

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 17 July 2025 14:14
To: Stuart Malcolm
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1434

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/07/2025 2:13 PM.

Application Summary

Address:	Land Rear Of Chesapeake Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG
Proposal:	Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works.
Case Officer:	Stuart Malcolm

[Click for further information](#)

Customer Details

Address:	19 Furzeland Way Sayers common
----------	--------------------------------

Comments Details

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

Reasons for comment:

Comments: Dear Sir/Madam,

I am writing to formally object to planning application DM/25/1434 for the erection of 27 dwellings and associated infrastructure on land to the rear of Chesapeake, Reeds Lane, Sayers Common.

This proposal raises significant concerns that I believe warrant refusal. My objections are outlined below:

1. Unsustainable Location & Overdevelopment

The proposed development lies outside the built-up area boundary and represents an unjustified incursion into open countryside. Sayers Common is a Category 3 settlement with limited services, no regular public transport, and poor pedestrian access to amenities. A development of this scale is unsustainable and conflicts with Policy DP6 of the Mid Sussex District Plan and Policy H1 of the Hurstpierpoint & Sayers Common Neighbourhood Plan.

2. Highway Safety and Inadequate Infrastructure

Reeds Lane is a narrow rural road, largely without pavements or lighting, and already struggles to accommodate existing traffic. The creation of a new access point and an estimated 60+ additional vehicles would pose an unacceptable safety risk, particularly for pedestrians, cyclists, and children. The lack of a detailed road safety audit is concerning.

3. Drainage and Flooding Risk

This area is known for surface water issues and poor drainage. The proposed development includes significant hard surfacing and insufficient detail about long-term maintenance of the SuDS scheme. Given the history of local flooding, this poses a real and unresolved risk to neighbouring properties and road infrastructure.

4. Loss of Local Character and Landscape Harm

The application fails to respect the rural character of Reeds Lane. The design and density of the proposed estate is out of keeping with the low-density, linear character of the village and would result in the urbanisation of a semi-rural setting, contrary to Policy DP26 of the District Plan and Policy H3 of the Neighbourhood Plan.

5. Biodiversity Impact

The land supports mature hedgerows, trees, and wildlife corridors. There is insufficient evidence that these habitats will be adequately protected or enhanced. The claimed 10% biodiversity net gain is off-site, providing no tangible benefit to the local environment and undermining the intent of Policy DP37 (Biodiversity).

6. Lack of Infrastructure Support

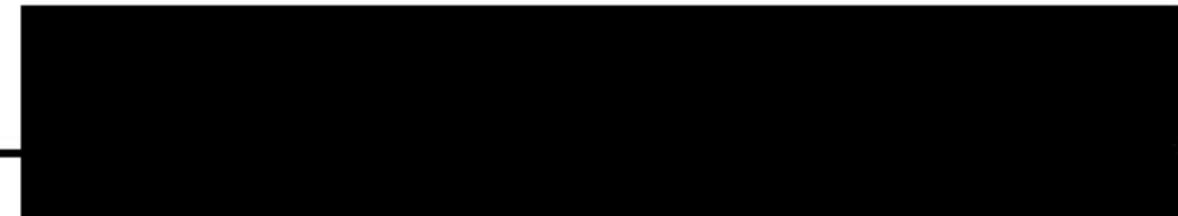
The local area already suffers from stretched GP services, limited school places, and no bus services connecting the site to key services. The application does not offer adequate Section 106 contributions or infrastructure planning to mitigate this pressure.

7. Conflict with Local Plans

This site is not allocated for development in either the adopted Mid Sussex Site Allocations DPD or the Hurstpierpoint & Sayers Common Neighbourhood Plan. Approving it would undermine the plan-led system and risk setting a precedent for further speculative development in unsustainable rural locations.

In conclusion, this development is unsustainable, unsafe, and out of character with the village. It conflicts with multiple adopted planning policies at both District and Neighbourhood Plan levels, and I respectfully urge the Council to refuse this application.

Yours sincerely



Kind regards