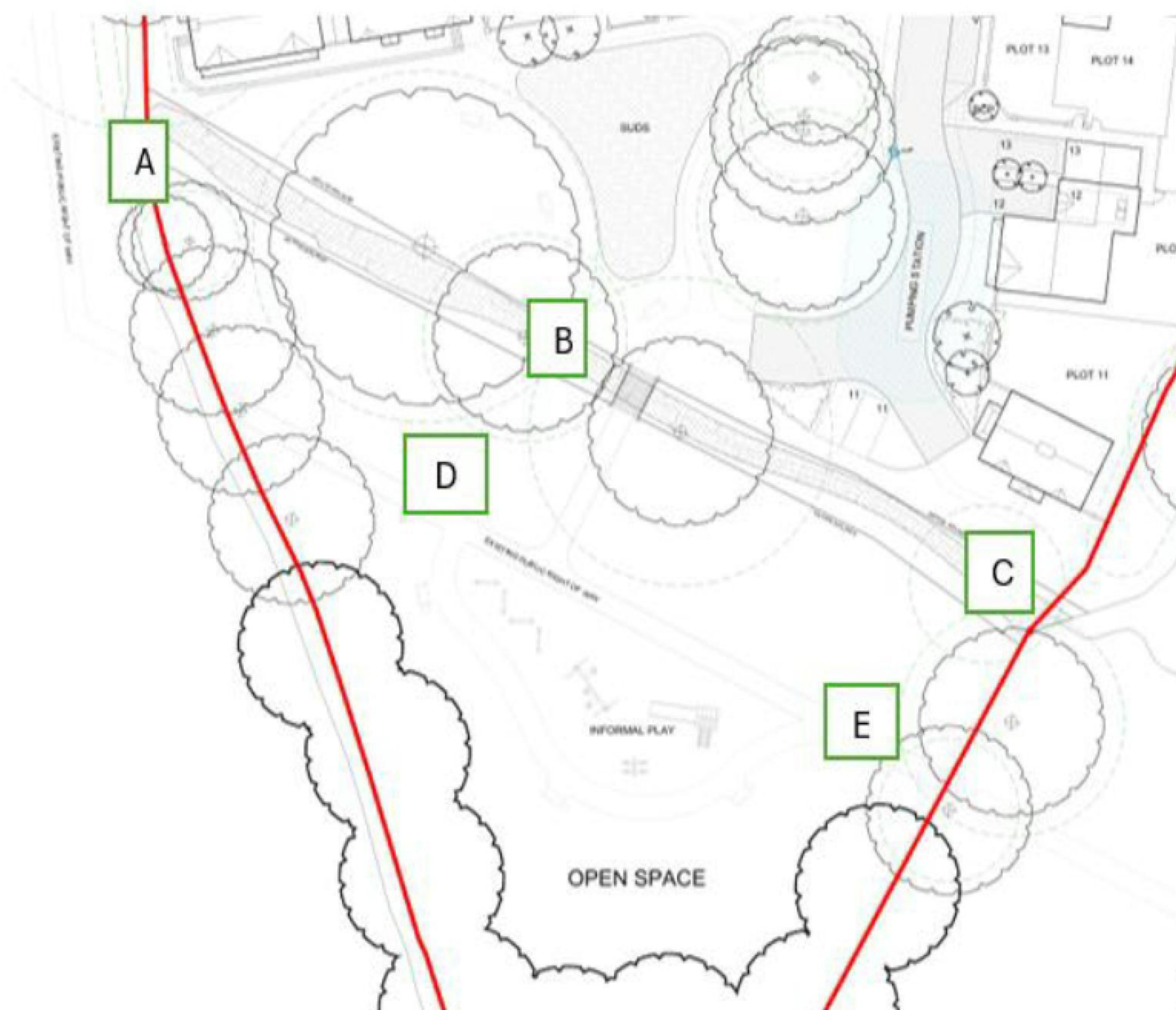
Below is detailed further evidence in support of the issues I have raised in previous submissions concerning flooding, and the lack of visibility at the vehicle access point to the above site caused by on road parking.

Flooding in the southern part of the site

I would be grateful if the case officer could advise WSCC LLFA of the following evidence and issues concerning flooding in the southern part of the site which the applicant has still not addressed or mitigated.

