

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 31 December 2025 10:14
To: Stuart Malcolm
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/1434

Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).

All emails will be responded to on our return on 5th January.

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/12/2025 10:14 AM.

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. (Amended plans, FRA and Drainage Strategy and TA Addendums received 12/12/25)
Case Officer:	Stuart Malcolm

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Customer Details

Address:	
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I would like to add objection to the proposed development . 1) the flood risk assessment data is not up to date and does not show the houses in

Wintergreen way which back on to the drainage channel at the base of the fields. This level currently will reach garden height after a couple of days of heavy rain . The data does not reflect the reality of the amount of water. Any damage/diversion. blockage of this channel could significantly affect the flooding potential of these houses.

2) Reeds lane is not suitable for the increased amount of traffic required for development and living. There is not suitable width for heavy vehicles without causing danger and damage . There is not a suitable pavement for residents to access the village which would significantly increase danger for children / pedestrians particularly in respect of increase of traffic. The existing developments off of Reeds lane have already contributed to the damage of the existing road structure and safety . Any further development will only increase this load.

3)Water usage / sewer drainage - the current situation has been for a long time a hose pipe ban due to the inability for the reservoir serving mid sussex to cope with demand . There is no met office advice that water will be in plentiful demand in the future and this is a bad year for lack of rainfall - infact the opposite. How can we expect to continue building and ignore all the data in this respect and hope for the best . The sewer system is also now at near capacity . The area around the ponds at Reeds lane and the drains are every year pumped out due to the inability to cope . This cannot be ignored.

4) village impact - whilst I myself live in a new house , we are a development of 9 houses . when we walk around the thillage we are finding that every small field and large land plot is being filled to the brim with as many houses as possible to maximise profit . It is not creating a coherent village community but increasing the strain on already stretched services . There is no dr , dentist , practical bus route , local school places , to substantiate larger packed in estates of houses and a more thoughtful approach needs to be considered in a whole village landscape prospective.

With the consideration of 210 houses to the south of the village on the east side of the A273 and obvioulsy the larger plan for the fields to the west of this road, this village is not enhanced , it dies . It will just become a busy road that residents drive on to get to somewhere with infrastructure and facilities required for living . In essence - this devolpment is too large and creates too many risk factors for the area .

5) the proposal directly conflicts with several of the adopted planning policies at both neighborhood and district level . My question would be to the councillors that sit on the committees to agree these policies - What is the point ? If you are only to overturn your decisions at a later date , where is our trust and integrity to be focussed .

I ask you consider very carefully the impact of overdevelopment of village landscapes that are not suitable .

Kind regards