

**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.**

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

I wish to make the following comments with regards to the above planning application

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**1) Introduction**

**a)** It should be noted that the principle of development has not yet been established for this site. Although it was listed as an allocated site in the 2021-2039 Draft District Plan, which would have given it that right, that Draft Plan has not been made and the Planning Inspector has advised that she wishes to fail it. Consequently it cannot be taken into consideration with regards to this application.

**b)** Under the existing 2014-2031 District Plan, this site falls outside of the built up boundary of Sayers Common. There is also no further planned development in the village under that plan now that the Woodlands Estate is in the process of being built.

**c)** The applicant refers to a Statement of Common Ground (SOCG) with other developers who also had sites listed as allocated under the Draft District Plan. This would also have automatically established their right to develop their sites. As this right no longer exists they will also have to each individually apply for their own principle of development. This changes the context and certainty of that SOCG and reduces the ability of the participants to plan and work together. Statement 1.4 of that agreement states that it is not binding on any party. Therefore there is not guarantee that any housing or infrastructure mentioned in it will be provided, so none of its proposes can be taken into account when MSDC make decisions on this development.

**d)** This development must therefore be evaluated on its own merits alone and on the documentation which the applicant submits with this application.

**2) Flood Risk & Drainage Issues**

**a)** The site is subject to both fluvial and surface water flooding. It also acts as part of the floodplain for the much larger natural drainage system that protects Sayers Common as a whole from flooding. However, the



Flood Risk Assessment and Drainage Strategy provided by the applicant does not fully take in and address these points.

**b)** The stream which runs through the southern part of the site, and divides it in two, starts up on Coombe Hill to the south east, flows down and under the B2118 into land east of the site. Then it flows across the site and, on leaving it, flows to the south west of the site to go under Reeds Lane. It then heads northwards eventually ending up joining the River Adur.

**c)** In their Flood risk assessment, the applicant advises in 5.1.1 that '*Fluvial flooding is caused by flows in rivers or streams exceeding the capacity of the river channel and spilling into the floodplain*' The stream which flows through the site frequently bursts its banks in winter because it cannot contain the volume of water flowing through it. An example of this is shown in the photographs below.



**Fluvial flooding of the stream overflowing across the footpath and through the site. 14/01/2023**



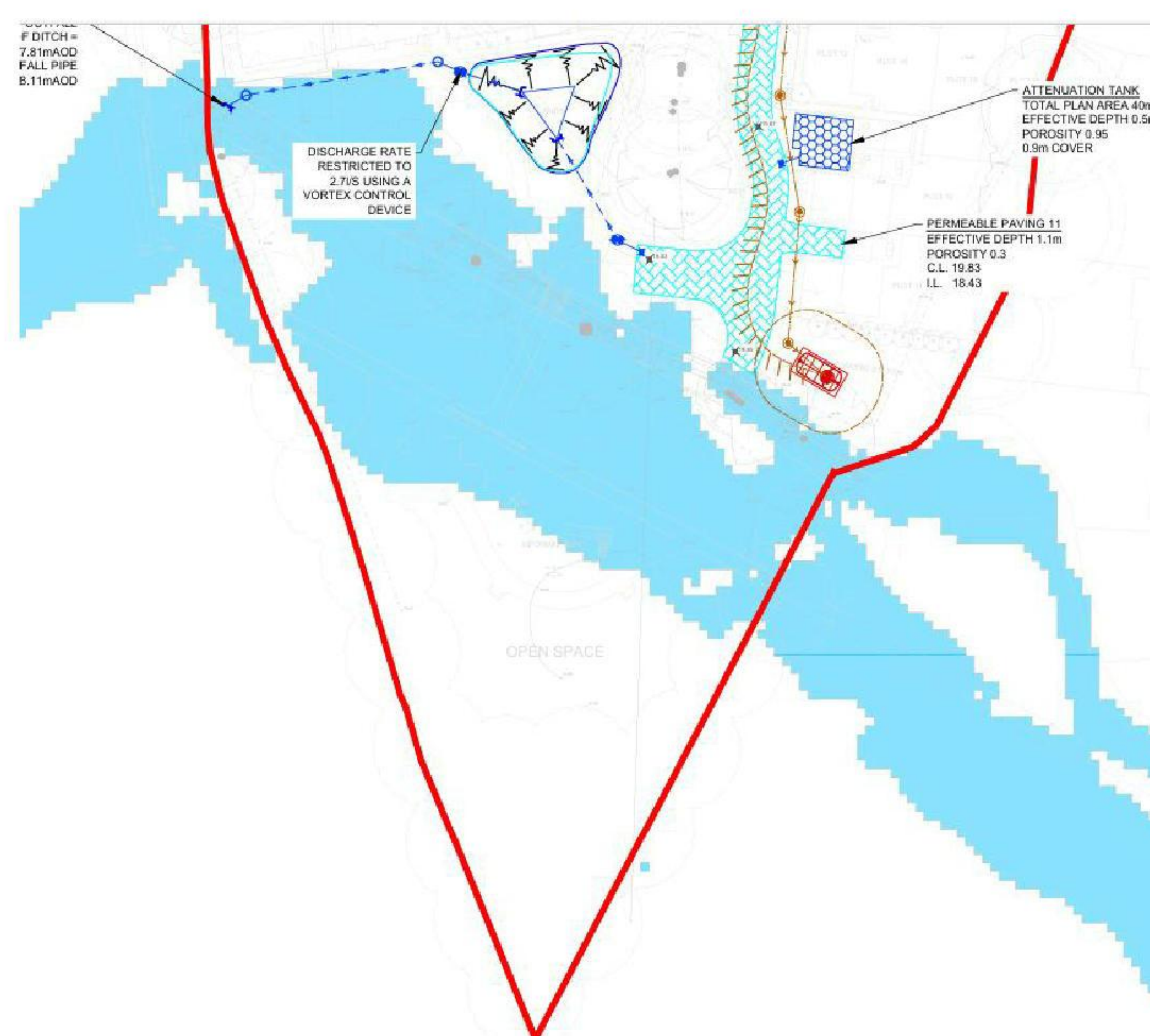
**d)** The applicant advises in 5.1.3 that *The risk of flooding from fluvial sources is considered to be very low.* However this stream floods every year.

**e)** The site also suffers from surface water flooding, particularly the land south of the stream. Because it is agricultural land, and also since the property of Chesapeake has not been occupied in several years, this is not reported to official bodies. Below are some photographs of such surface water flooding



***Surface water flooding on the site on land south of the stream. 05/01/2025***

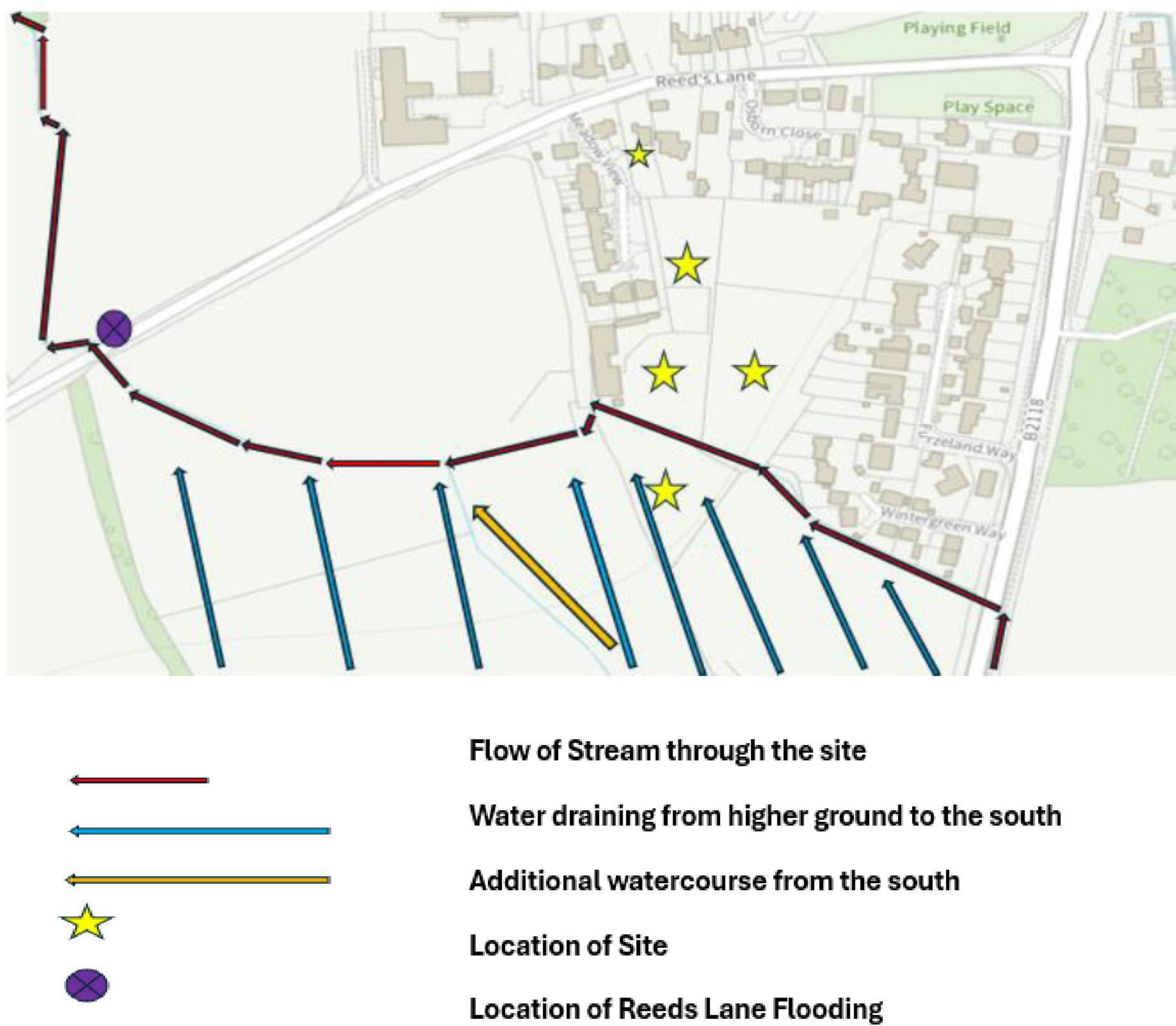
**f)** The applicant now wishes to use the southern part of the site as an informal play area but gives no details of how they would deal with its drainage issues to make this possible. Their Preliminary Drainage Strategy drawing shows no drainage work in this area, nor does it show any measures to be taken to alter or amend the stream to prevent the fluvial flooding.



