

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 SCOG 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.

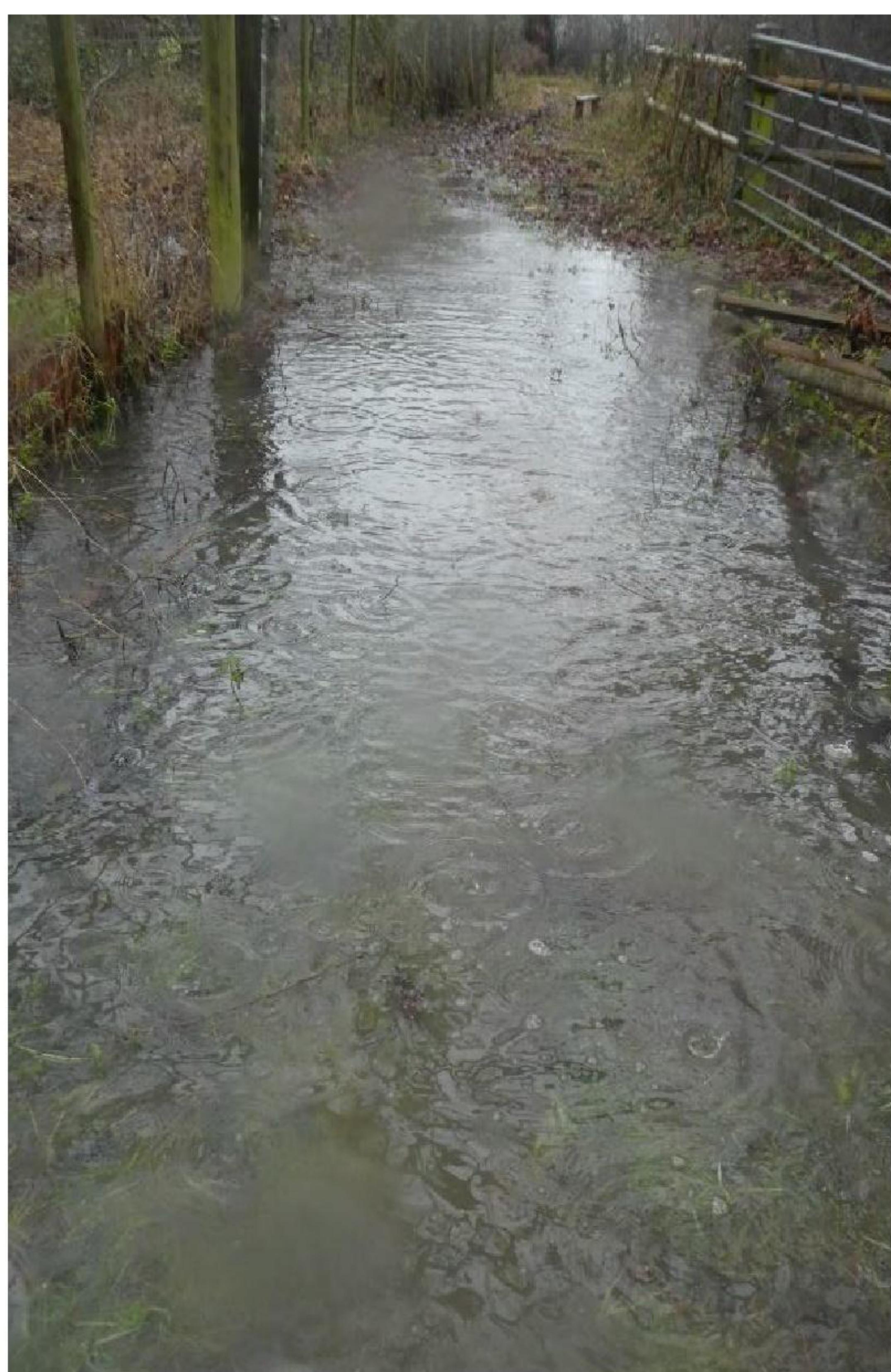
2) Flood Risk & Drainage Issues

- 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



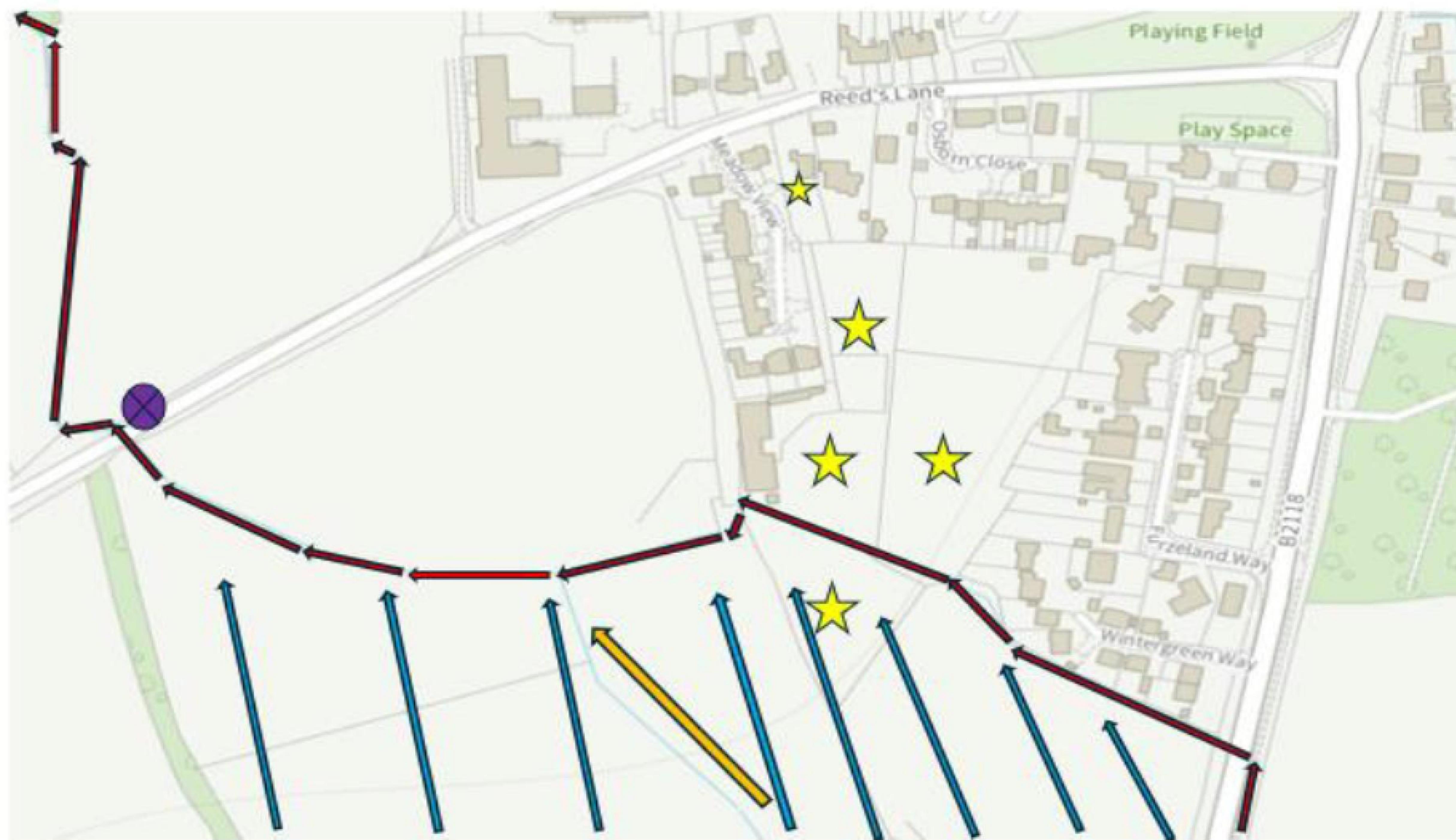
Surface water flooding on the site on land south of the stream. 05/01/2025

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 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.



Flow of Stream through the site

Water draining from higher ground to the south

Additional watercourse from the south