This is the area of the site which the existing PROW passes through, where the proposed children's play area is to be located and where WSCC and MSDC wishes links to be built to other PROWs.

Previously I have supplied evidence of flooding in this area but neither the applicant nor WSCC LLFA have sufficiently addressed this issue and there does not appear to be any indication that they will actually be doing this. Today, 27/01/2026, there was further extensive flooding in this area. Below are photographs of this flooding taken today at 11:20am and showing the flooding in the various areas of this southern part of the site. A plan is also included to show where on this site these various areas are.



Plan of the southern part of the site where the various photographs were taken.

A – The western footbridge over the flooded stream

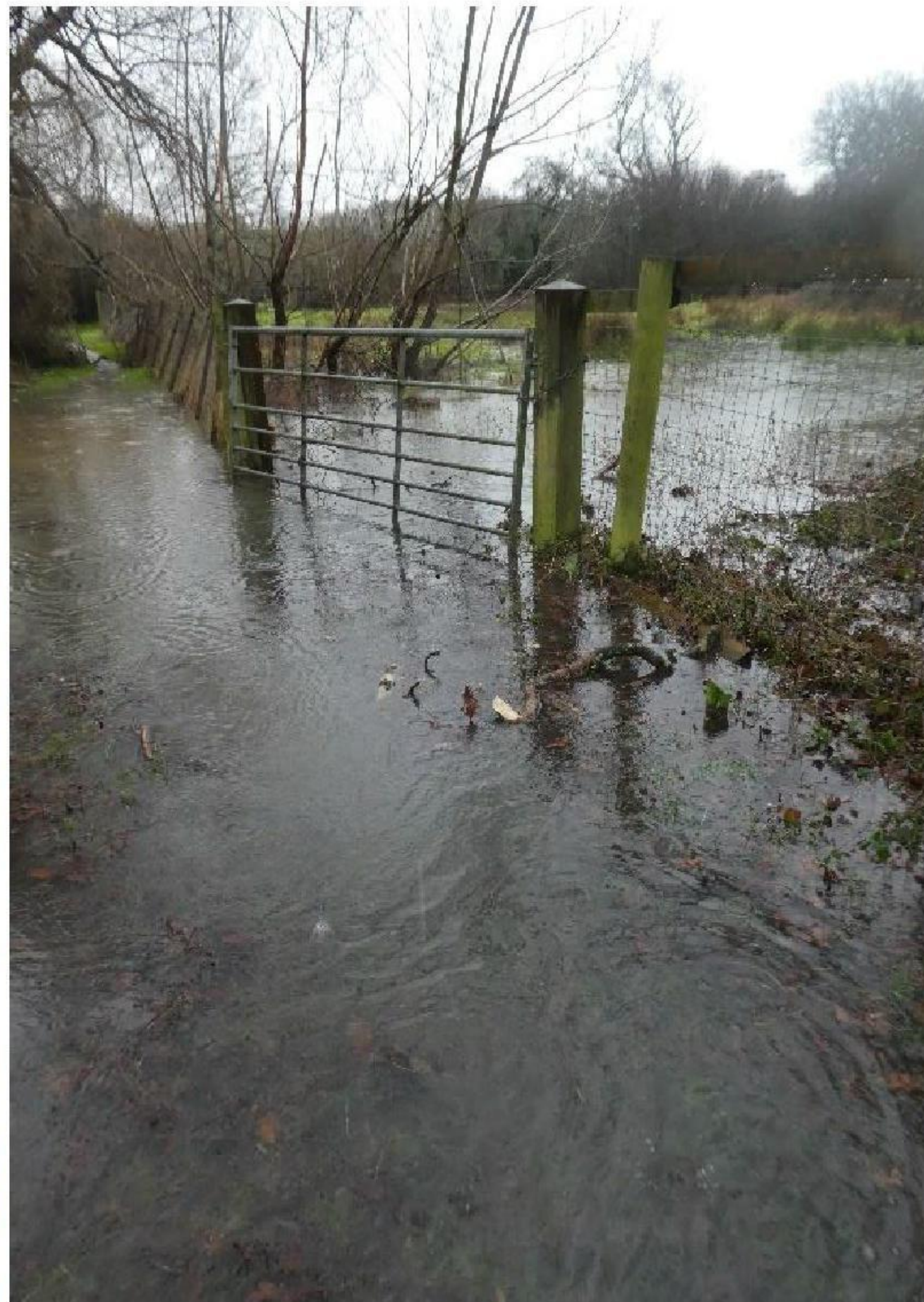
B- Flooded footpath by the bridge over the stream to the northern part of the site