***Extract from the applicant's Preliminary Drainage Strategy drawing showing that there is no drainage work planned in the area south of the stream or to the stream itself.***



**g)** The Flood Assessment and Drainage Strategy also does not take into account the part that the site plays in flood prevention in Sayers Common as a whole. The above the site to its south sits the Albourne Ridge and water flows down from this ridge towards the site to meet the streams that flow onto Reeds Lane.



**Diagram showing water flows and watercourses in relation to the site**

**h)** The water coming down into the site from beyond its boundaries is not taken into account in the applicant’s assessment, only the water that falls on the site in the form of rain is. Paragraph 181 of the NPPF states “*When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere*” The applicant mentions raising the ground levels in their site to prevent flooding inside it. This seems to be a standard practice for developments in Sayers Common. Both the Sayers Meadow and Woodlands development have raised their ground levels from at least between 30cm and 100cm. This can be seen in the difference in the ground level between the western boundary of Furze Manor Care Home and the ground behind it. It is also clearly visible in the new difference in height between the ground levels of the Woodland Estate and its neighbour Kingsland Cottages.

**i)** Raising the ground level of the site prevents water from outside the site flowing into it. Similarly it allows water from the new higher ground to drain into the land around the site. Both of these situations would have the effect of increasing the water levels in the surrounding land. This would raise the flood risk level to surrounding properties, including those in the Wintergreen, Furzeland and Meadow View estates as they would then be sited on lower ground levels to the new houses. This would be in breach of paragraph 181 of the NPPF



**j)** The raising of the site ground levels would also increase the risk of the level of the stream rising and flooding land to both to the east and west of the site. To the east of the site the Wintergreen estate would be particularly vulnerable to an increase in flood risk from the stream which runs alongside it.



***The stream overflowing and flooding in the field to the east of the site with the Wintergreen estate houses close behind it. 05/01/2025***

**k)** To the west of the site, water coming down from the Albourne Ridge could be diverted round the site's raised land and enter the stream further on. This would increase the volume of water in that stream which would then escalate a known flooding issue with the Reeds Lane roadway about 100 meters west of Kings business park. This issue is acknowledged by West Sussex Highways in their Street History Records.



***Flooding across Reeds Lane about 100 meters south of Kings Business Park, caused by overflowing stream from the land to the south of it. 05/01/2025***

**l)** West Sussex Highways have confirmed, in the email below to myself, that there no further action they can take with regards to the highway to resolve this issue. Any increase in the amount of water added by the site works to the stream that goes through it would therefore increase the flood risk here and elsewhere.



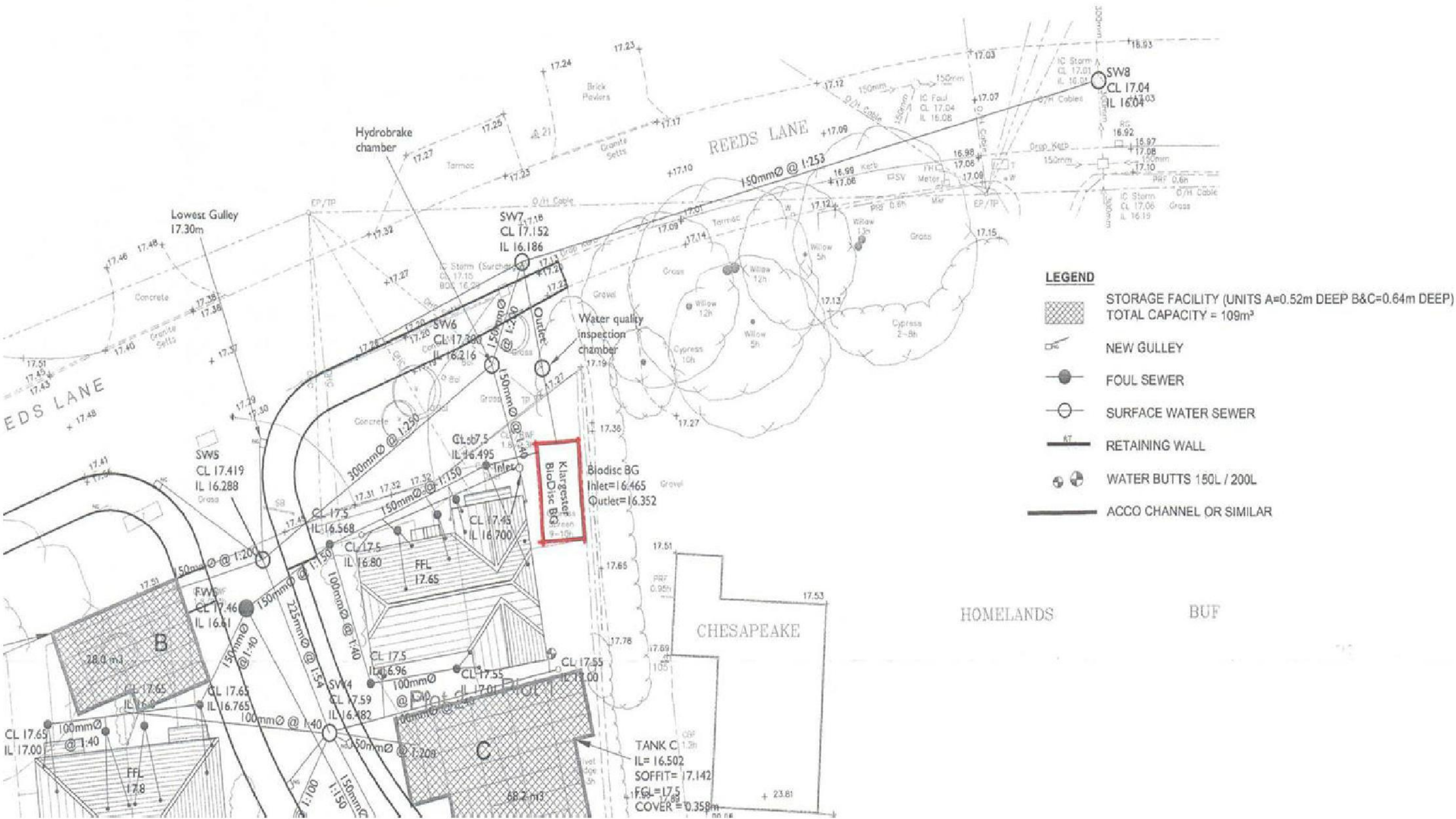
**From:** West Sussex Highways <West\_Sussex\_Highways@OnDemand.Confirm.Co.uk>  
**Sent:** 28 November 2024 16:11  
**Subject:** | Update | Notes From Officer - Enquiry 3285894

Dear Customer  
Your enquiry has been updated by our Highways Team.  
**Enquiry Number:** 3285894 (WSCC-666118419)  
**Street:** REEDS LANE, ALBOURNE (E: 526193.49 , N: 117996.07)  
**Subject:** Drainage  
**Highways Team Update:**

Thank you for your enquiry, The ongoing surface water problem looks to be caused by insufficient capacity in the surface water sewer/District Council watercourse/Rife/River that the council’s surface water discharges into. Most surface water outlets into surrounding water courses, and where these exceed capacity during and after these events, there is nowhere for the water to go, the symptom of which is evident as highway flooding. No amount of gully emptying or jetting will resolve these issues, and it is likely to be a case of waiting for the water levels to recede. I will raise a job to put out signs to warn people of flooding and also ice boards due to the cold weather we are about to get. If the area becomes completely flooded and unusable please contact us on the emergency number so we can have a team attend.  
Kind regards  
WSCC

**Copy of an email of 28<sup>th</sup> November 2024 from West Susses Highways to myself**

**m)** At the northern end of the site, the applicant is proposing to discharge surface water to what it refers to as a highway drain. This is in fact an unadopted watercourse which runs along Reeds Lane from the west until it meets further watercourses coming from the south in front of the Homelands property. It then turns north and runs under Kingsland Cottages until it exits at the end of their gardens and continues northwards.



**Extract from the Foul and Surface Water Drainage Layout of 2007 submitted by Antler Homes with their Meadow View application 07/00228/FUL**



This watercourse was used by Antler Homes, in their previous 2007 development of the Meadow View estate, next door to Chesapeake, to take the run off from the Klargestar which formed that estate's foul sewage treatment method at that time. Above is a copy of part of the Foul & Surface Water drainage layout, submitted at that time under planning reference 07/00228/FUL, which shows more details of it

**n)** The point of the roadway at the proposed access to the site also suffers surface water flooding along the highway:



***Surface water roadway running in front proposed entrance to the new Chesapeake estate. 19/07/2025***

**o)** A road drain at the access point would be needed to take this surface water off the road but it is unclear from the applicant's plan if one is proposed. Also, the applicant had not provided any details confirming the layout, dimensions, and capacity of the unadopted watercourse to confirm that it has the ability to take the new surface water from their estate. Nor have they confirmed that it would not increase the flooding risks downstream of its site.

**p)** The applicants Flood Risk Assessment and Drainage Strategy does not therefore address the full issues with flood risk and drainage on the site. It lacks the necessary evidence and is incomplete. It has not therefore proven that the development would not increase the flood risk to offsite homes, land and infrastructure.

### **3) Sewage Issues In Sayers Common**

**a)** In their Flood Risk Assessment & Drainage Strategy Document the applicant states in 5.4.2 '*The West Sussex LFRMS and Mid Sussex District Council Level 1 SFRA do not mention Sayers Commons as an area known to experience sewer flooding.*' They also state in 5.4.3 '*The risk of sewer flooding is considered to be low.*'

**b)** However on pages 23/24 of the MSDC Level 1 SFRA 2024 document it records 6 incidents of foul water (sewage flooding) in Sayers Common. In addition Southern Water throughout 2024 has conducted a £1025000.00 Flood Mitigation project to deal with foul water flooding in the village of Sayers Common.

