

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 30 July 2025 09:29:08 UTC+01:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/1434

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 30/07/2025 9:29 AM from . Parish Council on behalf of Parish Consultation.

### Application Summary

Reference:	DM/25/1434
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](#)

### Comments Details

Comments:	<p>The committee recommends that MSDC should refuse the application for the following reasons:</p> <ul style="list-style-type: none"><li>• This does not meet the criteria for a sustainable development.</li><li>• The overall design and layout of the development is poor and inadequate. Some amenities spaces are poorly situated, with some not directly attached to the associated properties and some are overshadowed by trees located on neighbouring land.</li><li>• The development would create an additional access onto Reeds Lane, directly opposite 30 other properties, increasing the risk of traffic conflicts and accidents.</li><li>• Lack of visibility on Reeds Lane.</li><li>• Sewage and Drainage impacts.</li><li>• Visual evidence of flooding.</li><li>• Lack of Infrastructure.</li></ul>
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- The objection is supported by evidence submitted by 1 Kingsland Cottages, which highlights local concerns and provides further details on the issues mentioned above.
- The application is contrary to:
  - o DP14 -Sustainable Rural Development
  - o DP26 – Character and Design
  - o DP 39 – Sustainable Design and Construction
  - o DP41 – Flood Risk and Damage
  - o DP42 – Water Instructure and Water Environment
  - o H1C- Enhance flood and drainage management in Sayers Common
  - o H3 – Drainage Issues in Sayers Common

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Kind regards