


Planning Policy
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS


6 Osborn Close
Sayers Common
West Sussex
BN6 9JR

10 July 2025

Sent via email to: planninginfo@midsussex.gov.uk and stuart.malcolm@midsussex.gov.uk

Response to Mid Sussex Notification of a Planning Application No. DM/25/1434
Land to the rear of Chesapeake, Reeds Lane, Sayers Common, Hassocks

Dear Sir

As a resident of Sayers Common I am writing to offer my personal response to the proposed suggestion of the new development within the Sayers Common and the impact it could have to the area. To that end I submit this for the information and consideration by the Planning Inspector during the course of their review of the project.

Flooding and Drainage

Over the years there have been many examples of the area suffering from flooding and drainage issues. Before moving on it may help to know that when our house, in Osborn Close, Sayers Common was purchased some 13 years ago, we were advised that there was a 50% chance of flooding taking place.

Whilst I am aware that survey work has been carried out I am sure you are aware that there are a number of streams in the area of the proposed build and that Reeds Lane is subject to occasional flooding across the carriageway between the Kings Business Centre and the Avtrade Global Headquarters entrance. This is an ongoing occurrence and the proposed build, whilst indicating that they will not be building houses on the stream area, may well impact the ability for the land to absorb such water during heavy periods of rain.

If you take into consideration the proposed building of a further housing estate to the south and west of the Antler Homes site, known as "Sayers Common Garden Village" with a suggested 2,000 homes to be built, I am forced to conclude that the issue of the streams and the flooding aspects already mention, do not appear to have been addressed. Whilst this is subject to a different review the residents of Sayers Common and Albourne are aware of this

My understanding is that Southern Water do not have any statutory regulatory powers to address the issue or concerns of the residents with regard to either surface or foul water drainage within the suggested new building proposals. I am given to understand that they can advise the builders of the site in relation to their proposed plans but cannot enforce their suggestions.

I have yet to read or see anything to assure me that this build will not increase that risk to the area.

Environment

I feel compelled to look at the environment and what future generations may have to live with when we appear to be the losing our countryside and the untold damage it may do to the wildlife that currently use these proposed areas of construction. The destruction of wildlife habit and its biodiversity may not appear, to some, to be important but they are an important part in the circle of life within the countryside.

I note that further survey work has been carried out on the trees and hedgerows within the proposed Antler Homes site. Whilst I understand that the survey has identified some trees that may be unsafe and may need to be removed it is well known that trees play a very important part of mitigating climate change. Whilst the destruction of mature tress may seem to be less important and the fact that the home builders say that will replace them with new and younger trees, it will take some time before these new trees contribute to the greater good of the community. In saying this I am thinking of the younger generation who will grow up in this proposed new world.

Traffic Management and Safety

Reeds Lane is a single carriageway road that, in the area of the proposed build situated between Osborn Close and Meadow View, is mainly a residential area and is of a curved nature.

As well as cars, motor bikes and cycles, Reeds Lane is fairly heavily used by commercial vehicles throughout the day, either going to and from the Industrial premises located off Reeds Lane or transiting from the B2116 Henfield/Twineham Road to regain access to the B2118 leading to the A23.

Should you approve this proposed build I have some serious concerns it will cause further hazards with regard to the visibility for vehicular or pedestrian traffic because, as I have previously mentioned, it is located on that part of Reed Lane that is of a curved nature despite the fact that it is within a 30mph speed limit zone. Visibility for vehicles exiting the new proposed roadway will be limited before taking into consideration of any vehicles being parked in the area either side of such an exit road. (See attached photographs)

It should be noted that almost directly opposite to the new proposed road for the Antler Homes site, Elvia Homes are building “The Woodlands” and this may well add to traffic related problems in the immediate area.

On this basis alone I believe that is not a sound or safe project and that is before I come on to mention the amount of anticipated site traffic and site workers parking in Reeds Lane at the beginning of such a build. The use of Heavy Plant, Lorries and other associated vehicles for the construction site will increase the damage that will be caused to the road surface, which already has a problem with potholes that, despite the temporary fixes, return and ultimately will cause damage to people’s motor vehicles. As I have already mentioned the fact that people working on the sites may find themselves parking on the roads in the area, this will further add to the traffic flow problems and cause problems for the local residents creating negative effect on the area.

With the building of the Antler and Elvia Homes sites, the road traffic can be expected to increase from these new domestic dwellings. As a local resident I am more than aware of Reeds Lane’s current use throughout the day and when you consider the road surface of Reeds Lane is not the best and is continually being repaired one has to question what further damage will occur to the existing road surface.

What provision are you, as the council, taking to keep such disruption to a minimum and do you intend to inform those living in the area of what actions you will be taking or putting in place?



Photo taken in front of Chesapeake looking west from the proposed road access/egress point onto Reeds Lane

Photo taken 9 July 2025 (copyright Alan French)



*Photo taken in front of Chesapeake looking east from the proposed road access point on to Reeds Lane, showing the access to the new Elivia Homes “Woodlands” and the curved nature of the road
Photo taken 9 July 2025 (copyright Alan French)*



Despite of the distorted look of this panoramic photo it does show the limited view both east and west on Reeds Lane and the footpath. I should advise you I am unaware of whose black vehicle was parked in front of the Chesapeake property but it would be a fair indicator as to the location of the access and exit road to the Antler Homes project. Photo taken 9 July 2025 (copyright Alan French)

Whilst I appreciate that I may be taking a NIMBY approach, I also appreciate that people do need homes and that across the county new sites for home building have been identified and that includes Sayers Common. It is because I am thinking of future generations that I feel compelled to write to you in relation to this and whilst it may make no difference to your decision in the future I hope that this may at least make you aware of my personal concerns

I submit this for the consideration of the inspectorate

