

Peter Davies

From: [REDACTED]
Sent: 07 November 2025 20:04
To: planninginfo
Subject: Re: Development proposed at Coombe Farm, Sayers Common Ref: DM/25/2661

[REDACTED]
Hello,

I have lived in Sayers Common for over 28 years.

I strongly object to the development of **DM/25/2661 (Land at Coombe Farm, Sayers Common)** for the following reasons:

1. Lack of an appropriate plan to maintain watercourses and the danger of flooding.

The area surrounding Sayers Common is a flood plain and lies well below sea level. The main sewage system is ancient and was probably created in Victorian times. With the extra development by Linden homes on the north side of Reeds lane (Sayers Meadow), the entire drainage system in Sayers Common is now full to overflowing. Heavy rainfall on the week ending the 27th November 2024 caused massive flooding all over Sayers Common and many houses were using sand bags to prevent the flooding of their homes although in many cases this failed and people had to walk around their homes wearing Wellington boots.

Linden homes in Sayers Common had a river of sewage flowing down the main street which terminated in a massive lake inside the estate at the end.

In addition in the past 20 years, there has been no work carried out to keep the ponds and ditches and drainage clear of debris and vegetation and this has caused massive flooding in the ponds, gullies and ditches within the settlement.

2. Sewage systems and a health hazard.

After the heavy rain on 25th November 2024, the sewage systems in Berrylands Farm and Dunlop Close and elsewhere overflowed causing sewage to rise up through the plumbing, sinks and toilet systems of private homes. Garages and gardens were flooded and water rose up to within a centimeter of the front and back doors of properties in Berrylands Farm. Multiple houses were flooded on the main road south of Reeds lane.

Untreated sewage has become a serious health hazard and the consequences of a rise in related diseases such as Leptospirosis (Weil's disease), hepatitis and typhoid have not been given consideration by Mid Sussex council when drawing up its master plan.

With the increase in building work and concreting over in this settlement, there is now no where for excess water to drain off and the problem of sewage overflow and flooding has simply worsened. Southern water and South east water have been called out on several occasions to deal with flooding in streets and houses of Sayers Common but have not arrived. Indeed they have not been seen in the area for many years. If ever.

3. The plan to build 220 homes on Coombe farm in this area will be catastrophic for the residents due to flooding. The building site south of Reeds Lane (Wintergreens) is well below the level of the B2118 and is already flooding. It is perceived that the plans to concrete over huge areas of land along this route is basically down to irresponsible negligence and ignorance of the impact that this development will have on the area. Where will the excess water go? The land is predominantly clay and is not permeable; it is also below sea level and any development in

Albourne also affects the drainage in Sayers Common because the water runs down to the lowest level. So the land floods. It is a flood plain.

Sayers Common is fundamentally a rural village and is simply not designed for the type of expansion outlined in Mid Sussex's master plan.

4. Transport.

The increase in traffic on Reed's Lane and the B2118 is already out of control. There have already been fatalities due to the sheer volume and increase in traffic and the excessive speeds that cars and massive lorries travel down the B2118 causes fright and distress to the residents. This road now appears to have become a rat run. It is the only road that leads from Henfield to the M23 going north. The crossroads and side roads have now become problematic in as much as cars and especially lorries tend not to slow down. It has become extremely difficult to exit a side road to gain access to the main stream of traffic due to the sheer number of vehicles. Parking has become a major issue in the settlement. People working in the area tend to park their cars in the surrounding residential areas. Linden homes have not provided enough parking spaces for the people living in that estate. With the numbers of children living in the area this is likely to become even more dangerous and insane when the new developments begin.

5. Environmental issues.

The extinction of wild life in the area is now a sad and pathetic indictment of Council planning over recent years. Hedgehogs once roamed the gardens and hedgerows of the surrounding area. They are extinct. The only birds that populate the area are feral pigeons. The streams, ponds and drainage ditches are now completely fouled and one no longer sees creatures, ducks and wild life inhabiting the ponds. Trees have been cut down relentlessly and whole swathes of once green fields have been concreted over. Air pollution is high from the excess traffic. This type of over development is a blight on the landscape. But of course the environment comes at the bottom of the Council's priorities. Is the environment still a valid consideration?

6. The density of 37 dwellings per hectare and proposed three-storey forms are inappropriate for this edge-of-village location.

They would be visually intrusive when viewed from London Road and surrounding footpaths and fail to respect local character, contrary to NPPF paragraphs 129–135 and Policy DP12 (Design and Character).

7. The increase in houses and population in this area will be seen to be a disaster in the making. In terms of the population growth, where will these people work and go to school? There is already scant provision for doctors' surgeries and hospitals. Public transport is almost non-existent. Without a car, people cannot go to work, attend medical appointments, go to the shops. Children have to be bussed to school. The transport system has not fundamentally changed since Victorian times. Why do you want to develop here? This whole development is unsustainable. What are the mitigating factors if none of the above - a land below sea level and prone to flooding, a sewage health hazard, a lack of infrastructure and a danger to life caused through a massive increase in traffic and catastrophic damage to the environment?

This proposal, in its current form, is contrary to national and local planning policy.

We, the residents of Sayers Common, plead that It should be withdrawn or refused.

Please reconsider.

Yours Sincerely