C – Flooded stream east of the bridge which is overflowing onto the footpath

D & E the flooded western and eastern ends of the proposed play area



A – The western footbridge over the flooded stream 27/01/2026 11:20am



B- Flooded footpath by the bridge to the northern part of the site over the stream. 27/01/2026 11:20am



**B- Flooded footpath by the bridge to the northern part of the site.27/01/2026 11:20am
(Please note that this flooding is over 20cm deep in places and it is therefore not possible to distinguish which parts are actually the bridge, footpath or stream.)**



C – Flooded stream east of the bridge which is overflowing onto the footpath 27/01/2026 11:20am



D the flooded western end of the proposed play area 27/01/2026 11:20am



E - the flooded eastern end of the proposed play area & the footpath besides it 27/01/2026 11:20am

Flooding in this part of the site is a long ongoing issue which needs to be addressed.

I therefore request that this additional evidence of flooding is made known to WSCC LLFA so that it is on record that they are aware of it and the extent of the flooding on this part of the site.

Any consultation comments which they then make on the site's flooding issues can therefore be assumed to have included consideration of this evidence as part of that decision making.

Lack of visibility at site entrance due to on road parked cars.

WSCC Highways have advised in their consultation of 16th January 2026 in respect of the issue of on road parked cars affecting visibility that:

“Address issue 1 of RSA The auditor has confirmed that the Designers Response addresses all three issues in RSA. Regarding problem 1 – parked cars may obstruct visibility splays and auditor recommended appropriate visibility splays be achieved. The Designer has responded that MfS2 para. 10.7.1 acknowledges that parking in visibility splays in built up areas is common and “...does not appear to create significant problems in practice” and that rule 243 of Highway Code states that vehicles must not park opposite, or within 10 metres, of a junction or access. The auditor has not recommended parking restrictions as a solution and has confirmed they are satisfied with the Designers justification, which the LHA agrees with, in relation to visibility being acceptable.”

They have therefore taken the position that the rule 243 of the Highway Code will prevent any vehicle being parked in a position on the road that would cause a visibility issue so no other action is needed.

However, actual evidence from the site entrance show that this is a false assumption to make.



**Photographs of on road parking besides the proposed new entrance to the Chesapeake site
27/01/2026 14:50pm**

The above photos by the new site entrance show on road parking opposite the entrance to Clay Pitt Lane, within 10 metres of the entrance road to the Meadowview estate, and on the roadway along the Access Protection Line (H bar). All are within the visibility sprays of the new site entrance and against Highway Code rule 243. That rule on its own is therefore not enough to prevent this issue.

As has been mentioned in my previous submissions, and also evidenced in them, this on road parking happens on a daily basis because there is no parking enforcement in Sayers Common. There are no parking wardens and so the rules are ignored.

It is noted that WSCC Highways advise that a site visit was made on 16/12/2025 but have not provided a copy of the report for that visit. They have not illustrated their submission with any pictures from that visit but have instead had to rely on Google Street View images from June 2024 which do not show parked cars. If they had instead used images from their visit on 16/12/2025 they would most probably shown cars parked on road in the visibility sprays of the site entrance.

The above evidence therefore demonstrates that their conclusions regarding on road parking not affecting the visibility of exiting the site entrance are therefore unsafe.

I therefore request that this additional evidence, together with that in my previous submission is made known to WSCC Highways so that it is on record that they are aware of the real situation with regards to on road parking and visibility from the site exit.

Any consultation comments which they make on the issue of the effect of such parking on the visibility can therefore be assumed to have included consideration of this evidence as part of that decision making.


1 Kingsland Cottages, Reeds Lane, Sayers Common, Hassocks. BN6 9JG

27th January 2026