**c)** This shows a worryingly poor reading of evidence by the applicant and lack of attention to detail. In addition, it also shows a complete lack of interest in and of knowledge of the current site and village of Sayers Common. It also gives concerns that the same deficiencies could also apply to the other evidence supplied by the applicant in their submission and that they also cannot be fully trusted to be accurate.

**d)** This lack of knowledge is also puzzling as Antler Homes has had some previous experience of sewage issues in the village through their 2007 development at Meadow View next door to the site. In that development the properties could not be occupied until they were connected to the mains sewage, and that could not be done until Southern Water (SW) had carried out flood alleviation work in Reeds Lane to provide capacity for it.



**e)** The homes in Meadowview were, however, occupied before the SW work happened. Antler Homes instead installed a Klargestor System linked to a local watercourse ( 07/00228/FUL). The condition for this to be allowed was that it was to be only temporary, and as soon as the SW flood works were completed then it was to be removed and the estate linked to mains sewage. That did not happen when the SW work was completed in 2009 and the Klargestor continued to be used. This device frequently broke down and released unpleasant untreated sewage into the watercourse, polluting it and destroying wildlife. This was continually reported to both MSDC and the Environment Agency. It was only in 2022 that the estate was finally connected to mains sewage and the Klargestor taken out of action.

**f)** I would therefore ask that conditions are applied to this application to ensure that not only is it fully connected to the public sewage system, but that this condition is fully enforced by MSDC. No one in the village wants this extremely unpleasant experience with sewage to happen again.

#### **4) Issues with Public Right of Way 11HU**

**a)** The applicant advises that they wish to improve the surface of PROW 11HU which runs through the site with a compacted hoggin surface. However they have not explained how this would affect the drainage and flooding issues at this point in the site which have been previously mentioned. Also they have no plans to improve the footpath to the east to the B2118 or to the west to Reeds Lane as they do not own that land. The land to the east is a particular issue as it is more than a metre lower than the B2118 which it joins. Also neither end of the footpath opens up onto a pavement when they reach the roadway and require busy roads to be crossed to proceed any further.



***The flooded PROW 11HU to the east and west of the site 05/01/2025***

**b)** This would mean that the improved stretch of improved footpath would stand on its own in isolation. The west and east sections would be narrow and uneven and both flood and become impassable in winter. It therefore does not provide further connection for people to the countryside and Sayers Common.



c) Improvements to the surface of the PROW through the site would therefore add very little value to it if improvements are not made to the whole of it. However improvements to the whole of it in general have the potential to increase flood risk in and outside of the site. This issue has therefore not been fully thought through by the applicant and comes across as a cosmetic proposal to attempt to improve the sustainable travel image of the site.

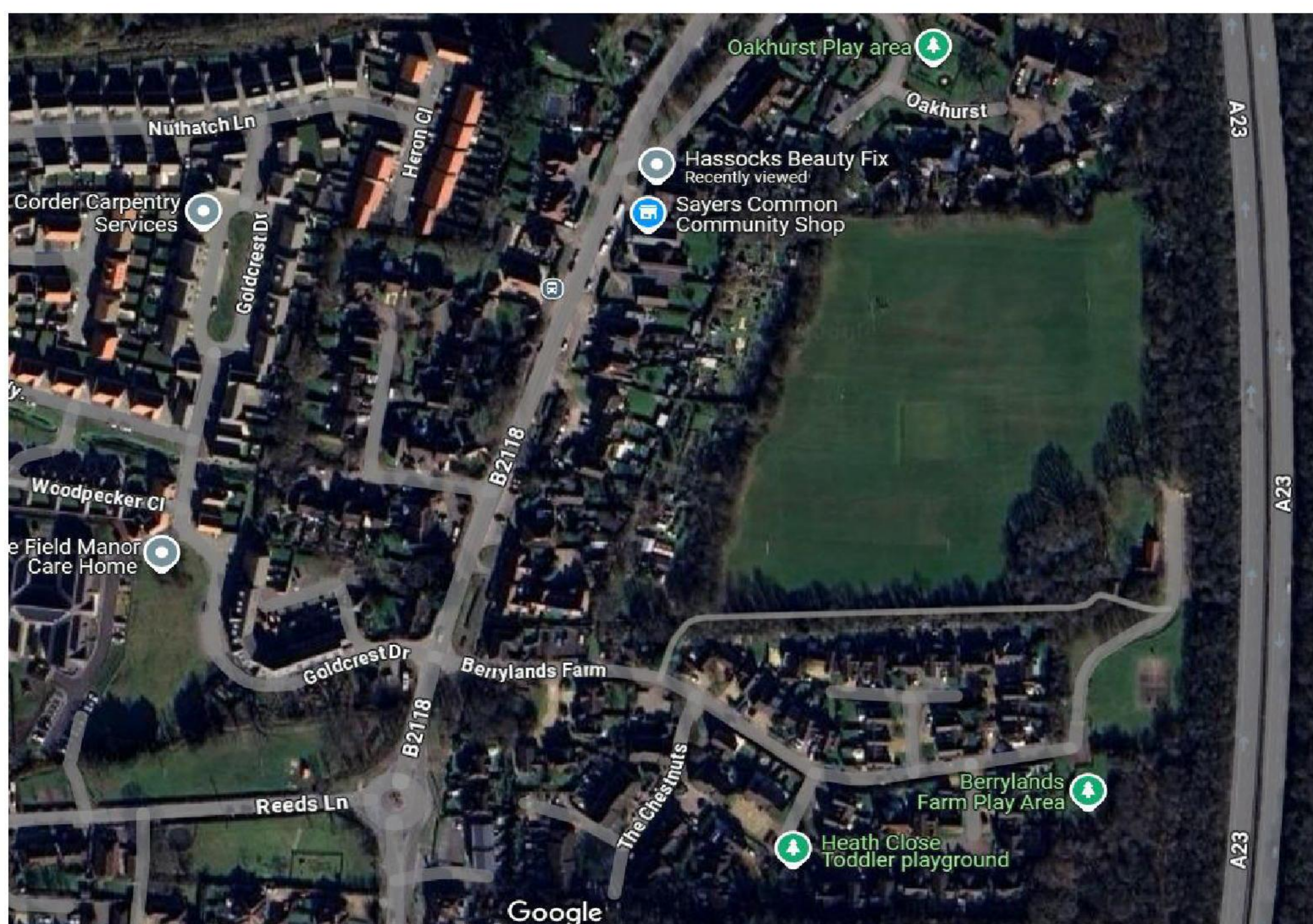
## 5) Transport Statement – Omissions and Inaccuracies

a) The applicant has submitted a Transport Statement in which they advised that the statements and conclusions which they make in it are based on the information and statistics in 8 different Appendices supplied with that document. However, MSDC have not loaded all of those Appendices on to the planning website to confirm the validity of that information. While Appendix A and E would appear to be loaded on the website, Appendix B, C, D, F, G & H do not.

b) In respect of transparency and due diligence these should also be loaded by MSDC so that they can be viewed and evaluated in respect of the statements and conclusions made by the applicant. Without them the transport statement is incomplete and therefore lacks value and accuracy. This is of particular concern with regards to traffic flows and vehicle speeds upon which a lot of the applicants road safety conclusions are based. Without the additional appendices, such statements and conclusions made by the applicant do not have any real value.

c) It is also noted that Table 3.1: *Summary of Bus Services* in the Transport Statement is confusing as it does not differentiate between each direction a service travels. It also does not take into account that they are return services. I have therefore added a copy of the current timetables as of 21<sup>st</sup> July 2025 as **Appendix C** to this document to clarify this.

d) In Table 5.1: *Local Facilities and Services* of the Transport Statement, the list of destinations given seems to be a little haphazard. Two private health firms are included but not the NHS GP surgery in Hurstpierpoint which the existing villagers use. The list of retailers includes some self-employed people not shops. The Church and Church Hall in Sayers Common and not mentioned nor is the Library in Hurstpierpoint. It also lists some non-existent bus stops at Coombe Wood, as the only bus stops in Sayers Common are in the north of the village near the village shop.



**Extract from Google maps showing which play areas it names in the village and omitting to name the Reeds Lane Play Area. 21/07/2025**



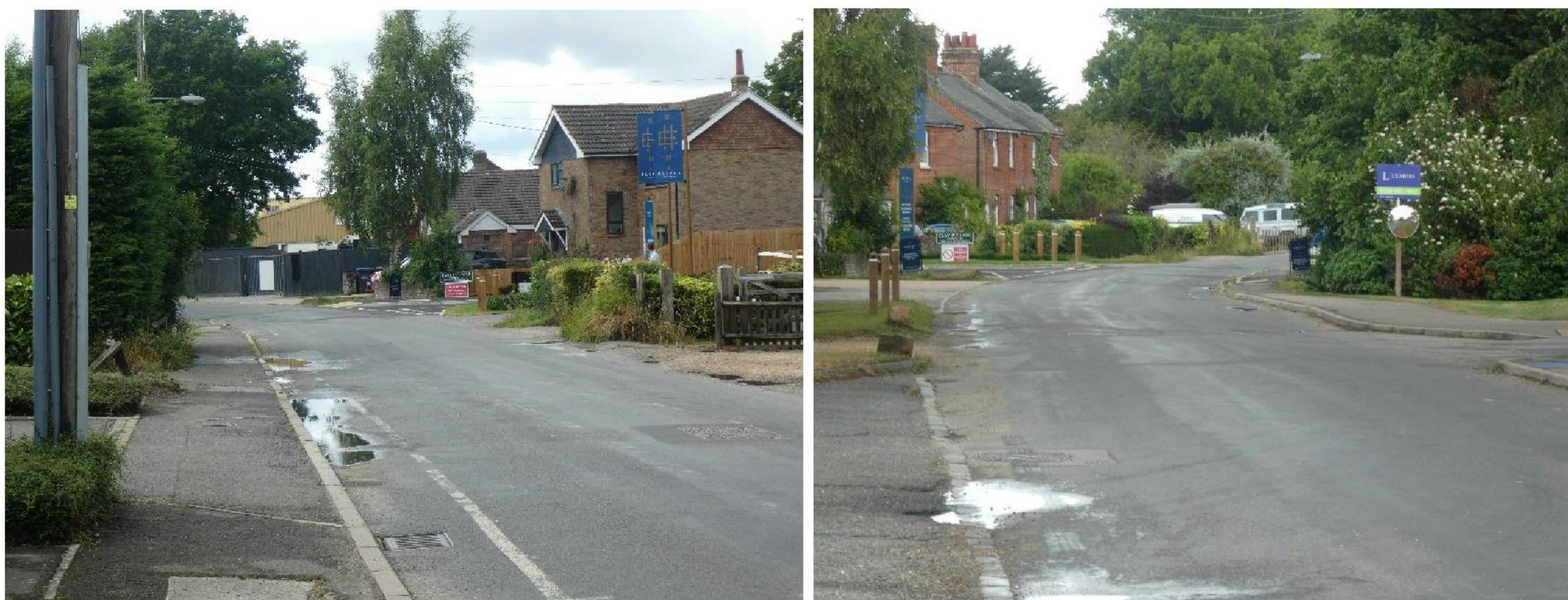
e) An explanation for such a poor knowledge of the village may be found if the example of play areas is looked at. In the table it lists such areas in Heath Close, Berrylands and Oakhurst but fails to mention the play area in Reeds Lane. This is only a 5 minute walk from the site and would be the natural one for residents of the site to use. The reason why this is not listed may be found if Google Maps is looked at for the village (see above). On Google Maps the other 3 play areas are highlighted and named where as Reeds Lane is not.

