

I wish to object to planning application DM/25/2661 - Land at Coombe Farm, Sayers Common, on the following grounds of: Over development; Harm to landscape, Ecology and Community; Traffic, Congestion and Pedestrian safety.

Over-development.

The scale and density of this scheme is wholly inappropriate for our rural village. The inclusion of three- storey buildings are completely out of keeping with the rest of the village and will dominate the surrounding landscape.

Despite its size, the proposal offers no appropriate, additional amenities placing more pressure on a rural village that is already experiencing strain from recent development and is at risk from potential future development. The village receives no demonstrable benefit in return for the scale of harm.

Harm to Landscape, ecology and community

The proposed site sits between two areas of ancient woodland, both of which contribute to local biodiversity and the rural setting of the village. The scheme would erode the natural corridor between these habitats.

There is a well-used Bridleway which goes through the centre of this site and is very much valued by residents for its tranquillity, biodiversity, wildlife and is essential to the identity of the village. This development would significantly and permanently harm this unique and well-loved area of the village.

Traffic, congestion and pedestrian safety.

There has been a significant increase in traffic volume passing through the village; not only from the recent housing developments, Furze Manor Nursing Home but also the increased traffic to and from the west of the county and traffic wishing to access the A23. The increased speed of some of these vehicles is causing considerable concern in the village already.

I would respectfully urge the council to review the most up to date traffic -monitoring data available from the village SID's as this will confirm current pressures and provide accurate data.

Residents already struggle to exit their driveways and side roads because of the volume of traffic and safety is becoming an increasing issue for both drivers and pedestrians without any safe crossing areas throughout the village. The narrow London road with parking alongside the North Star garage causes bottlenecks. This lies just below the proposed site.

Reeds Lane is particularly hazardous as it has no continuous pavement, yet pedestrians, cyclists and horse riders are forced to share the lane with huge lorries and fast-moving vehicle accessing and passing through the village. The lane has become extremely unsafe and for many- no longer possible.

National guidance requires Local Authorities to consider lower speed limits or protective measures on narrow rural lanes where large vehicles and pedestrians must share the carriageways.

With traffic issues already causing problems throughout the village, the lack of a comprehensive traffic assessment and travel plan (in line with National Standards) by this developer will put every road in this very small village under an increasing amount of pressure and at risk of harm. The proposal does not appear to have made an accurate assessment of sustainable travel.

Flooding and Surface -Water Risk

Sayers Common has experienced serious significant surface – water flooding. Although the Water Boards and Council have worked to mitigate flooding in recent years, issues remain on London Road: particularly where water flows down the hill directly into the village. The proposed development sits exactly at this point of surface- water flow.

Increasing the amount of hardstanding in this area will inevitably worsen existing surface-water flooding especially as the site is on a hill. This represents an unacceptable and avoidable risk to both new residents and existing properties in the village.

Lack of cohesion and cumulative impact of piecemeal development.

This development offers nothing to the village yet imposes substantial additional pressures on infrastructure, highways, landscape, environment and community amenity. A rural village of this scale cannot keep absorbing this level of expansion without losing the very qualities that make it unique. Sayers Common will no longer be a village but is at risk of become joined with it's neighbouring villages.

Given the uncertainty of the District Plan, the council is currently receiving multiple speculative applications from different developers. These proposals are coming forward independently with no coordinated vision, no shared infrastructure and no cumulative impact assessment.

Without strategic oversight, Sayers Common loses its rural character entirely. Piecemeal, uncoordinated development will result in a scattered collection of estates, lacking the infrastructure, safe travel routes, drainage capacity and environmental protection needed to support residents and wildlife.

A pause is essential to allow for a coherent village wide strategy that requires the developers to work together and deliver sustainable, safe and community-focused growth. This proposal does not form part of any such agreed plan and should not be approved in isolation.

In conclusion: I strongly urge the council to refuse planning permission for this proposal. While I accept that new housing is needed, development in rural areas

must be proportional, sustainable and designed to benefit both existing residents and those who wish to move here- supporting village life, protecting the eco-systems and wildlife and ensuring the long term sustainability of the community.