

Hamish Evans

From: [REDACTED]
Sent: 27 November 2025 22:01
To: planninginfo
Subject: Fw: Application Reference: DM/25/2661

[REDACTED]

Please see below - not sure I've sent to the correct address initially

[REDACTED]

From: Gwenn Winters [REDACTED]
Sent: 27 November 2025 20:44
To: [REDACTED]
Subject: Application Reference: DM/25/2661

FAO of Stuart Malcolm

| | |
|-------------------------------|---|
| Application Reference: | DM/25/2661 |
| Address: | Land At Coombe Farm London Road Sayers Common West Sussex |
| Proposal: | Outline planning application (with all matters reserved except for access) comprising up to 210 dwellings at Land at Coombe Farm . The proposal includes associated access; landscaping; amenity space; drainage and associated works. |

As a resident of Sayers Common, I wish to submit my objections to planning application **DM/25/2661** for up to 210 dwellings at **Land at Coombe Farm**. My objection is based on the following material planning grounds.

Loss of Biodiversity and Habitats

The area supports an array of wildlife including deer, red kites, buzzards and owls. Any development will see the loss of such wildlife to the area.

The applicant's ecological evidence acknowledges ancient and semi-natural woodland within and adjacent to the site. The Biodiversity Net Gain calculations appear to downgrade high-distinctiveness woodland habitat in favour of lower-value grassland, contrary to NPPF paragraphs 180–182, Policy DP38 (Biodiversity) and the Environment Act 2021 requirement for a genuine 10% net gain based on habitat distinctiveness and irreplaceability.

Flood Risk and Drainage

It is well known that the village has and continues to suffer from flooding.

The submitted Flood Risk Assessment fails to address wider catchment hydrology, including surface-water flows towards Furzeland Way and the A23 corridor. Without a catchment-wide solution, the development risks exacerbating existing local flooding problems. This is contrary to **NPPF paragraphs 167–172** and **Policy DP41 (Flood Risk and Drainage)**.

Cumulative Infrastructure Impacts

This development cannot be considered in isolation. The cumulative effects of adjacent schemes—on traffic, drainage, local character, education, health services and community facilities—have not been meaningfully assessed. This fails to satisfy **NPPF paragraphs 24–28** relating to collaborative planning and strategic infrastructure. A comprehensive masterplan or infrastructure strategy should precede any further approvals.

The Village of Sayers Common will no longer be a village with all the prosed schemes. The location and scale of the proposals would result in an unacceptable urbanising feature, eroding the rural nature of the site (s) - the villages of Sayers Common and Albourne will become one resulting in an unacceptable urbanisation feature.

While I recognise the need for additional housing, this proposal in its current form conflicts with national and local planning policy. It is neither sustainable nor appropriately integrated into the existing settlement.

I respectfully request that **Mid Sussex District Council refuse planning application DM/25/2661**,

kind regards

Valley Farm

BN6 9JQ