



Land at Coombe Farm, Sayers Common - Welbeck Strategic Land II LLP Statement of Community Involvement

October 2025



Contents

| | |
|--|----|
| Executive Summary | 3 |
| Introduction | 4 |
| Proposed Development | 5 |
| Consultation Policy Context | 6 |
| Consultation Objectives | 7 |
| Key Public Consultation Activity | 8 |
| Review of Feedback Provided | 10 |
| Response to Feedback | 16 |
| Conclusion | 18 |
| Appendices | 19 |
| A. Resident Newsletter | 20 |
| B. Resident Newsletter Distribution Scope | 22 |
| C. Dedicated Consultation Website | 23 |



Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Communications Potential in support of an outline planning application on behalf of Welbeck Strategic Land II LLP (Welbeck Land) to Mid Sussex District Council (MSDC) to develop the site at Coombe Farm, Sayers Common, for new homes. The site is located between the A23 and the B2118 and lies directly south of Sayers Common.

The planning application is for: "Outline planning application for up to 210 dwellings (including affordable housing) with associated access, parking, open space and woodland landscape"

This SCI should be read in conjunction with other supporting documents submitted with the application including the Design and Access Statement and Planning Statement which explain the proposed development in more detail.

This SCI provides detail of the public consultation activities which were used to communicate the proposals and seek feedback prior to the submission of a planning application.

Prior to the preparation and submission of a planning application, the project team undertook a programme of consultation and engagement which included:

- Engagement with Councillors at MSDC and the three Parish Councils associated with the area.
- Engagement with 3,417 local households through the creation and distribution of a six page community newsletter, outlining the proposals and inviting residents to provide feedback on the proposals via the online consultation website.
- The creation of a dedicated email address - Sayerscommon@communicationspotential.co.uk
- The creation of a dedicated website where the proposals could be viewed and feedback provided via an online form - www.coombefarmsayerscommon.co.uk
- Provision of dedicated contact telephone number - [020 7139 5010](tel:02071395010)

The applicant, and the project team, remain committed to ongoing engagement with residents and stakeholders during the planning application process.

Introduction

1. Introduction

This Statement of Community Involvement (SCI) has been prepared by Communications Potential in support of an outline planning application on behalf of Welbeck Strategic Land II LLP to Mid Sussex District Council (MSDC) to develop the site at Coombe Farm, Sayers Common, for new homes. The site is located between the A23 and the B2118 and lies directly south of Sayers Common.

The planning application is for: "Outline planning application for up to 210 dwellings (including affordable housing) with associated access, parking, open space and woodland landscape"

The Site

1.1 The site is located between the A23 and the B2118 and lies directly south of Sayers Common. Roughly the size of 20 football pitches, the site is largely open land with part of Coombe Wood within the boundary. The site is well enclosed by trees and hedgerows. The Grade II listed buildings of Coombe Farm are not included within the site.

A Joined Up Approach

1.2 Land at Coombe Farm forms part of wider collection of sites around Sayers Common that have been draft allocated for development in the emerging MSDC District Plan. There are five sites that form the wider allocation: Coombe Farm is known as DPSC5. Collectively these sites are expected to deliver around 2,400 homes, employment and education uses, amongst others.

1.3 The Coombe Farm site is identified for around 210 homes. Welbeck has been working closely with developers promoting the other land parcels and MSDC planning officers to ensure that there is a coherent approach to all sites.

Structure and Purpose of this Report

1.4 A consultation programme was prepared to undertake pre-application engagement with councillors and the local community. The consultation exercise reflects Welbeck Land's commitment to working closely with stakeholders with the aim of bringing forward proposals that are locally appropriate.