Location of Site

Location of Reeds Lane Flooding

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:

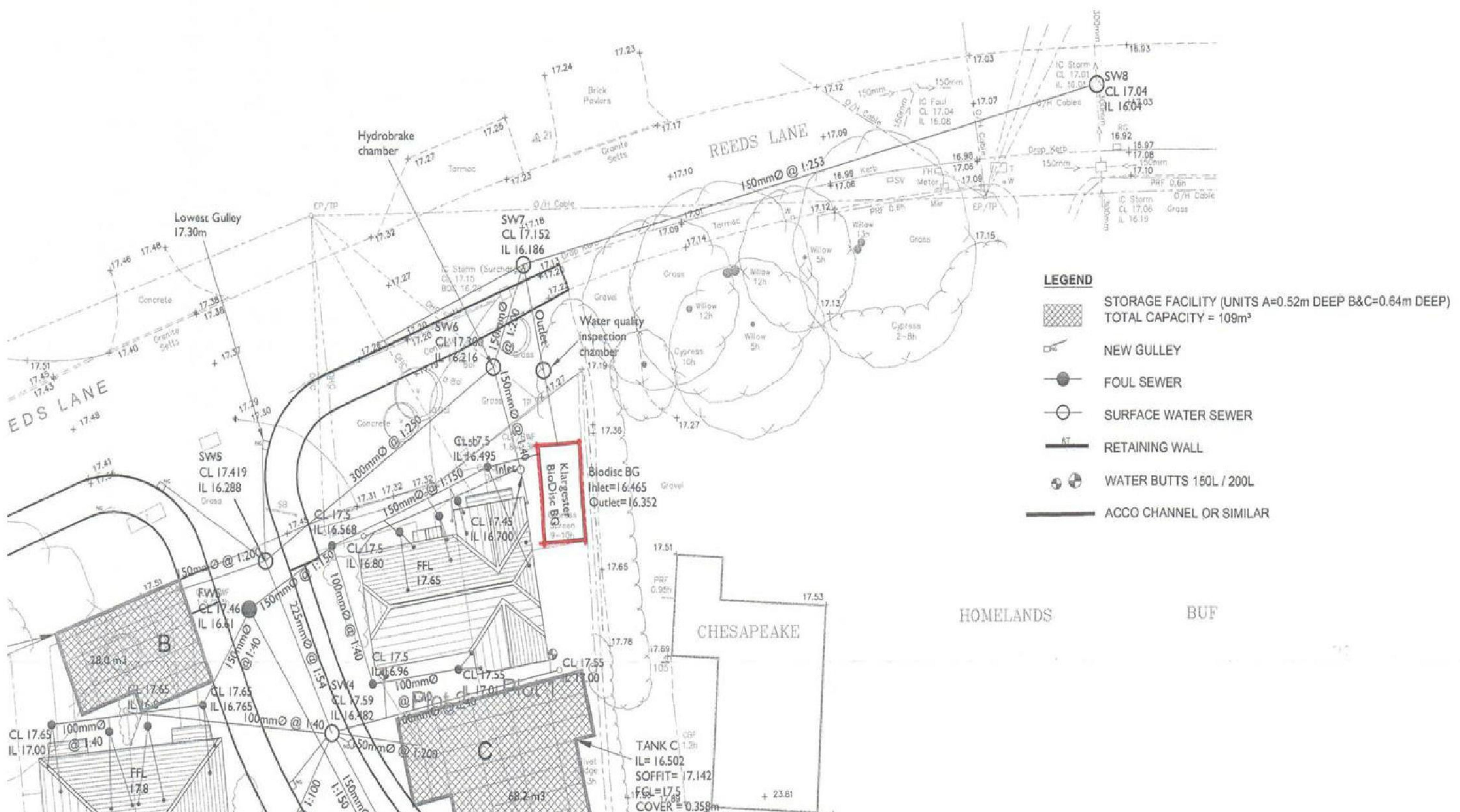
Thank you for your enquiry, The ongoing surface water problem looks to be caused by insufficient capacity in the surface water sewer/District Council watercourse/Rife/River that the council's surface water discharges into. Most surface water outlets into surrounding water courses, and where these exceed 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 28th November 2024 from West Susse Highways to myself

