

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 13 November 2025 17:27
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 13/11/2025 5:26 PM.

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: [REDACTED]

Comments Details

Commenter Type: Neighbour or general public
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Dear Sir or Madam,

I wish to register my objection to the above planning application on the grounds of transport safety, cumulative traffic impact, flood risk, and inadequate local infrastructure. These concerns reflect long-standing issues in Sayers Common and will be significantly exacerbated by further development of this scale.

1. Traffic Speeds and Road Safety

Sayers Common already experiences persistent problems with excessive vehicle speeds through the village. Despite the posted limits, the main routes function as de-facto through-roads, with many vehicles passing at unsafe speeds throughout the day. The village has no

effective traffic-calming infrastructure, and residents—particularly children, older people, and cyclists—are placed at unnecessary risk.

Adding further homes without any credible, funded, and enforceable traffic management plan will worsen what is already an unsafe situation. The application does not adequately demonstrate how additional vehicle movements will be mitigated or how pedestrian and cyclist safety will be protected.

2. Volume of Traffic and Cumulative Impact with Coombe Farm

Daily traffic through the village is already far beyond what a rural settlement with narrow roads and limited pavements can safely accommodate. The cumulative impact of this application plus the Coombe Farm development—which itself will generate a substantial number of vehicle movements—has not been properly assessed.

Mid Sussex District Council has a statutory obligation to consider cumulative impacts, not individual applications in isolation. In the absence of a comprehensive transport assessment covering both developments together, it is impossible to conclude that the road network can safely cope.

Without robust interventions, both developments would combine to transform Sayers Common into a congested rat-run, with serious consequences for air quality, road safety, and the rural character of the village.

3. Existing Flooding and Drainage Problems

Sayers Common is already subject to significant surface-water flooding, particularly along the main road corridors. Drainage systems are regularly overwhelmed during periods of heavy rainfall, and properties in the village have experienced pooling, waterlogging, and near-miss flood incidents.

The application does not sufficiently demonstrate that its drainage systems will function effectively when the ground is saturated or when water flows through the village from surrounding land. Nor does it address the clear risk that redirecting or concentrating run-off could worsen flooding for existing residents.

With climate patterns continuing to change, approving additional development without robust, independently verified flood-mitigation plans would be irresponsible.

4. Inadequate Local Infrastructure (Shops, Healthcare, Schools, Utilities)

Sayers Common has no local shops, no GP surgery, and extremely limited community facilities. Residents rely on neighbouring towns and villages for essential daily services. Existing school capacity is already under pressure, and parents face uncertainty about future places.

Adding further housing without any accompanying infrastructure investment will place additional strain on already stretched services. This is not sustainable development as defined in national planning policy.

In addition, there are ongoing concerns about water supply resilience in the area. Residents have experienced service interruptions and pressure issues during high-demand periods. Increasing population without guaranteed utility upgrades risks further destabilising the system.

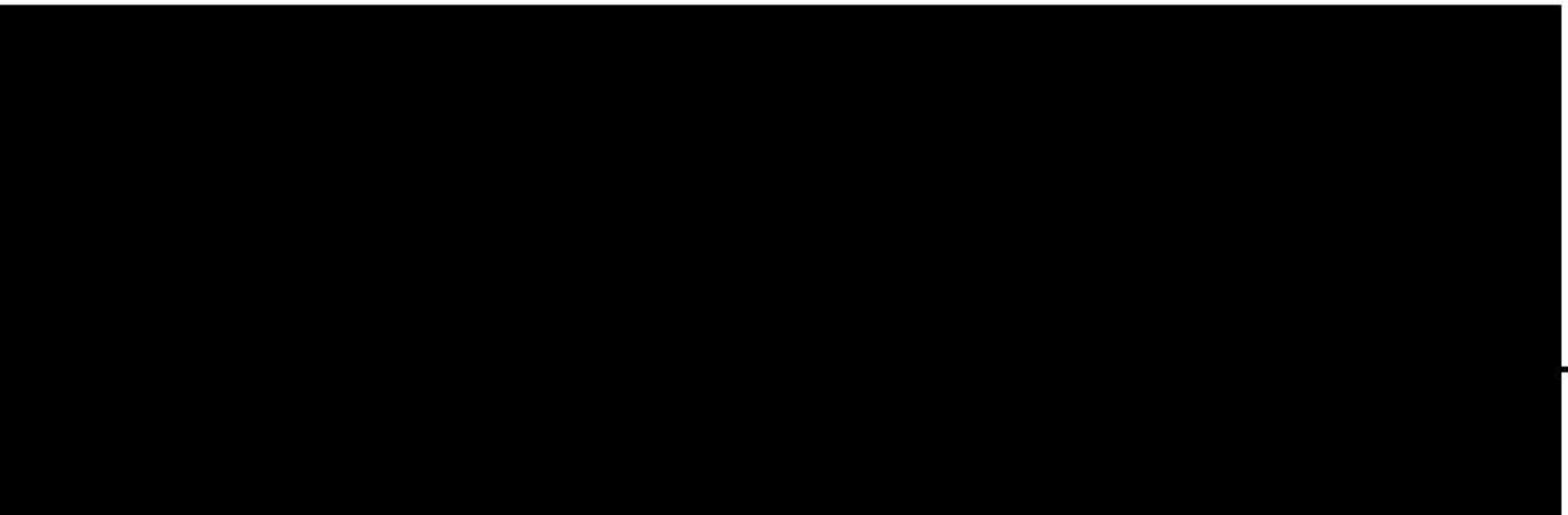
5. Conclusion

For these reasons-traffic danger, cumulative congestion, flood risk, and the lack of essential infrastructure-I request that the Council refuse this application.

A piecemeal approach to development that increases the village population while failing to address the fundamental constraints of transport, drainage, and local services would cause lasting harm to the safety, wellbeing, and environment of Sayers Common.

I therefore strongly object to this application.

Yours faithfully,

A large black rectangular box redacting a signature.

Kind regards