

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 14 July 2025 17:52
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 14/07/2025 5:51 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

[Click for further information](#)

Customer Details

Address:	7 Wintergreen way Sayers Common
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Comments Details

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

Reasons for comment:

Comments: There are three reasons that have been raised in documents that have been provided alongside the planning application:

- 1.) Traffic issues
- 2.) Risk of flooding
- 3.) Impact to wildlife

1.) Traffic issues

The document provide - "Stage 1 Road Safety Audit" highlights three problem areas due to a bend in the road, reduced visibility and a narrow entrance. Reeds lane is often reduced to single lane traffic, which causes congestion in the village. What the safety audit didn't appear to consider was the Elivia homes development of 36 homes which is in close proximity to the proposed development. This is within 250 meters and is on the other side of the road. This is likely to add an additional 60-80 vehicles that will using Reed's lane.

It is also worth noting that to join the A23 and commute locally (to Burgess Hill for example) there is a very short section of the A23 to join and exit. It is often the case that the exit to Burgess Hill is a lengthy traffic jam due to the volume of traffic leaving Burgess Hill and using the roundabout at the top of the exit road. With additional vehicles, this will add to the problem and likely cause traffic leaving the A23 at the Burgess Hill junction to queue and could impact the A23 (which only has two lanes at that section) as queuing cars on the exit road could extend onto the A23 and thus reduce it to a single lane. There would be an increased risk of a serious road traffic collision as a result.

2.) Risk of flooding

The proposed development site was part of the wider District plan. When responses were sent in, flooding was highlighted as a specific area of concern. The Planning team should still have access to the responses.

DPH19: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common

In front of the current house Chesapeake, on the land between it and the Reeds Lane roadway, there is what was once a spring fed pond. The pond has since been filled in and the spring has instead been piped into the culverted watercourse which runs west to east along the road front boundary of Chesapeake with Reeds Lane. Then it continues along the front of the next door property, Homelands. It then turns under the road to run off north of Reeds Lane and eventually ends up in the river Adur. The legacy of the pond can still be seen in the front garden of Chesapeake around where a willow tree now stands.

This area in front of Chesapeake also has a history of flooding.

Other flooding incidents that have happened since then have also been reported to the various council departments and facility agencies, whose reports the council can obtain.

Flooding also occurs at the rear of the site around the watercourses that run through it. These are part of the watercourse drainage system which starts up on Coombe Hill and runs down the B2118 and into land to the south west of this site. This water eventually ends up going northwards to join the River Adur.

This area is low lying at the bottom of Coombe Hill. Not only does the watercourse flood but also the PROW footpath that runs through the site in addition to the land either side of the south part of the site.

Sayers Common has an old Victorian combined sewage and rainwater system which lacks the capacity to cope with current amounts of waste water, sewage and rainfall. Sewage backs up into houses and comes out of drain covers so frequently residents are unable to use their toilets and dispose of waste water. Southern Water are well aware of this and have to make regular emergency interventions in the system when these issues occurred. The pumping station in Sayers Common cannot sustain any new demands on its capacity. A full report on the sewage situation in Sayers Common should be requested by the council from Southern Water. Without taking it into consideration, any decision on new housing in Sayers Common would be unsafe and make the situation with sewage worse.

3.) Impact to wildlife

The document provided by Naturespace Partnerships highlights the potential for newts to be present. This is likely given the wet ground conditions.

There are also bats, a wide range of different birds as well as deer in the area due to the grasslands / meadow and the large trees.

This animals would all be affected by the development.

Kind regards