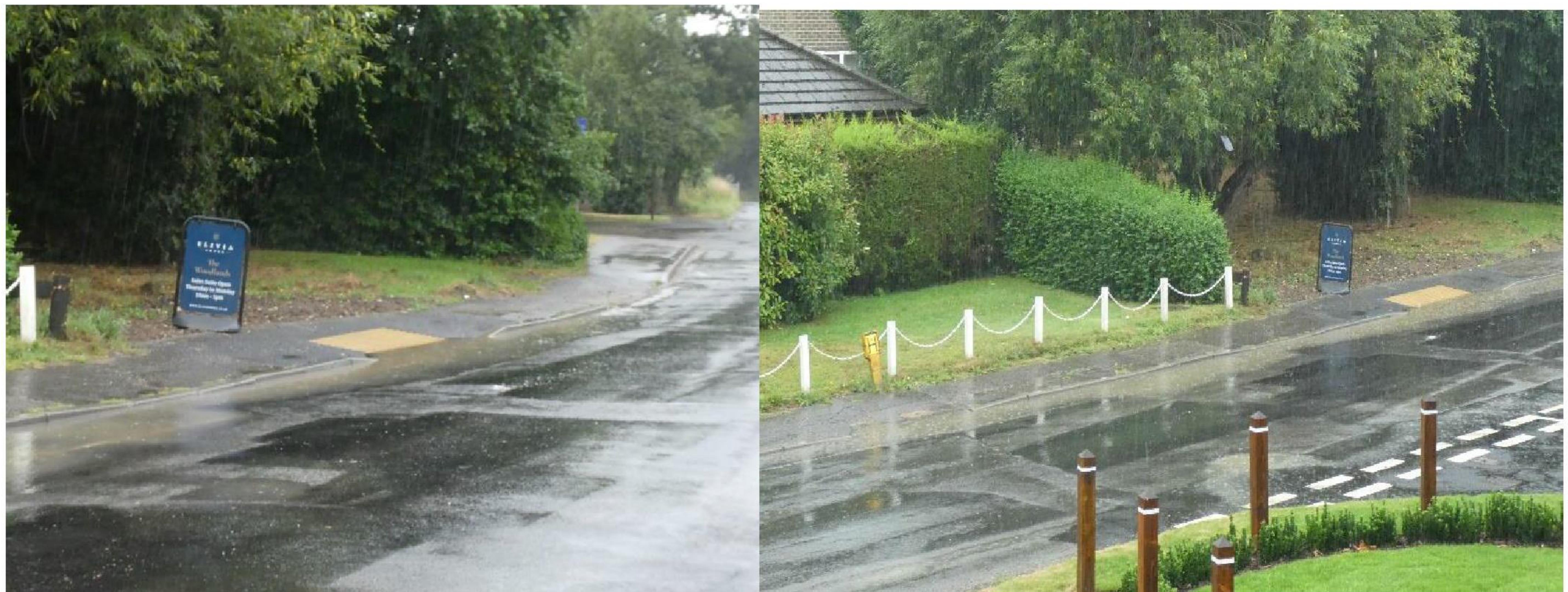
m) At the northern end of the site, the applicant is proposing to discharge surface water to what it refers to as a highway drain. This is in fact an unadopted watercourse which runs along Reeds Lane from the west until it meets further watercourses coming from the south in front of the Homelands property. 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 Klargestester 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 Klärgester 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 Klärgester 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 Klärgester 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.

