

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 22 November 2025 11:08
To: Stuart Malcolm
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/2661

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/11/2025 11:07 AM.

Application Summary

Address:	Land At Coombe Farm London Road Sayers Common West Sussex
Proposal:	Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.
Case Officer:	Stuart Malcolm

[Click for further information](#)

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 am writing to express serious concern about the proposed development under application DM/25/2661 (Land at Coombe Farm, London Road, Sayers Common), which would deliver up to 210 dwellings, with associated access, landscaping, amenity space, drainage, and related works.

While I understand the need for housing provision, this scale of development represents a significant threat to the character, identity, and sustainability of our village. I respectfully urge Mid Sussex District Council to consider the following:

Harm to Rural Character and Landscape Impact
The proposal risks fundamentally altering the rural character of Sayers Common. A development of 210 homes is out of keeping with the existing built form and density of the village.
Such a large number of dwellings would likely generate a notable increase in traffic, noise, and light pollution, adversely affecting the tranquility and setting of the village.

Infrastructure and Services

Our local infrastructure (e.g., roads, schools, medical facilities) may not be adequate to absorb such growth without major strain. There is a risk that local services will be overwhelmed, diminishing quality of life for both existing and future residents.

The outline application leaves many 'matters reserved'. Without firm commitments on how the infrastructure will be delivered and maintained, there is uncertainty about whether this development will truly serve the needs of the community rather than simply maximise housing numbers.

Environmental and Ecological Concerns

The development must properly assess its environmental impact, particularly on biodiversity, water run-off, and drainage. There should be robust plans for green infrastructure, native planting, and ecological mitigation.

Any soft landscaping must be designed to preserve or enhance existing green corridors, hedgerows, and natural features to maintain wildlife connectivity and ecological integrity.

Village Identity and Social Cohesion

A large-scale development risks turning Sayers Common into a commuter suburb, rather than preserving it as a village with a distinct identity.

The social impact of adding 210 homes should not be underestimated. Unless carefully planned, the development could erode the tight-knit community feel, leading to social fragmentation.

Policy Consistency and Long-Term Planning

The proposal should be rigorously tested against local and district planning policy, including any protections in the emerging Mid Sussex District Plan.

Mid Sussex District Council

Design should respect the prevailing scale, materiality, and architecture of the village. Any development must be landscape-led, with meaningful consultation with the local community on design, layout, and access.

Mitigation and Safeguards

A clear commitment to highways improvements (e.g., junction upgrades, pedestrian/cycle connectivity) to mitigate traffic impact.

A legally binding mechanism (e.g., planning obligations or conditions) to ensure that affordable housing, community infrastructure, and environmental mitigation are delivered.

Long-term maintenance plans for green spaces, drainage systems, and community amenities to ensure that they remain assets rather than liabilities.

While meeting housing needs is important, this development as currently proposed poses a real risk to the character, sustainability, and social fabric of Sayers Common. I strongly urge the Council to either refuse planning permission in its current form, or require a re-submission that is significantly scaled back, better integrated, and more respectful of the village setting. Thank you for considering these points. I would welcome the opportunity for further discussion or involvement in community consultation if the scheme progresses.

Warm Regards

Kind regards