f) A similar exercise can also be repeated for the other categories listed in the table. This therefore seems to lead to the assumption that the table in the Transport Statement was compiled only using Google Maps and not from any real and actual knowledge of the village. It would also help to explain the inaccuracies and omissions in the report.

g) This lack of care and accuracy gives concerns that the same deficiencies may also apply to the other evidence supplied by the applicant in their submissions. They therefore cannot also be fully trusted to be accurate and are as a result are of poor quality and weak. This does not give confidence in the legitimacy of the application or that only interest is purely in building and selling the houses and not in the future residents or the community itself.

## **6) Access to the site - Lack of Visibility**

a) The access junction to Reeds Lane, for both those using it and others just using Reeds Lane itself, is still an issue. This is particularly due to parked cars. It was partly identified in the Stage One Road Safety Audit but the Designers Response to that does not actually fully address and resolve it.



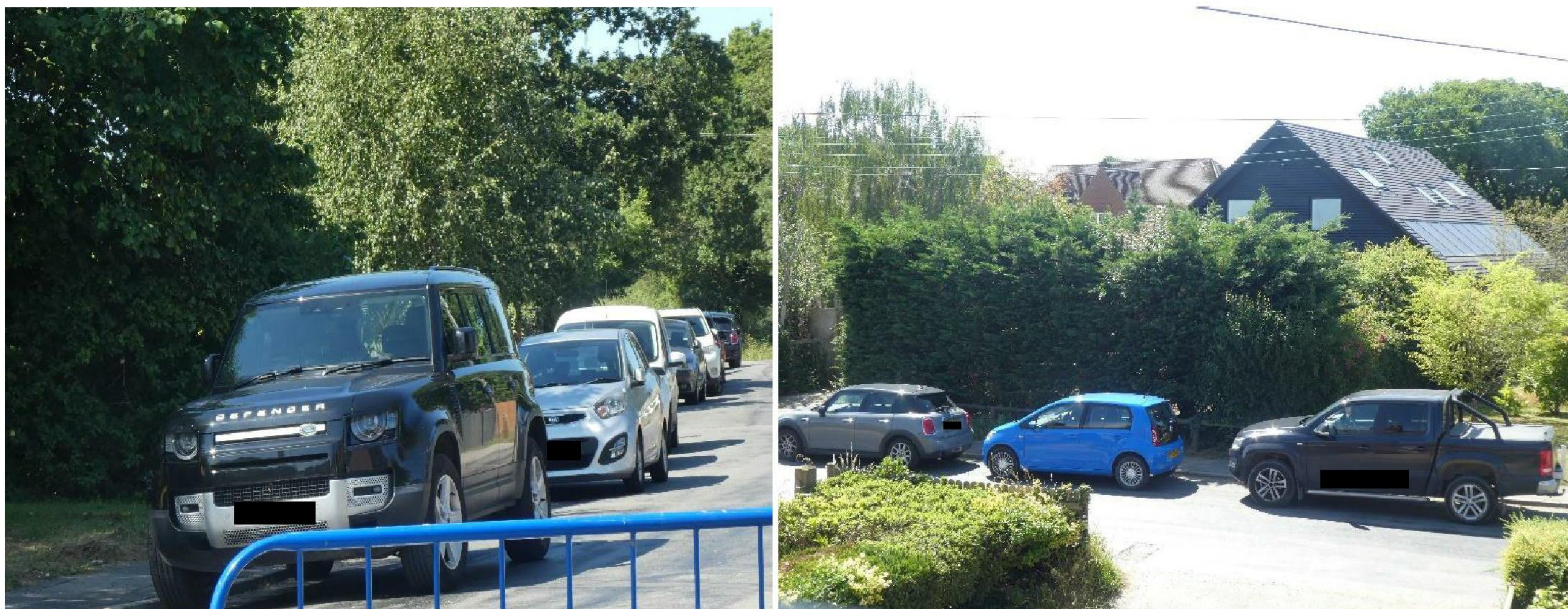
***Photographs showing visibility from the east the west to the proposed access point 19/07/2025***



***Photographs showing visibility from and to the west and east of the proposed access point. 19/07/2025.***

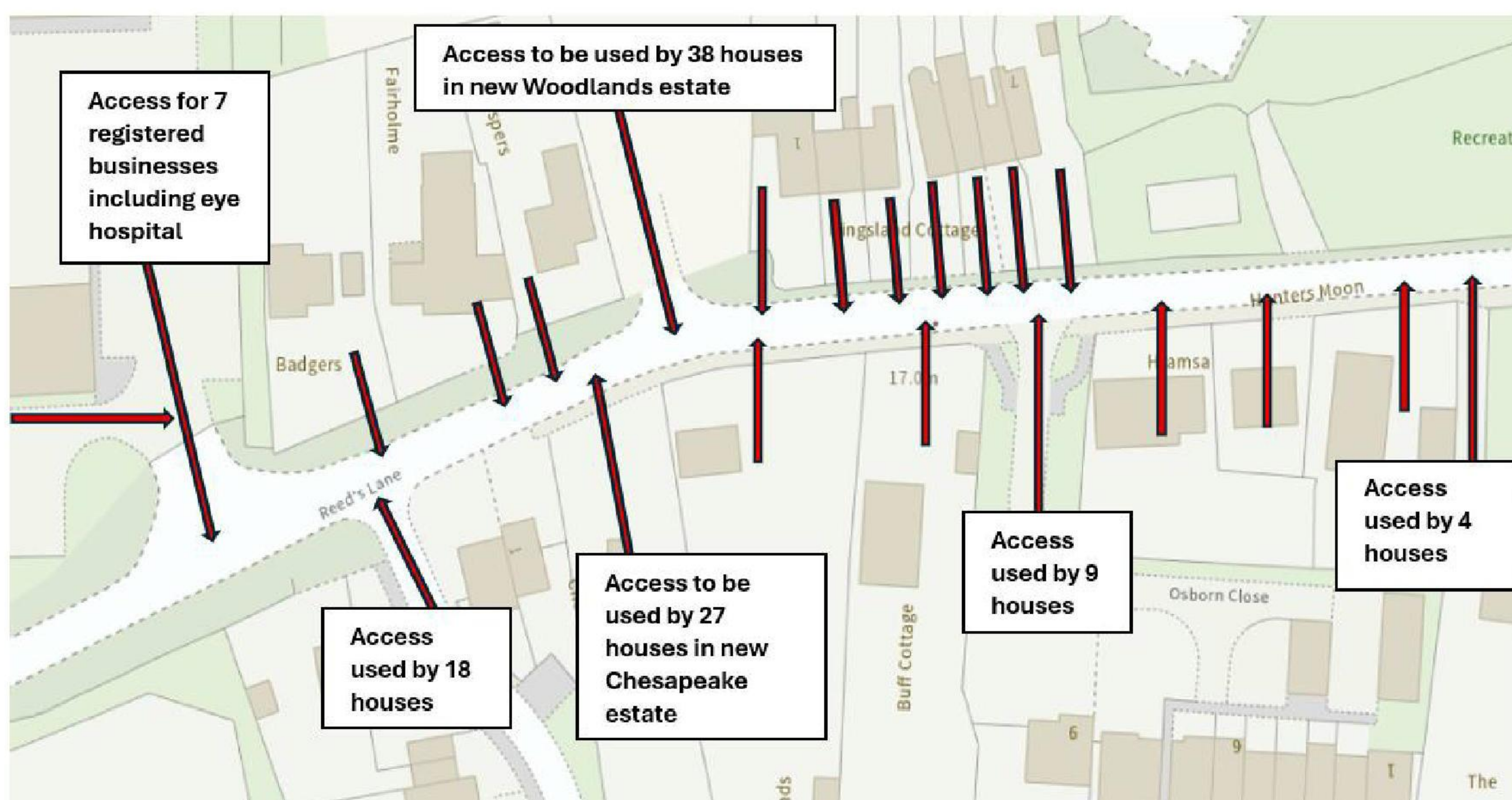


**b)** The reports mention parking of cars to the west of the access point but does not cover the issue of those parked to the east.



***Photos showing parking of cars to the west and east of the access point. 19/07/2025.***

**c)** Nor has it looked at or evaluated the effect of the large number of existing access points to Reeds Lane in the vicinity of this new access point. These increase the number of vehicle movements that drivers need to be alert to when using the new junction. They therefore need to be taken into account.