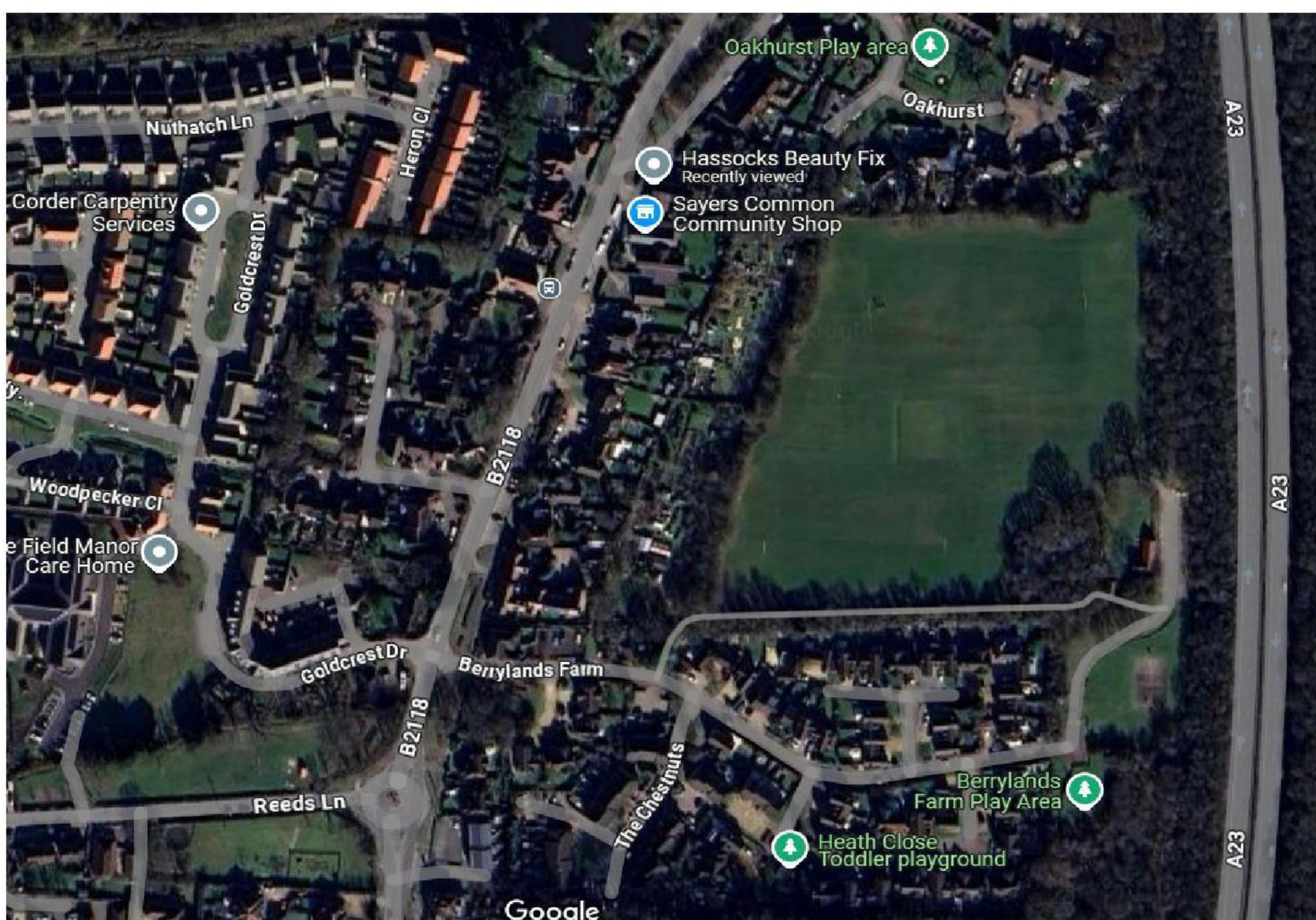
5) Transport Statement – Omissions and Inaccuracies

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 21st 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 are 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 whereas 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.

