

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 13 July 2025 20:52
To: Stuart Malcolm
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1434

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/07/2025 8:52 PM.

Application Summary

Address:	Land Rear Of Chesapeake Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG
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.
Case Officer:	Stuart Malcolm

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Customer Details

Address:	4 The Nook Hassocks
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: We would not object provided our concerns about further development in this area are met, including the plans being implemented as submitted and not changed subsequently - which happens frequently in our experience. In particular the trees to the North of the site should be maintained as a natural habitat for many species and also a shield for neighbours from being overlooked.
We do not agree with the boundary line on the border of our property to the west since the oak trees are included within our title although they do not appear to be disturbed in the current version of the plans.
Sewage in our area has been a problem for years and a further development here is going to put further strain on facilities - we did not see anything addressing this point. When Meadow View was built - with a septic tank- it was promised the houses would be linked up to main drainage - nothing had happened for 15+ years and there is a significant smell in hot weather. People have also had sewage backing up inside their houses - there should not be further development without the supporting infrastructure for both drains and roads.
In the application it refers to flooding being a 1/100 year event - we have had floods here a number of times since we moved in in 2009 which has been acknowledged in the past by the

council so why has it now become such a rare event? We have cleared the ditch on the west side of our land many times because it leads into the drainage to Reeds Lane because of complaints from the neighbours on flooding so the idea of 1/100 year event seems ludicrous to us from personal experience on the ground rather than theory!

Reeds Lane is becoming very crowded with cars speeding through and visibility turning onto it is restricted much of the time so a further road trying to do so increases the chances of accidents and someone being badly injured especially with parked cars and lorries (which have massively increased recently) obscuring the view. There is no footpath to the North of Reeds Lane despite there being a football field and children crossing the road to play. Further cars down this road obviously exacerbates the risk here.

So we do have concerns as to the danger of the overcrowded road and the flooding risk.

Kind regards