***Diagram showing the many access points in the 100 meters around the new Chesapeake junction.***

**d)** Each single property access to Reeds Lane at this point is used by at least 2 vehicles, most have more than that. Kings Business Park also has access and parking including for the patients using the Spa Medica Eye Hospital which does cataract operation for the NHS.

**e)** The Designer's response to the RSA report is to advise that '*on-street parking is temporary*' but omits to mention that it is also consistent. Although the vehicles may be different they frequently park there. It advises that visibility splays can be maintained but does not mention that those splays include the areas of roadway that vehicles currently park on. It must also be mentioned that a lot of the vegetation along the roadside is on land not under either the developer's or West Sussex Highways control so cutting back of any of it way cause issues with other land owners.



**f)** The designer's response also mentions that 'Rule 243 of the Highway Code states that vehicles must not park opposite, or within 10 metres, of a junction or access'. However, it omits to mention that there is no policing or enforcement of any parking rules in Sayers Common so such rules are just ignored by drivers who park on the road in the village.

**g)** It should also be noted that West Sussex Highways owns the green verge frontage land from the western end of Kingsland Cottages to Kings Business Park on the north side of Reeds Lane. This runs between the northern edge of the roadway and the walls and fences that form the property boundary of the houses on the north side of Reeds Lane. It includes the land for both the existing and proposed pedestrian crossings. This land therefore could be taken into consideration when designing the roadway at this point in Reeds Lane.

**h)** This issue of visibility, vehicle and pedestrian safety therefore requires much greater thought and input from both the developer and West Sussex Highways. At the moment the site of the new access road entrance would increase the risk of accidents. Successful workable mitigation of these issues has not yet been shown by the applicant.

### **7) Access to the site – Risk to the Road Surface**

**a)** There is a concern about an underground spring located beneath what will be the entrance to the access roadway to Reeds Lane of the site

**b)** 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. This shows up on OS maps going back to at least the 1800's



**OS maps of 1879 & 1912. The arrow points to the pond**



**OS maps 1937 & 1956. The arrow points to the pond**



c) The pond also shows up on a land registry plan when the Environment Agency Depot existed next door to the site, before the Meadow View estate was built.



***A Land Registry plan showing the pond in relation to the current house Chesapeake***

d) The pond has since been filled in and the spring has instead been capped and piped into a culverted watercourse, which seems to run west to east along in front of Chesapeake & Homelands. Then it continues along to meet the watercourse which runs south to north through Homelands and is then culverted under Reeds Lane. This culvert continues under 1 Kingsland Cottages and emerges eventually at the bottom of its garden and continues to flow south to end up in the river Adur. This watercourse never stops flowing even in the driest weather indicating that it is spring fed.

e) The legacy of the pond can still be seen in the front garden of Chesapeake around where a willow tree now stands, and this area also floods in heavy rain (see photographs below)



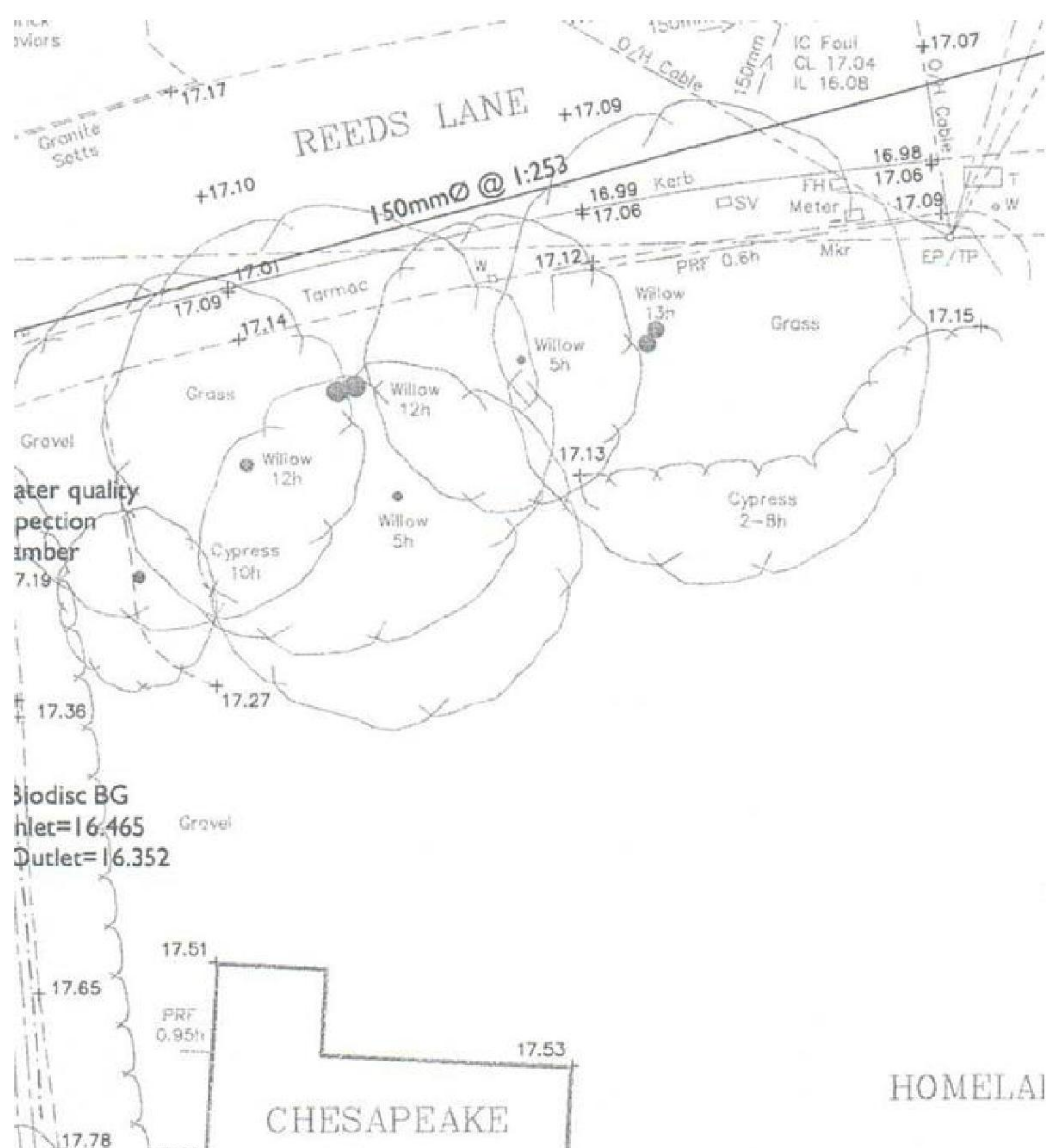
***Flooding in front of Chesapeake where the pond fed by a spring once was before it was culverted.***

***14/01/2023***

f) Mention of the pond and flooding on this area of land is also confirmed in the *Southern Water Report of 1997*, shared by that company with MSDC, and found in **Appendix A**. Previously, there were many more willow trees here as well as can be seen in *Antler Homes Foul and Surface Water Drainage Layout* which they had drawn for



their previous Meadow View development to the west of the site. This can be seen on MSDC Planning website under ref 07/00228/FUL and a copy is also found in **Appendix B**.



***Antler Homes & Foul and Surface Water Drainage Layout of June 2006 for the Meadow View estate to the west of the site. This shows a large area of willows at the north boundary of Chesapeake.***

**g)** Both MSDC & Antler Homes are aware of this former spring fed pond and were reminded of its existence during the latest District Plan process. However, there is no mention of it in any of the paperwork submitted by the applicant. No attempt has been made to establish the depth down to the capped spring and the risk of water escaping from it. Water flowing up through the ground to the surface can undermine the integrity of the road surface above weakening it. This can lead to potential cracks and potholes in the road surface or at worse the collapse of the roadway.



***Location of former pond indicated by star on extract of applicant's plan for the site***



**h)** As the previous pond would have been directly underneath the access junction of the site with Reeds Lane, this matter should be investigated as a matter of urgency to ensure that the roadway can be built without its structural integrity being compromised and that it can take the weight of the traffic proposed.

## **8 Environmental Issues**

**a)** It should be noted that Antler Homes have started to clear the south of the site of trees and undergrowth prior to any planning decision being made.



***Photographs of the south field after it had been cleared. 08/07/2025***

**b)** The applicant advises on page 8 of their Arboricultural Impact Assessment that *'All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.'* The applicant has not confirmed if this was complied with

**c)** The applicant has not provided before and after photographs to confirm what flora and fauna was removed or confirmed the percentage decrease in biodiversity their actions have caused. Nor have they reported the affects it has had on its resident wildlife including bats and reptiles. This should be taken into account when the environmental and biodiversity of the site is taken into account.

## **9 Lack of Community Engagement**

**a)** It should be noted that there has not been any direct engagement by the applicant with local residents concerning this application. They have only engaged directly with MSDC's Policy team and this was part of the process of producing the Draft District Plan. For that plan residents engaged only with MSDC not with the applicant. The focus of the MSDC engagement was on the much larger proposed policies in the plan, and this site was a just a small hidden point in it.

**b)** As mentioned previously, the Planning Inspector has advised that she wishes to fail that Plan. Consequently it can not be taken into consideration with regards to this application which should be treated as new and standalone and not one not linked to that plan.

**c)** Therefore the applicant has not made any attempt to directly engage with residents of Sayers Common with regards to this application, almost to the point of deliberately trying not to do so. This does not give confidence that their development is actually community focused or driven.



## **10 Conclusions**

- a)** There are serious issues with this application particular concerning flood risk, drainage and road safety. None of these have been looked into in a robust enough way by the applicant in order for them to put forward long term solutions to them.
- b)** The applicant has not in their current documentation demonstrated that these issues can be fully and safely mitigated.
- c)** Documentation submitted by the applicant had been shown to be inaccurate, incomplete, of poor quality and lacks careful consideration of the site and its issues.
- d)** Decisions by MSDC about the application based on these documents as they stand would therefore be unsafe and would cause further issues and problems to the village and the residents without resolving existing ones.
- e)** I would ask that MSDC reads this submission in full, acknowledges all of the issues I have raised and ensures that they look fully into them. They should require of the applicant that the application is of a higher standard than that which they have submitted. It should focus on real local knowledge, instead of using just using poor secondary sources. It should also be community focused if it is to deliver the high quality, suitable and sustainable development which this village deserves.