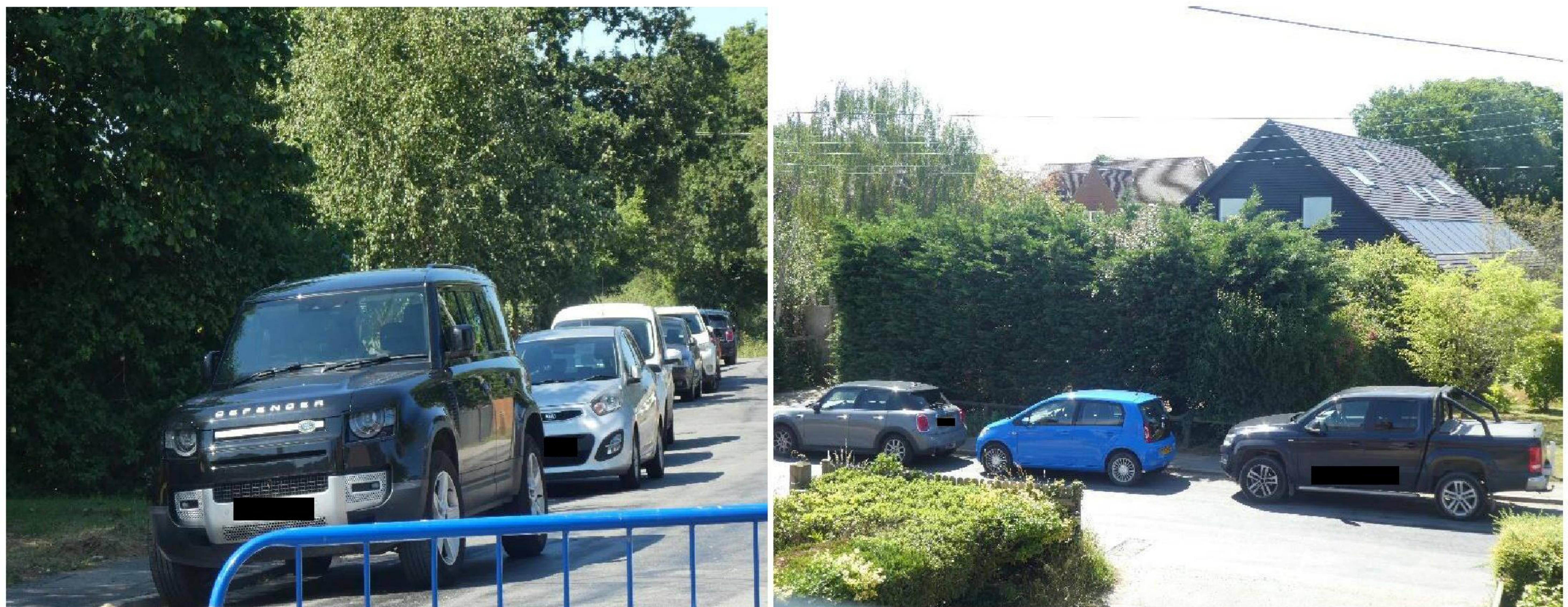


Photographs showing visibility from the east to the west to the proposed access point 19/07/2025



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.

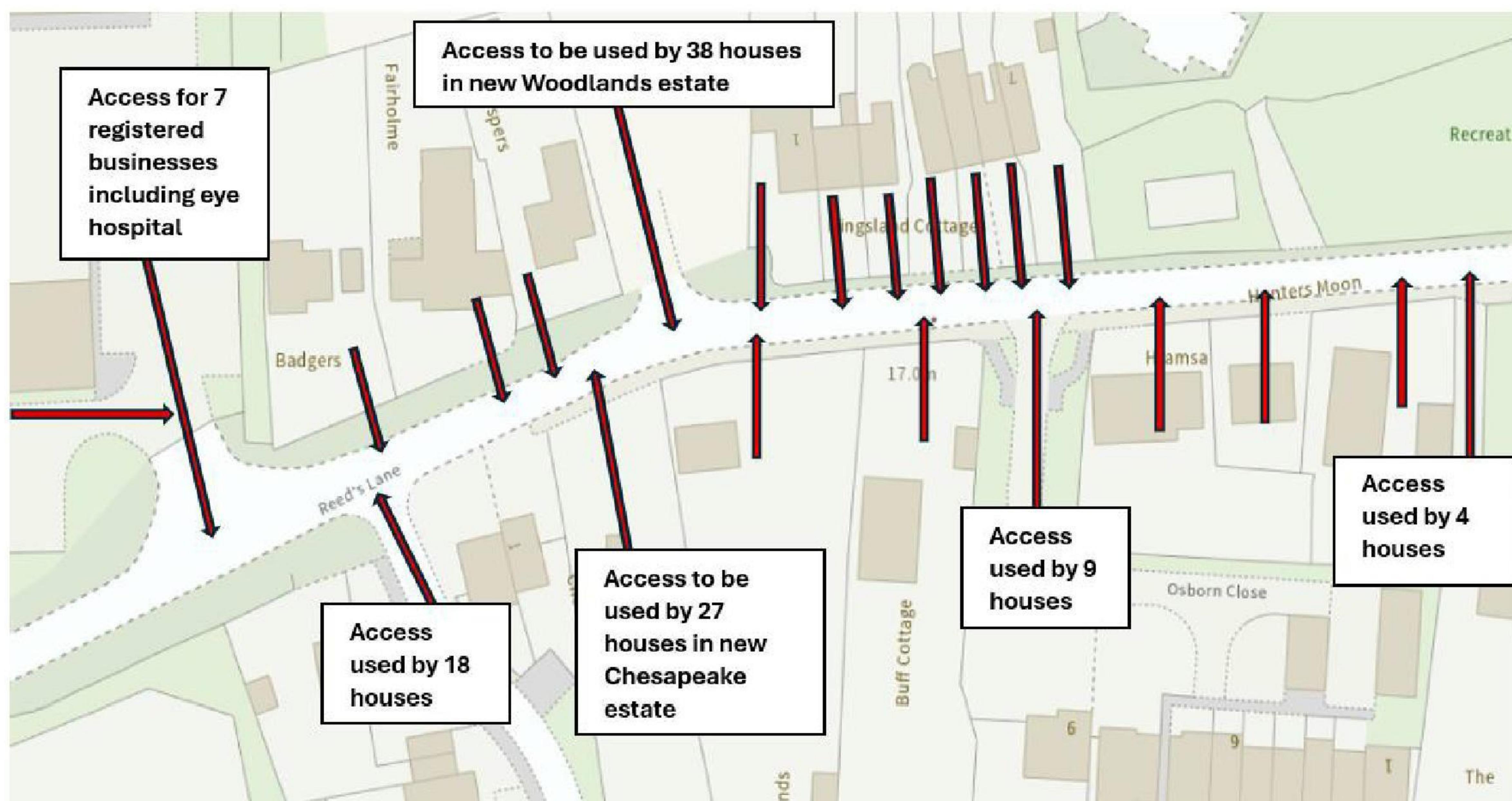


Diagram showing the many access points in the 100 meters around the new Chesapeake junction.

