

Sarah Valentine

From: [REDACTED]
Sent: 24 November 2025 19:27
To: planninginfo
Subject: Re: Planning Objection Ref: DP/25//2661 Coombe Farm

[REDACTED]
4 Meadow View
Sayers Common
BN6 9GB

I wish to raise my concerns over the proposed development at Coombe Farm.

1/ Flooding

Our village already suffers greatly from flooding, which escalates into drainage issues and raw sewage entering housing, as can be evidenced by several households.

The access road to this proposed development, being on London Road, is frequently flooded and can be extremely hazardous to drivers. The site proposed sits on a hill that directly flows down onto London Road therefore will further increase the risk of accidents and potentially flooding properties opposite the development on the west side of London Road.

2/ Water supply

It was reported on the **BBC** that in July this year South East water imposed a hosepipe ban to the whole Haywards Heath and soundings villages, Sayers Common being one, reporting that the ban was due to The Ardingly Reservoir water level standing at a dangerously low 30% full according to the Met Office. ***This hosepipe ban is still in place as of today, the 24th November.*** This is not an exceptional situation, recent years have seen numerous periods of hosepipe bans in our

area. How can this one reservoir take the additional demand that housing developments such as Coombe Farm will need.

3/ Sewage Treatment

Can we be assured that this development will be attached to the Goddards Green Sewage Treatment Plant. A previous development in Sayers Common had the residents suffer the costly expense of maintaining a Klargestar for nearly 14 years despite being assured by the developer (Antler) that they would be connected to the mains drains in Goddards Green within 18 months.

4/ Bus services:

Will a sufficient Bus service be provided that will feed into local towns, shops, supermarkets and schools. Will these provide a good service not just throughout the daytime but late into the evenings and weekends

5/ Insurance against flooding:

Is the developer prepared to underwrite the residents of both this housing development and any other dwellings that are impacted by flooding following the completion of this site.

6/ Three Story properties:

I am concerned that the height of these proposed 3 story houses, particularly being built on a high plot of land, I believe they will be too obtrusive within the landscape of The South Downs.

7/ Schools, and Health Care.

Local village schools are already inadequate to accommodate the needs of our local children, what assurances can villagers be given that these and our GP surgeries will be able to effectively accommodate the growing population.

7. Responsibility of soakaways and ponds.

Will our council take ownership and responsibility for the 5 planned soakaways on this development. Without this, these could further exacerbate risk of flooding and become unsafe.

8/ Housing Demand:

Whilst I fully appreciate and applaud the governments plan to deliver housing to full-fill the demand. Living in Sayers Common does not seem to appeal to all. This is evidenced by the volume of new (and older properties) that remain up for sale for considerable lengths of time. One would question why more properties are to be built in this village when there are so many, in particular new properties, that are ready to be occupied and yet have sat empty for a not inconsiderable lengths of time.

Yours Sincerely

