

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 07 December 2025 10:16
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 07/12/2025 10:16 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

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Customer Details

Address:	4 Wintergreen Way Sayers Common HASSOCKS
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	with all the building work planned in this area we are becoming increasingly aware of the flood risk that this will pose. the fields where this site is proposed currently drain our onto the main road and this causes problems every year . The drainage gulleys in the fields opposite only just cope currently . If the proposed site builds in the 'ponds' for soakaway they will soon be overwhelmed and flood over into the lower parts of sayers common and our houses in wintergreen way will be first affected by the over flow . Flood risk is a major factor and a few ponds are not enough , if you have walked on the propsed land you will know it is marshy , it is just not suitable for housing without significant impact on surrounding areas . to go ahead a full drainage plan is needed. Biodiversity - currently this land and woods is home to many large creatures and small [REDACTED] [REDACTED] sheep graze adding natural fertilizer to the land , supporting insects and wild plants . Nature has a way of creating exactly the right biodiversity for the land conditions , and here we are as humans thinking we can outwit that

by piling the land up with concrete and bricks and creating a new pond to increase the biodiversity . This word in this context is a box ticking exercise to suit planning requirement but the reality is that unless the developer can show exactly how that gain can overshadow the loss of the dynamic are currently available then it is a downright falsehood . Taking a wasteland or empty industrial site and turning into a wetland increases biodiversity , taking away a currently thriving marsh farmland and woods to replace with housing simply does not . The council should be ashamed if they can add this to a list of reasons why the build is acceptable .

I accept we need houses and accept they will be built on this area , but the food risk to a natural marsh area has to be managed properly and not just be building a few soakaways . This land was left for years undeveloped for a reason and unsuitable land conditions is why

Kind regards