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.

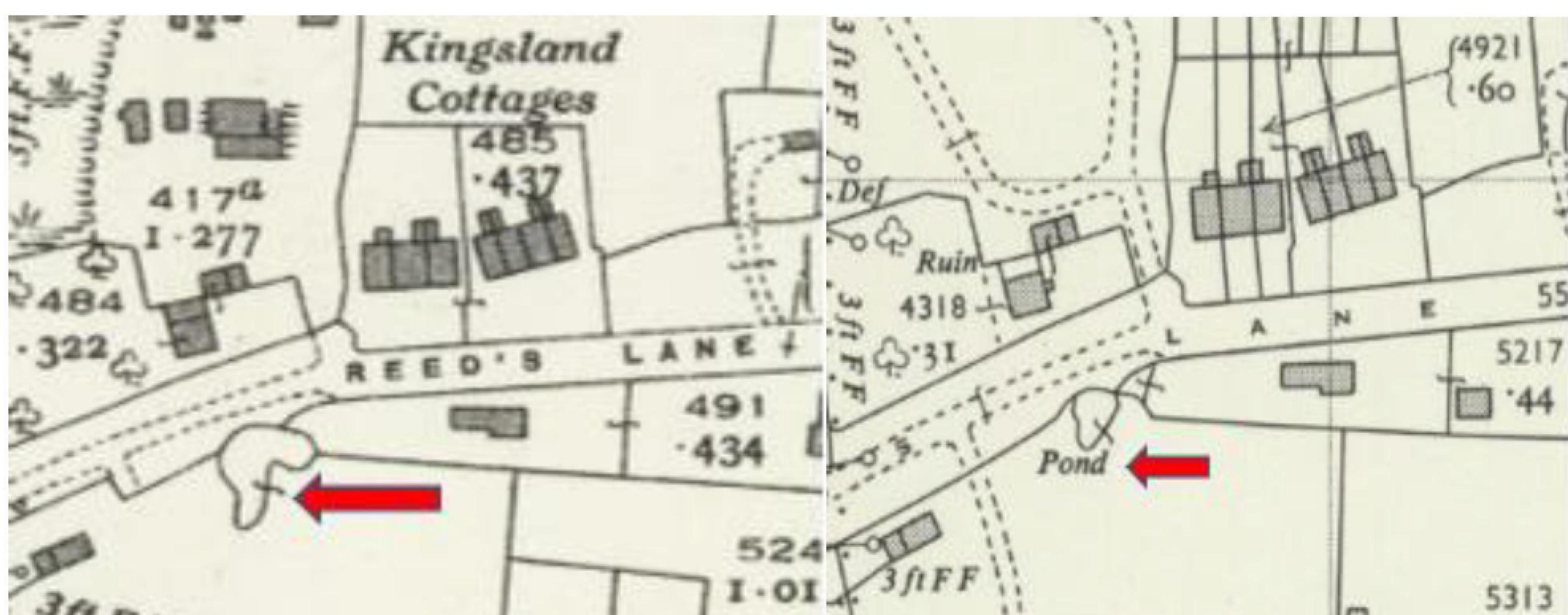
7) Access to the site – Risk to the Road Surface