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

22<sup>nd</sup> July 2025

**Pleased See Appendices below**







MID SUSSEX DC.

- 5 FEB 1998

SOUTHERN WATER SERVICES LTD., SUSSEX DIVISION  
SEWERAGE & DISTRIBUTION TECHNICAL SERVICES PLANNING DEPT.

SITE INSPECTIONS AT SAYERS COMMON  
DURING HEAVY RAINFALL ON 26th & 27th JUNE, 1997.

1. INTRODUCTION

- 1.1 There has been a longstanding history of sewage flooding at Kingsland Cottages, Sayers Common.
- 1.2 Very heavy rainfall occurred between Sunday 22nd June and Friday 27th June, 1997. This resulted in further complaints of flooding from No. 4 Kingsland Cottages on 22nd and 26th June, 1997.
- 1.3 An overall inspection of the catchment for surface water flooding was carried out by Sewerage & Distribution Technical Services between 6.30pm and 7pm on 26th June, 1997. Co-incidentally, the resident of No 4 Kingsland Cottages, reported sewage flooding at his home at 6.50pm on that date. From this it is assumed that the surface flooding conditions observed at the time were those which caused the sewage flooding.
- 1.4 A second inspection was carried out between 4.30pm and 5.30pm on 27th June, 1997. There had been comparatively little rainfall during the afternoon. Flows had abated somewhat but were still evident. A number of residents were also interviewed.

2. RESULTS OF FIRST INSPECTION ON 26/6/97

- 2.1 The whole catchment was inspected for surface water flooding and only the following was noted.
- 2.2 A substantial quantity of surface water was seen running northwards along the London Road towards its junction with Reeds Lane. Approximately 50% of this was drained by a gulley, to the east of the road junction, in the entrance to the pub car park. However, the remainder turned into Reeds Lane and flooded the recreation ground to the Southwest of the road Junction.
- 2.3 In Reeds Lane, all road gulleys, G3, G4 & G5, fronting Kingsland Cottages were blocked and a small quantity of runoff was seen entering the front garden of No.3, Kingsland Cottages. The quantity was insufficient to cause flooding around the buildings, however.
- 2.4 On the south side of Reeds Lane, there was a very large flow of water in the channel from the east. The source appeared to be fields, on either side of the road, to the west of the Environment Agency Depot. Surface water was also running into the road from the E.A. Depot. All of this flow entered road Gulley G2, which is connected to a land drainage culvert draining southwards to the east of No. 1 Kingsland Cottages. This land drainage culvert was flowing satisfactorily at half bore. The ditch, which drains to this culvert, from the front garden of property B, was also draining satisfactorily.
- 2.5 On the south side of the road, the front gardens of the two properties to the east of the E.A. Depot, properties A & B,



were severely flooded with surface water. IC6 which is on the foul system was under water.

### 3. RESULTS OF SECOND INSPECTION

- 3.1 This inspection concentrated on Reeds Lane, in the vicinity of Kingsland Cottages.
- 3.2 A large quantity of surface water was flowing out of the gulley G1 and running eastward, along the southern channel, to G2, which was draining satisfactorily.
- 3.3 In the front garden of property A, immediately to the East of the E.A. depot, a pond has been filled and replaced by a pipeline G1-LD2-LD1. This pipe was blocked downstream of LD2, possibly by the roots of a willow tree. The private foul drain serving this property is reported, also, to have also blocked with roots which were excavated out recently.
- 3.4 Manhole LD2 on the blocked culvert was full and overflowing. A large part of the front lawn was flooded to a depth of approximately 6 inches. IC8 was above the level of this flooding, at the time, but is clearly at risk.
- 3.5 In the next property eastwards, property B, there was very substantial flooding adjacent to the western boundary, in the drive and on the front lawn. IC6 was above the level of flooding on this occasion but flattening of the grass indicated that substantial flows had run off of the highway, into the garden, over the top of this cover.
- 3.6 A steady flow of surface water was running northwards from the rear of property B along its western boundary and collecting in the flooded area. Residents report that a ditch once ran along this boundary but has now been filled. The source of this runoff was a very heavily saturated lawn to the rear of property A.
- 3.7 The resident of property A reports that, during wet weather, there is substantial surface water runoff into the garden, from the fields to the rear and also from the Environment Agency Yard to the East.
- 3.8 The resident of Lyndon reports that a well once existed on his property and that during dry weather, groundwater levels never fell below eighteen inches from the surface. He also reports that the pond opposite was spring fed and confirms substantial runoff from the fields to the south of Reeds Lane.
- 3.9 Private ICs in the area were inspected. However, this was a single man inspection and no sewer manhole covers could be lifted.
- 3.10 IC1 showed a good flow of groundwater.
- 3.11 IC2 was dry.
- 3.12 IC3 showed a slight trickle of groundwater.
- 3.14 IC4 showed a small trickle of groundwater.
- 3.15 IC5 was dry.
- 3.16 IC6 showed a very large flow of groundwater from the drain to



the south. IC7 was leaking groundwater through a crack in the chamber wall.

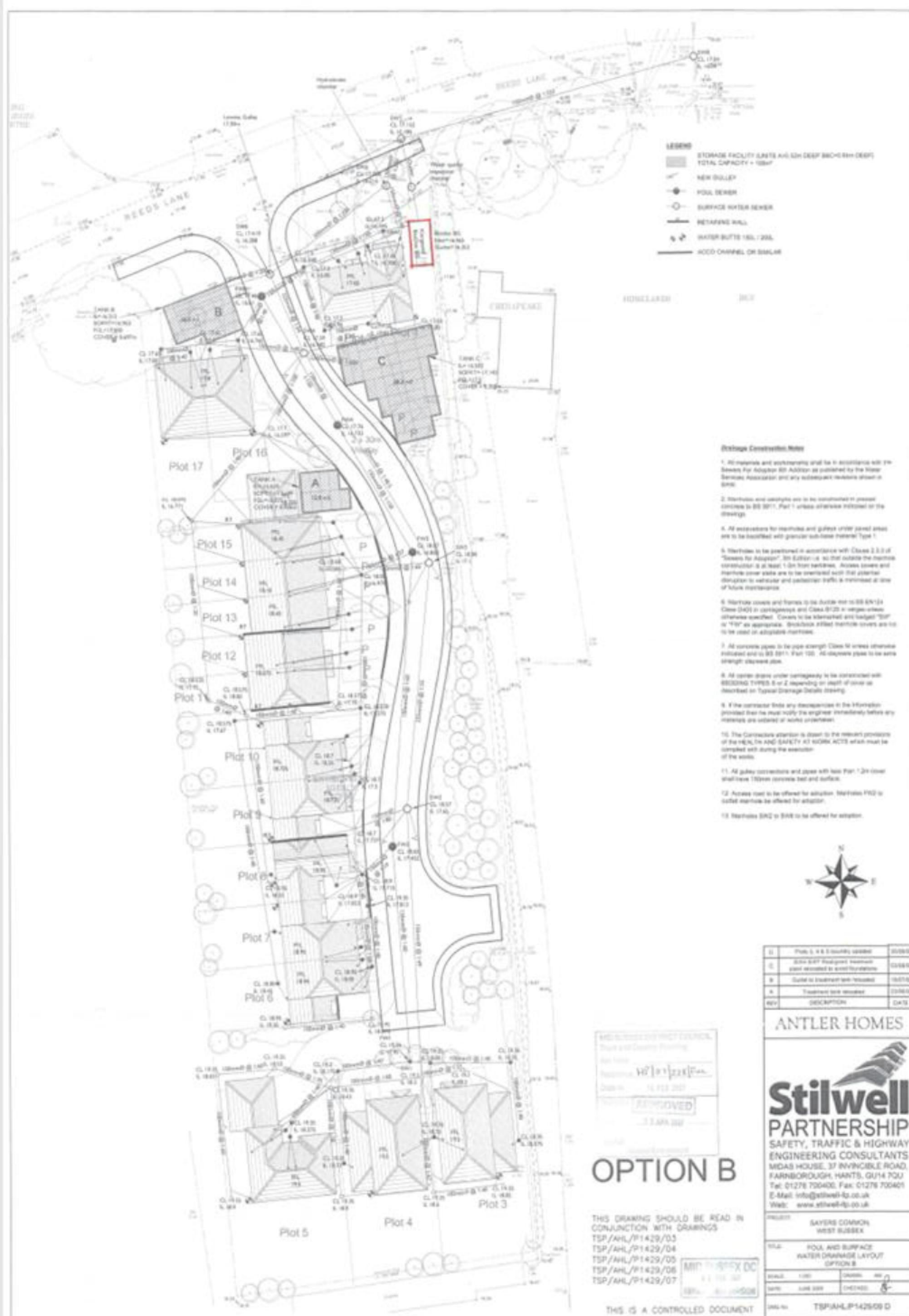
3.17 IC8 showed a very large flow of groundwater, most of which appeared to be entering via a pipeline, running across the saturated rear lawn, from a mobile home.

3.18 The resident of No. 1 Kingsland Cottages reports that Surface water has run off of the road through her property in the past, but not in the last 18 months. The resident of Lyndon reports a similar problem, in the past, and has installed a drainage system in his drive to convey this runoff, under his garage, and into the rear garden. He confirms that road runoff has not been a problem in recent years.

[REDACTED] 30/6/97.



