

[REDACTED]

3 Western Cottages

Henfield Road

Albourne

West Sussex

BN6 9DR

[REDACTED]

26 November 2025

Planning Department

Mid Sussex District Council

Oaklands, Oaklands Road

Haywards Heath

West Sussex

RH16 1SS

Re: Objection to Planning Application DM/25/2661 – Coombe Farm, Sayers Common

Dear Sir/Madam,

We are writing to object to planning application DM/25/2661, relating to the proposed residential development at Coombe Farm, Sayers Common.

#### 1. Loss of Village Identity

Sayers Common has long maintained a distinct rural identity, shaped by open landscapes, generous spacing between dwellings, and a clear separation from neighbouring settlements. The proposed development would erode this established character by introducing denser housing out of keeping with the village's form.

#### 2. Coalescence With Nearby Villages and Hamlets

The development risks accelerating coalescence between Sayers Common and surrounding settlements. Maintaining settlement gaps is important, and this proposal threatens to undermine the individuality of these communities.

#### 3. Visual Impact on the Landscape

Extending built form at Coombe Farm would disrupt rural views, introduce urbanising elements, and diminish the openness of the countryside.

#### 4. Flood Risk and Drainage Concerns

The site is vulnerable to surface water issues. Additional hard surfacing may increase runoff and flood risk. The application does not sufficiently demonstrate that drainage impacts will be mitigated.

#### 5. Biodiversity and Ecological Impact

The site contains important habitats. Development may lead to habitat loss, fragmentation, and biodiversity decline. Proposed mitigation measures are insufficient.

#### 6. Traffic and Highway Safety

The development would increase vehicle movements on already pressured roads, heightening congestion and safety risks. Without credible mitigation, traffic impacts would be significant.

For these reasons, we respectfully request that Mid Sussex District Council refuse planning application DM/25/2661.

Yours faithfully,

