

Stuart Malcolm

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 17 November 2025 12:17  
**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 17/11/2025 12:17 PM.

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

[Click for further information](#)

Customer Details

Address:	17 Berrylands Farm 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:	<p>This proposal for 210 new homes is unacceptable and represents an unsustainable level of development that will irrevocably damage the character and functioning of Sayers Common. The village is already at a breaking point due to the cumulative impact of recent and planned developments.</p> <p>1. Over-Development and Cumulative Strain Sayers Common has been disproportionately targeted for new housing. This 210-home development cannot be viewed in isolation:</p> <p>Existing Strain: The village recently absorbed the significant Sayers Meadow development by Linden Homes.</p> <p>Imminent Strain: There are multiple, concurrent developments planned, including those off Reeds Lane and at the former LVS School site.</p> <p>The Verdict: Approving a further 210 units would push the village past a critical saturation</p>



point, fundamentally changing its identity from a rural community to an over-developed commuter settlement without the necessary amenities.

## 2. Critical Infrastructure Failure (Physical)

The existing infrastructure is demonstrably inadequate and cannot support the proposed increase in population:

**Traffic and Road Safety:** London Road is already critically congested. The development will introduce an estimated 600+ additional cars (based on an essential minimum of 3 vehicles per 210 homes, given the rural location). This massive increase will lead to gridlock, severely exacerbate the existing issue of speeding, and create an unacceptable risk to pedestrians and residents. Crucially, there are no meaningful or funded plans to upgrade the road network to cope.

**Flooding Risk (A Critical Public Safety Issue):** This development site poses a severe and direct risk. The land is located at a higher elevation than the village centre. Developing this area will pave over natural drainage and dramatically increase surface run-off, guaranteeing that more floodwater is channelled directly into the lower-lying village, intensifying the frequent and costly flooding events already experienced by residents.

**Water Supply Crisis:** The water infrastructure has proven unreliable, evidenced by the significant water shortage crisis experienced by residents earlier this year. Adding 210 new households will place an unmanageable demand on an already fragile and insufficient supply system.

## 3. Insufficient Community Infrastructure (Social)

The social amenities required to support this development are nonexistent:

**Local Services:** Sayers Common currently relies on one small community shop. There are no dedicated local facilities-schools, health services, or major retail-with residents being forced to travel, further increasing traffic.

**Public Transport:** Public transport links are extremely limited. This forces reliance on private cars, nullifying any claim of sustainable or green development and reinforcing the necessity for the 600+ additional vehicles mentioned above.

## 4. The Myth of Affordable Housing and Developer Profit

The claim that this development addresses local housing needs is misleading.

**Affordability:** While a small portion of the homes may be 'affordable' by definition, the vast majority will be sold at highly inflated market prices. This primarily benefits the developer's profit margins, not the true local housing needs.

**Local Benefit:** The proposal is driven by commercial gain for the house builder, with minimal proportional long-term benefit for existing Sayers Common residents who will bear the full cost of the failed infrastructure and reduced quality of life.

## 5. Environmental Impact and Biodiversity Loss

The scale of this development will have a devastating, irreversible impact on local wildlife and habitat connectivity. The loss of greenfield land is unjustifiable, given the critical role this area plays in the local ecosystem and its function in natural flood mitigation.

## Conclusion:

This 210-home proposal is too large, poorly sited, and fundamentally flawed. Approving it would constitute a dereliction of duty, prioritising short-term developer profit over the health, safety, and well-being of the existing community. The infrastructure simply will not cope.



Kind regards