## Appendix B – Antler Homes Foul and Surface Water Drainage Layout from 07/00228/FUL






## Mondays to Fridays

[illegible]

**Saturdays**

Service	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273
Brighton Old Steine, Stop D.....	0730	0905	1020	1120	1220	1320	1420	1520	1630	1740	1855	1945	2035		
Patcham Place .....	0742	0919	1035	1135	1235	1335	1435	1535	1645	1755	1909	1957	2047		
Pyecombe Garage .....	0746	0923	1039	1139	1239	1339	1439	1539	1649	1759	1913	2001	2051		
Hassocks Stone Pound.....	0750	0928	1044	1144	1244	1344	1444	1544	1654	1804	1918	2006	2056		
Hurstpierpoint Church.....	0755	0933	1049	1149	1249	1349	1449	1549	1659	1809	1923	2011	2101		
Albourne .....	0759	0937	1053	1153	1253	1353	1453	1553	1703	1813	1926	2014	2104		
Sayers Common School.....	0802	0940	1056	1156	1256	1356	1456	1556	1706	1816	1929	2017	2107		
Hickstead The Castle.....	↑	↑	1059	↑	↑	1359	↑	1559	↑	1819	↑	↑	↑		
Bolney Ryecroft Road .....	↑	↑	1103	↑	↑	1403	↑	1603	↑	1823	↑	↑	↑		
Handcross Truggers .....	0812	0950	1110	1206	1306	1410	1506	1610	1716	1830	1938	2026	2116		
Pease Pottage Services .....	0817	0956	1116	1212	1312	1416	1512	1616	1722	1835	1943	2031	2121		
Brighton Road Wakehurst Drive...	0821	1000	1120	1216	1316	1420	1516	1620	1726	1839	1947	2035	2125		
Crawley Bus Station 📍.....	0826	1005	1125	1221	1321	1425	1521	1625	1731	1844	1951	2039	2129		

## Sundays and Public Holidays

Service .....	273	273	273	273	273	273	273
Brighton Old Steine, Stop D.....	1010	1140	1240	1340	1510	1610	1740
Patcham Place .....	1024	1154	1254	1354	1524	1624	1754
Pyecombe Garage .....	1028	1158	1258	1358	1528	1628	1758
Hassocks Stone Pound.....	1032	1202	1302	1402	1532	1632	1802
Hurstpierpoint Church.....	1037	1207	1307	1407	1537	1637	1807
Albourne .....	1041	1211	1311	1411	1541	1641	1811
Sayers Common School.....	1044	1214	1314	1414	1544	1644	1814
Handcross Truggers .....	1053	1223	1323	1423	1553	1653	1823
Pease Pottage Services .....	1059	1229	1329	1429	1558	1658	1828
Brighton Road Wakehurst Drive..	1103	1233	1333	1433	1602	1702	1832
Crawley Bus Station  .....	1107	1237	1337	1437	1606	1706	1836

## 273



**Daily**  
from 10th May 2025  
including selected jobs

**Mondays to Fridays**

[illegible]

## Saturdays

Service .....	273	273	271	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273
Crawley Bus Station, Stop F 🚌.....	0630	0740	0800	0900	1000	1100	1200	1300	1400	1510	1620	1730	1830	1930				
Brighton Road Wakehurst Drive...	0633	0744	0804	0904	1004	1104	1204	1304	1404	1514	1624	1734	1834	1934				
Pease Pottage Parish Lane .....	0637	0748	0810	0909	1009	1109	1209	1309	1409	1519	1629	1738	1839	1938				
Handcross Red Lion & Nyman's .....	0642	0752	0815	0914	1014	1114	1214	1314	1414	1524	1634	1743	1844	1943				
Bolney Ryecroft Road .....	↓	0758	↓	↓	1021	↓	1221	↓	↓	↓	1641	↓	↓	↓				
Hickstead Services.....	↓	0802	↓	↓	1025	↓	1225	↓	↓	↓	1645	↓	↓	↓				
Sayers Common School.....	0651	0805	↓	0924	1028	1124	1228	1324	1424	1534	1648	1753	1854	1953				
Albourne .....	0654	0808	↓	0927	1031	1127	1231	1327	1427	1537	1651	1756	1857	1956				
Hurstpierpoint Church.....	0659	0812	↓	0932	1036	1132	1236	1332	1432	1542	1656	1800	1901	2000				
Hassocks Stone Pound .....	0704	0817	0908	0938	1042	1138	1242	1338	1438	1548	1702	1805	1906	2004				
Patcham Place .....	0711	0824	0916	0945	1049	1145	1249	1345	1445	1555	1709	1812	1913	2011				
Brighton Old Steine .....	0722	0837	0933	1000	1105	1201	1305	1400	1500	1610	1724	1827	1926	2023				

### Sundays and Public Holidays

Service	273	273	273	273	273	273	273	273
Crawley Bus Station, Stop F ☺ .....	0855	1025	1125	1225	1355	1455	1530	1625
Brighton Road Wakehurst Drive ...	0859	1029	1129	1229	1359	1459	1534	1629
Pease Postage Parish Lane .....	0903	1034	1134	1234	1404	1504	1540	1634
Handcross Red Lion & Nymans .....	0908	1039	1139	1239	1409	1509	1546	1639
Sayers Common School .....	0918	1049	1149	1249	1419	1519	↑	1649
Albourne .....	0921	1052	1152	1252	1422	1522	↑	1652
Hurstpierpoint Church.....	0926	1057	1157	1257	1427	1527	↑	1657
Hassocks Stone Pound.....	0931	1103	1203	1303	1433	1532	1638	1702
Patcham Place .....	0938	1110	1210	1310	1440	1539	1646	1709
Brighton Old Steine .....	0952	1125	1225	1325	1455	1554	1703	1724

**CODE:** SDO School days only. NSD Non-School days.

**Service 273 is limited stop daily between Patcham and Brighton** serving these bus stops only: Patcham Place, Brangwyn Crescent, Ridgeside Avenue, The Deneway, Varndean Road, Preston Court, Preston Circus, London Road Shops and Old Steine.



Horsham - Slinfold - Billingshurst - Pulborough  
Pulborough - Storrington - Steyning - Henfield - Burgess Hill

Mondays to Fridays (except Public Holidays)

	Sch	H
Horsham, Bus Station	0716	0725 0820 0938 1038 1138 1238 1338 1438 1538 1650 1750
Horsham, Carfax	0718	0727 0823 0940 1040 1140 1240 1340 1440 1540 1652 1752
Horsham, Station	0721	0730 0826 0943 1043 1143 1243 1343 1443 1543 1657 1757
Horsham, Hospital	0723	0731 0827 0944 1044 1144 1244 1344 1444 1544 1659 1759
Needles Est. Hills Farm Lane	▼	0834 0951 1051 1151 1251 1351 1451 1551 1706 1806
Broadbridge Hth, Shelley Arms	0731	0739 0839 0955 1055 1155 1255 1355 1455 1555 1711 1811
Slinfold, Post Office	0737	0744 0844 1000 1100 1200 1300 1400 1500 1600 1717 1817
Five Oaks, Roundabout	0741	0748 0848 1005 1105 1205 1305 1405 1505 1605 1723 1823
Billingshurst, High St	0746	0752 0852 1010 1110 1210 1310 1410 1510 1610 1729 1829
Billingshurst, Forge Way	0748	0754 0854 1013 1113 1213 1313 1413 1513 1613 1732 1832
Billingshurst, Station	0750	0756 0856 1015 1115 1215 1315 1415 1515E 1615 1734 1834
Billingshurst, Parbrook	0753	0759 0859 1018 1118 1218 1318 1418 1518 1618 1737 1837
Adversane, Blacksmiths Arms	0757	0802 0902 1022 1122 1222 1322 1422 1522 1622 1740 1840
Brinsbury Campus, entrance	0758	0803 0903 1023 1123 1223 1323 1423 1523 1623 1741 1841
Pulborough, Spinney North	▼	0910 1030 1130 1230 1330 1430 1530 1630 1746 1846
Pulborough, Station (arr)	0805	0810 0915 1035 1135 1235 1335 1435 1535 1635 1750 1850
Pulborough, Station (dep)	0806	0811 0920 1040 1140 1240 1340 1440 1540 1640 1750 1850
Pulborough Brooks RSPB	0811	0815 0924 1044 1144 1244 1344 1444 1544 1644 1754 1854
Cootham, Village Hall	0814	0818 0927 1047 1147 1247 1347 1447 1547 1647 1757 1857
Storrington, Bus Stand	0821	0823 0932 1052 1152 1252 1352 1507a 1552 1652 1802 1902
Washington, Rec. Ground	0632	0727 0830 0832 0941 1101 1201 1301 1401 1516 1601 1701 1810 1910
Buncton, Crossroads	0635	0730 0833 0835 0944 1104 1204 1304 1404 1519 1604 1704 1813
Steyning, Leisure Centre	0639	0734 0837 0839 0948 1108 1208 1308 1408 1523 1608 1708 1817
Steyning, Clock Tower	0642	0737 0842 0842 0951 1111 1211 1311 1411 1526 1611 1711 1820
Bramber, Castle Hotel	0646	0741 0846 0846 0955 1115 1215 1315 1415 1530 1615 1715 1824
Upper Beeding, Rising Sun	0649	0744 0849 0849 0958 1118 1218 1318 1418 1533 1618 1718 1827
Small Dole, Post Office	0654	0749 0854 0854 1002 1122 1222 1322 1422 1537 1622 1722 1831
Henfield, High Street	0658	0753 0858 0858 1007 1127 1227 1327 1427 1542 1627 1727 1836
Henfield, Wantley Hill	0702	0757 0902 0902 1011 1131 1231 1331 1431 1546 1631 1731 1840
Henfield, High Street	0704	0759 0904 0904 1013 1133 1233 1333 1433 1548 1633 1733 1842
Woodmancote, Village Hall	0707	0802 0907 0907 1016 1136 1236 1336 1436 1551 1636 1736 1845
Muddleswood	0711	0806 0911 0911 1020 1140 1240 1340 1440 1555 1640 1740 1849
Albourne, Traffic Lights	0714	0809 0914 0914 1023 1143 1243 1343 1443 1558 1643 1743 1852
Sayers Common, School	0716	0811 0916 0916 1025 1145 1245 1345 1445 1600 1645 1745 1854
Hickstead, opp Shell Garage	0718	0813 0918 0918 1027 1147 1247 1347 1447 1602 1647 1747 1856
Burgess Hill, The Triangle	0721	0821 0921 0921 1030 1150 1250 1350 1450 1605 1650 1750 1859
Burgess Hill, York Road	0723	0823 0923 0923 1032 1152 1252 1352 1452 1607 1652 1752 1901
Burgess Hill, Tesco	0725	0825 0925 0925 1034 1154 1254 1354 1454 1609 1654 1754 1903
Burgess Hill, Victoria Way	0728	0829 ▼ 0928 0928 1037 1157 1257 1357 1457 ▼ 1612 1657 1757 1906
Burgess Hill, London Road	▼	0928 0928 1037 1157 1257 1357 1457 ▼ 1612 1657 1757 1906
Burgess Hill, Station Road	0731	0833 0931 0931 1040 1200 1300 1400 1500 1615 1700 1800 1909
Burgess Hill, Church Road	0732	0835 0932 0932 1041 1201 1301 1401 1501 1616 1701 1801 1910