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

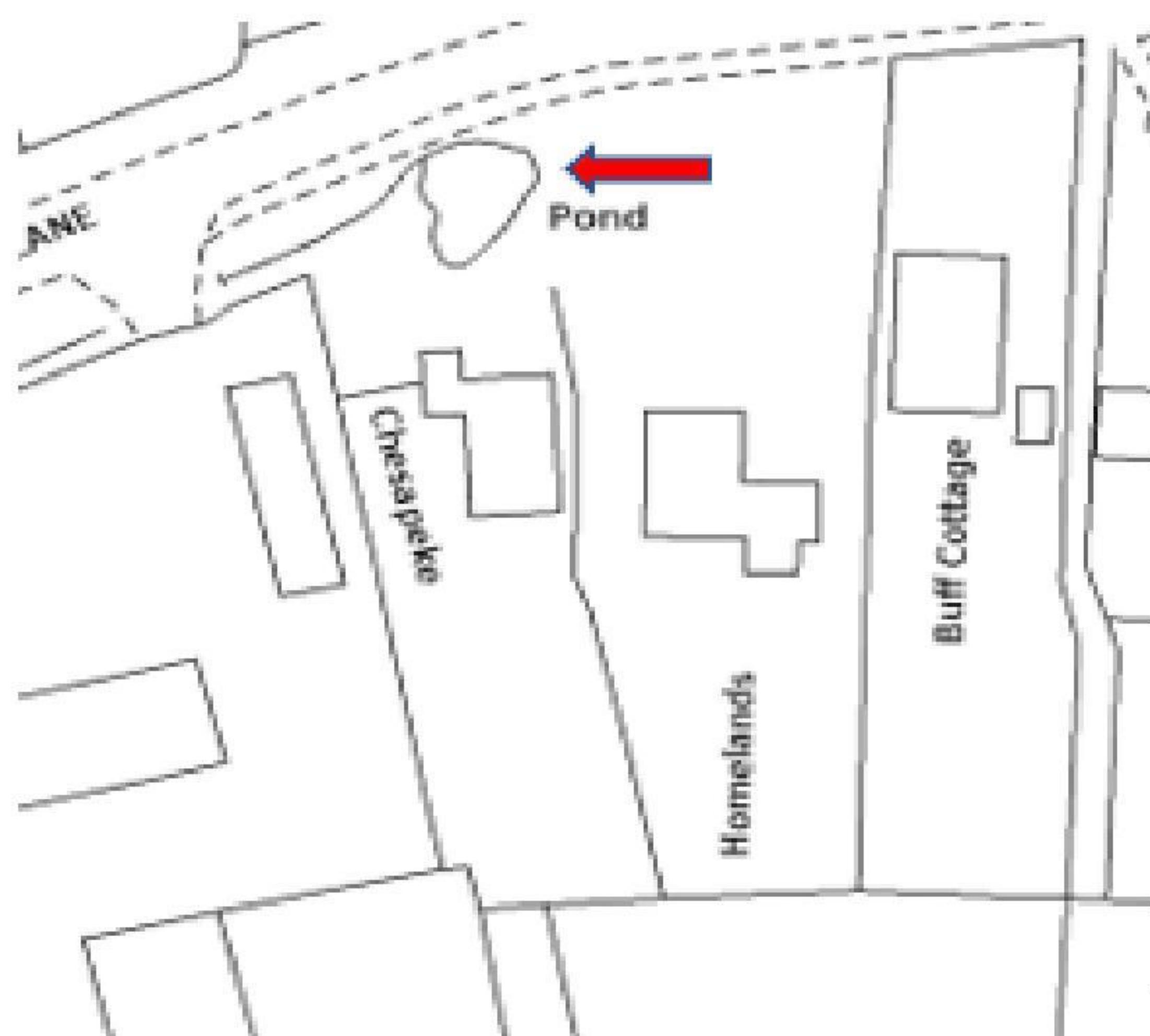


OS maps of 1879 & 1912. The arrow points to the pond



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)

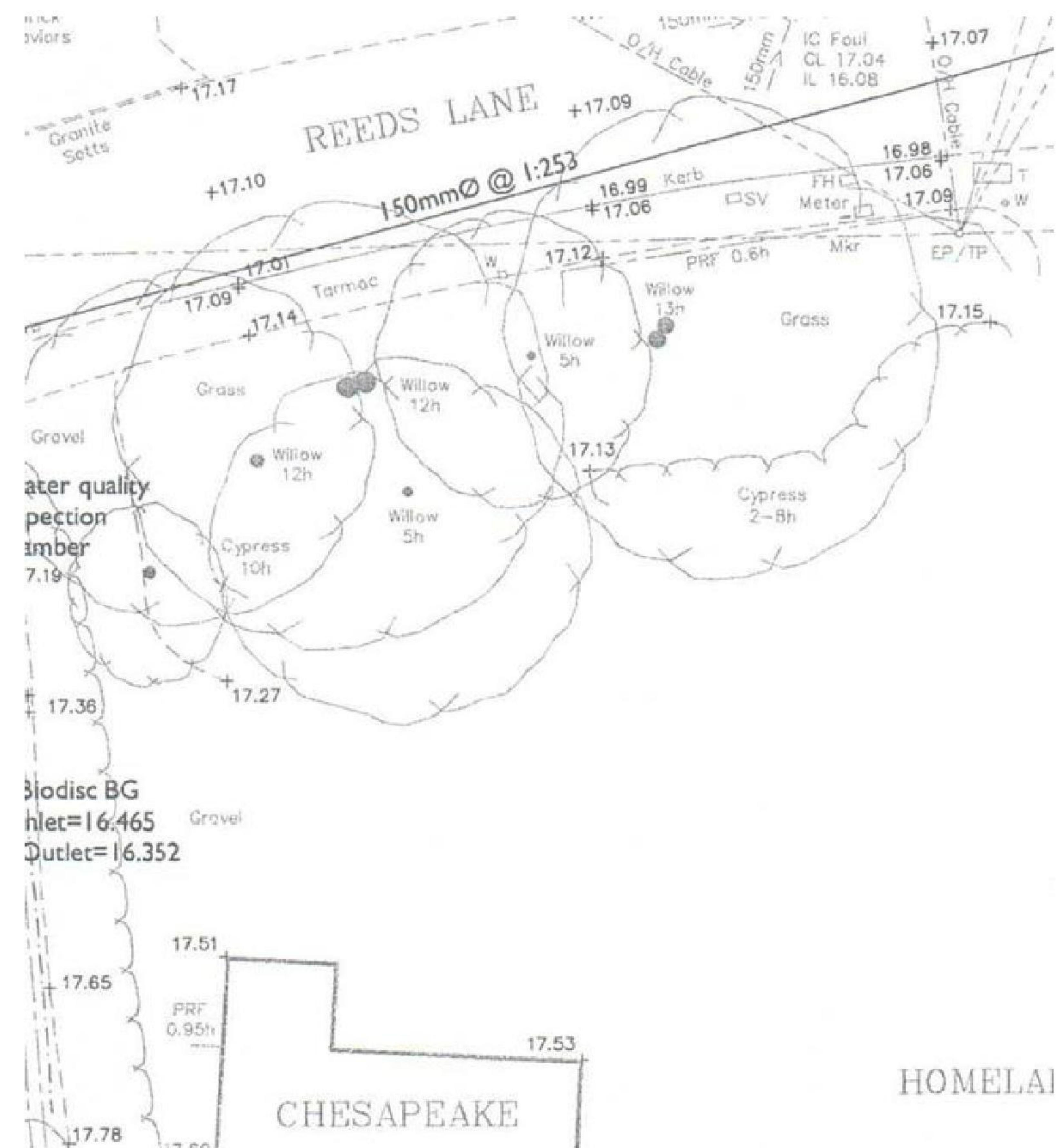


Flooding in front of Chesapeake where the pond fed by a spring once was before it was culverted.

