



REGISTERED CHARITY NO.263520
hurstpierpointsociety.org.uk

West Sussex BN6 9NP

Friday 19th December 2025

Attention Mr Stuart Malcom

DM/25/2661 Coombe Farm, London Rd, Sayers Common.

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.

Objection

Our Society has been in existence for over 60 years and aims to protect and conserve the natural and built environment of our village and **surrounding area**.

We believe the number and scale of the proposed developments in Sayers Common are totally inappropriate. Whilst a far smaller number of dwellings could be appropriate and provide more critical mass to support existing services the current housing applications if approved will swamp—literally- this small community.

The location is not sustainable and residents would be reliant on cars to access services and employment.

Sayers Common is low lying, sitting largely on clay and suffers from frequent flooding and there appears to be convincing evidence that the sewerage system is totally inadequate to serve developments of this magnitude.

Our particular concern is the extra traffic which will be generated putting pressure on an overburdened road network but also most importantly the impact on our High Street as cars head for Hassocks train station. Access to Burgess Hill train station is also constrained. Already our own High Street is so often in gridlock. The Design and Access statement confusingly only refers to the Burgess Hill train station, ignoring the likely realities.

We have previously produced evidence to MSDC showing the traffic chaos which often prevails in our High Street.

There would also be adverse impacts on the setting of the listed buildings at Coombe Farm , the farm house ,barn and granary and on the surrounding countryside. The MSDC Conservation Officer has registered her concerns. Coombe Farm would be marooned within the new “estate”.

Finally three storey dwellings, as proposed in part, would seem inappropriate given the topography of the farmland.

Accordingly we object to this particular application without clear evidence that appropriate infrastructure can and will be put in place to support the extent of this development.

For and on Behalf of Hurstpierpoint Society

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