Horsham - Slinfold - Billingshurst - Pulborough  
Pulborough - Storrington - Steyning - Henfield - Burgess Hill

100

Saturdays

<b>Horsham</b> , Bus Station	0820	0938	1038	1138	1238	1338	1438	1538	1650	1750
Horsham, Carfax	0823	0940	1040	1140	1240	1340	1440	1540	1652	1752
Horsham, Station	0826	0943	1043	1143	1243	1343	1443	1543	1655	1755
Horsham, Hospital	0827	0944	1044	1144	1244	1344	1444	1544	1656	1756
Needles Est. Hills Farm Lane	0834	0951	1051	1151	1251	1351	1451	1551	1703	1803
Broadbridge Hth, Shelley Arms	0839	0955	1055	1155	1255	1355	1455	1555	1707	1807
Slinfold, Post Office	0844	1000	1100	1200	1300	1400	1500	1600	1712	1812
Five Oaks, Roundabout	0848	1005	1105	1205	1305	1405	1505	1605	1718	1818
Billingshurst, High St	0852	1010	1110	1210	1310	1410	1510	1610	1724	1824
Billingshurst, Forge Way	0854	1013	1113	1213	1313	1413	1513	1613	1727	1827
Billingshurst, Station	0856	1015	1115	1215	1315	1415	1515	1615	1729	1829
Billingshurst, Parbrook	0859	1018	1118	1218	1318	1418	1518	1618	1732	1832
Adversane, Blacksmiths Arms	0902	1022	1122	1222	1322	1422	1522	1622	1735	1835
Brinsbury Campus, entrance	0903	1023	1123	1223	1323	1423	1523	1623	1736	1836
Pulborough, Spinney North	0910	1030	1130	1230	1330	1430	1530	1630	1741	1841
<b>Pulborough</b> , Station (arr)	0915	1035	1135	1235	1335	1435	1535	1635	1745	1845

<b>Pulborough</b> , Station (dep)	0811	0920	1040	1140	1240	1340	1440	1540	1640	1745	1845
Pulborough Brooks RSPB	0815	0924	1044	1144	1244	1344	1444	1544	1644	1749	1849
Cootham, Village Hall	0818	0927	1047	1147	1247	1347	1447	1547	1647	1752	1852
Storrington, Bus Stand	0823	0932	1052	1152	1252	1352	1452	1552	1652	1757	1857
Washington, Rec. Ground	0732	0832	0941	1101	1201	1301	1401	1501	1601	1701	1805
Buncton, Crossroads	0735	0835	0944	1104	1204	1304	1404	1504	1604	1704	1808
Steyning, Leisure Centre	0739	0839	0948	1108	1208	1308	1408	1508	1608	1708	1812
Steyning, Clock Tower	0742	0842	0951	1111	1211	1311	1411	1511	1611	1711	1815
Bramber, Castle Hotel	0746	0846	0955	1115	1215	1315	1415	1515	1615	1715	1819
Upper Beeding, Rising Sun	0749	0849	0958	1118	1218	1318	1418	1518	1618	1718	1822
Small Dole, Post Office	0754	0854	1002	1122	1222	1322	1422	1522	1622	1722	1826
Henfield, High Street	0758	0858	1007	1127	1227	1327	1427	1527	1627	1727	1831
Henfield, Wantley Hill	0802	0902	1011	1131	1231	1331	1431	1531	1631	1731	1835
Henfield, High Street	0804	0904	1013	1133	1233	1333	1433	1533	1633	1733	1837
Woodmancote, Village Hall	0807	0907	1016	1136	1236	1336	1436	1536	1636	1736	1840
Muddleswood	0811	0911	1020	1140	1240	1340	1440	1540	1640	1740	1844
Albourne, Traffic Lights	0814	0914	1023	1143	1243	1343	1443	1543	1643	1743	1847
Sayers Common, School	0816	0916	1025	1145	1245	1345	1445	1545	1645	1745	1849
Hickstead, opp Shell Garage	0818	0918	1027	1147	1247	1347	1447	1547	1647	1747	1851
Burgess Hill, The Triangle	0821	0921	1030	1150	1250	1350	1450	1550	1650	1750	1854
Burgess Hill, York Road	0823	0923	1032	1152	1252	1352	1452	1552	1652	1752	1856
Burgess Hill, Tesco	0825	0925	1034	1154	1254	1354	1454	1554	1654	1754	1858
Burgess Hill, London Road	0828	0928	1037	1157	1257	1357	1457	1557	1657	1757	1901
Burgess Hill, Station Road	0831	0931	1040	1200	1300	1400	1500	1600	1700	1800	1904
<b>Burgess Hill</b> , Church Road	0832	0932	1041	1201	1301	1401	1501	1601	1701	1801	1905

Burgess Hill - Henfield - Steyning - Storrington - Pulborough  
Pulborough - Billingshurst - Slinfold - Horsham

100

Saturdays

<b>Burgess Hill</b> , Church Road	0741	0911	1011	1111	1211	1311	1426	1526	1626	1726	1806
Burgess Hill, London Road	0744	0914	1014	1114	1214	1314	1429	1529	1629	1729	1809
Burgess Hill, Tesco	0746	0916	1016	1116	1216	1316	1431	1531	1631	1731	1811
Burgess Hill, York Road	0748	0918	1018	1118	1218	1318	1433	1533	1633	1733	1813
Burgess Hill, The Triangle	0750	0920	1020	1120	1220	1320	1435	1535	1635	1735	1815
Hickstead Services	0753	0923	1023	1123	1223	1323	1438	1538	1638	1738	1818
Sayers Common, School	0755	0925	1025	1125	1225	1325	1440	1540	1640	1740	1820
Albourne, Henfield Road	0757	0927	1027	1127	1227	1327	1442	1542	1642	1742	1822
Muddleswood	0800	0930	1030	1130	1230	1330	1445	1545	1645	1745	1825
Woodmancote, Village Hall	0804	0934	1034	1134	1234	1334	1449	1549	1649	1749	1829
Henfield, High Street	0808	0938	1038	1138	1238	1338	1453	1553	1653	1753	1833
Henfield, Wantley Hill	0812	0942	1042	1142	1242	1342	1457	1557	1657	1757	1837
Henfield, High Street	0814	0944	1044	1144	1244	1344	1459	1559	1659	1759	1839
Small Dole, Post Office	0819	0949	1049	1149	1249	1349	1504	1604	1704	1804	1843
Upper Beeding, Rising Sun	0823	0953	1053	1153	1253	1353	1508	1608	1708	1808	1847
Bramber, Castle Hotel	0826	0955	1055	1155	1255	1355	1511	1611	1711	1811	1850
Steyning, Clock Tower	0830	1000	1100	1200	1300	1400	1515	1615	1715	1815	1854
Steyning, Leisure Centre	0833	1003	1103	1203	1303	1403	1518	1618	1718	1818	1856
Buncton, Crossroads	0837	1007	1107	1207	1307	1407	1522	1622	1722	1822	1900
Washington, Rec. Ground	0700	0742	0842	1012	1112	1212	1312	1412	1527	1627	1727
Storrington, Bus Stand	0707	0750	0850	1020	1120	1220	1320	1420	1535	1635	1735
Cootham, Village Hall	0712	0755	0855	1025	1125	1225	1325	1425	1540	1640	1740
Pulborough Brooks RSPB	0715	0758	0858	1028	1128	1228	1328	1428	1543	1643	1743
<b>Pulborough</b> , Station (arr)	0720	0803	0903	1033	1133	1233	1333	1433	1548	1648	1748

<b>Pulborough</b> , Station (dep)	0722	0808	0908	1038	1138	1238	1338	1438	1551	1651
Pulborough, Spinney North	0727	0813	0913	1043	1143	1243	1343	1443	1556	1656
Brinsbury Campus, entrance	0732	0819	0919	1049	1149	1249	1349	1449	1602	1702
Adversane, Blacksmiths Arms	0734	0821	0921	1051	1151	1251	1351	1451	1604	1704
Billingshurst, Parbrook	0737	0824	0924	1054	1154	1254	1354	1454	1607	1707
Billingshurst, Station	0741	0828	0928	1058	1158	1258	1358	1458	1611	1711
Billingshurst, Forge Way	0744	0831	0931	1101	1201	1301	1401	1501	1614	1714
Billingshurst, Jengers Mead	0747	0834	0934	1104	1204	1304	1404	1504	1617	1717
Five Oaks, Roundabout	0751	0838	0938	1108	1208	1308	1408	1508	1621	1721
Slinfold, Post Office	0757	0844	0944	1114	1214	1314	1414	1514	1627	1727
Broadbridge Hth, Shelley Arms	0803	0850	0950	1120	1220	1320	1420	1520	1632	1732
Needles Est, Hills Farm Lane	0809	0856	0956	1126	1226	1326	1426	1526	1638	1738
<b>Horsham</b> , Bus Stn (arr)	0816	0903	1003	1133	1233	1333	1433	1533	1645	1745
<b>Horsham</b> , Bus Stn (dep)	0820	0905	1005	1138	1238	1338	1438	1538	1650	1750
Horsham, Carfax	0823	0907 <b>R</b>	1007 <b>R</b>	1140	1240	1340	1440	1540	1652	1752
Horsham, Station	0826	0909 <b>R</b>	1009 <b>R</b>	1143	1243	1343	1443	1543	1655	1755
<b>Horsham</b> , Hospital	0827	0910 <b>R</b>	1010 <b>R</b>	1144	1244	1344	1444	1544	1656	1756