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

<div



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.



<divLocation 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

22nd July 2025

Pleased See Appendices below

Appendix A – Southern Water Flood Report from 1997.



MID SUSSEX DC.

- 5 FEB 1998

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



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

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

100

Mondays to Fridays (except Public Holidays)

Sch	H	0716	0725	0820	0938	1038	1138	1238	1338	1438	1538	1650	1750	0718	0727	0823	0940	1040	1140	1240	1340	1440	1540	1652	1752	0721	0730	0826	0943	1043	1143	1243	1343	1443	1543	1657	1757	0723	0731	0827	0944	1044	1144	1244	1344	1444	1544	1659	1759	0731	0739	0839	0955	1055	1155	1255	1355	1455	1555	1711	1811	0737	0744	0844	1000	1100	1200	1300	1400	1500	1600	1717	1817	0741	0748	0848	1005	1105	1205	1305	1405	1505	1605	1723	1823	0746	0752	0852	1010	1110	1210	1310	1410	1510	1610	1729	1829	0748	0754	0854	1013	1113	1213	1313	1413	1513	1613	1732	1832	0750	0756	0856	1015	1115	1215	1315	1415	1515	1615	1734	1834	0753	0759	0859	1018	1118	1218	1318	1418	1518	1618	1737	1837	0757	0802	0902	1022	1122	1222	1322	1422	1522	1622	1740	1840	0758	0803	0903	1023	1123	1223	1323	1423	1523	1623	1741	1841	0805	0810	0915	1035	1135	1235	1335	1435	1535	1635	1750	1850	0806	0811	0920	1040	1140	1240	1340	1440	1540	1640	1750	1850	0811	0815	0924	1044	1144	1244	1344	1444	1544	1644	1754	1854	0814	0818	0927	1047	1147	1247	1347	1447	1547	1647	1757	1857	0821	0823	0932	1052	1152	1252	1352	1452	1552	1652	1752	1902	0632	0727	0830	0832	0941	1101	1201	1301	1401	1516	1601	1701	1910	0635	0730	0833	0835	0944	1104	1204	1304	1404	1519	1604	1704	1913	0639	0734	0837	0839	0948	1108	1208	1308	1408	1523	1608	1708	1917	0642	0737	0842	0842	0951	1111	1211	1311	1411	1526	1611	1711	1920	0646	0741	0846	0846	0955	1115	1215	1315	1415	1530	1615	1715	1924	0649	0744	0849	0849	0958	1118	1218	1318	1418	1533	1618	1718	1927	0654	0749	0854	0854	0954	1002	1122	1222	1322	1422	1537	1622	1722	1931	0658	0753	0858	0858	0958	1007	1127	1227	1327	1427	1542	1627	1727	1936	0702
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Horsham , 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
Ulliford, 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
Willinghurst, High St	0852 1010 1110 1210 1310 1410 1510 1610 1724 1824
Willinghurst, Forge Way	0854 1013 1113 1213 1313 1413 1513 1613 1727 1827
Willinghurst, Station	0856 1015 1115 1215 1315 1415 1515 1615 1729 1829
Willinghurst, Parbrook	0859 1018 1118 1218 1318 1418 1518 1618 1732 1832
Adversane, Blacksmiths Arms	0902 1022 1122 1222 1322 1422 1522 1622 1735 1835
Kirnsbury Campus, entrance	0903 1023 1123 1223 1323 1423 1523 1623 1736 1836
Wulborough, Spinney North	0910 1030 1130 1230 1330 1430 1530 1630 1741 1841
Wulborough , Station (arr)	0915 1035 1135 1235 1335 1435 1535 1635 1745 1845
Wulborough , Station (dep)	0811 0920 1040 1140 1240 1340 1440 1540 1640 1745 1845
Wulborough Brooks RSPB	0815 0924 1044 1144 1244 1344 1444 1544 1644 1744 1849
Tootham, Village Hall	0818 0927 1047 1147 1247 1347 1447 1547 1647 1752 1852
Torrington, 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 1905
Bunton, Crossroads	0735 0835 0944 1104 1204 1304 1404 1504 1604 1704 1808
Itteyning, Leisure Centre	0739 0839 0948 1108 1208 1308 1408 1508 1608 1708 1812
Itteyning, Clock Tower	0742 0842 0951 1111 1211 1311 1411 1511 1611 1711 1815
Iramber, 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
Layers 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
Guggess 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
Guggess Hill, Tesco	0825 0925 1034 1154 1254 1354 1454 1554 1654 1754 1858
Guggess Hill, London Road	0828 0928 1037 1157 1257 1357 1457 1557 1657 1757 1901
Guggess Hill, Station Road	0831 0931 1040 1200 1300 1400 1500 1600 1700 1800 1904
Guggess Hill , Church Road	0832 0932 1041 1201 1301 1401 1501 1601 1701 1801 1905