1.5 The following sections of this SCI cover:

- Proposed Development and Site Background
- Consultation Policy Context and objectives
- Key Public Consultation Activity
- Review of Feedback Provided
- Response to Feedback



Proposed Development

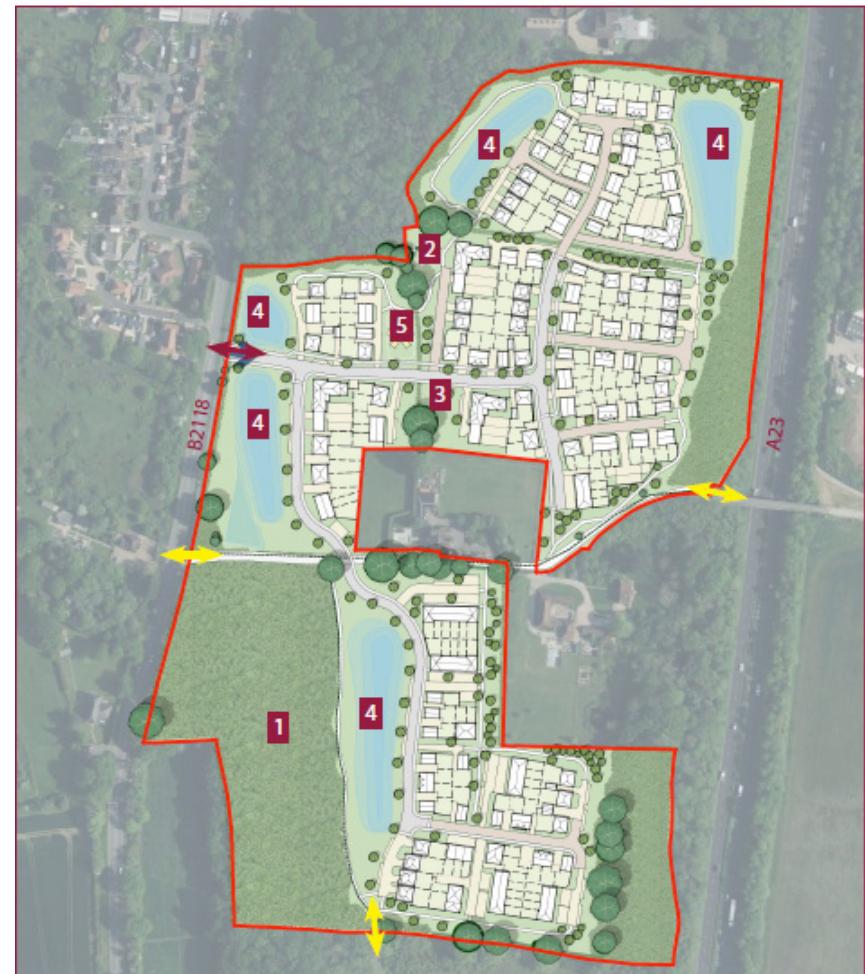
2. Proposed Development

2.1 The proposals have been designed to work with the existing features of the site. For example integrating the woodland and landscape into the development, and protecting the setting of the Grade II listed buildings.

2.2 The proposals for Sayers Common include:

- Up to 210 new homes, including 30% affordable and self-build homes
- New public open green spaces, including children's play areas
- The protection of the existing woodland and enhancing the local ecology
- The promotion of pedestrian and cycle movements
- Sustainable drainage systems

2.3 The proposals include retaining and managing the areas of Coombe Wood within the site boundary. Overall there will be an increase in planting across the site, delivering a net gain in biodiversity, meaning the site will support more plant and animal life after development than it does currently.



| | | | | | |
|---|-----------------------------|---|----------------------|---|-------------------|
| 1 | Coombe wood | 4 | Attenuation basins | ↔ | Vehicular access |
| 2 | Potential allotment area | 5 | Children's play area | ↔ | Pedestrian access |
| 3 | Potential community orchard | 6 | Proposed new trees | | |

Consultation Policy Context



3. Consultation Policy Context

The Localism Act 2011

3.1 The role of local communities in planning was strengthened by the Localism Act 2011. The Act introduced a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

The National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development – meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.3 The current NPPF, updated in December 2024, encourages positive community engagement between all parties involved and affected by development proposals. Specifically, paragraph 40 states that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

3.4 The NPPF also recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities.

Mid Sussex District Council's Statement of Community Involvement

3.5 MSDC's statement of community involvement sets out its expectations for pre-application consultation to be undertaken by applicants. Our approach to consultation has followed the guidance as set out by MSDC.

Mid Sussex District Council



Statement of Community Involvement (SCI)

March 2019



Consultation Objectives



4. Consultation Objectives

4.1 The consultation programme was designed to:

- Ensure that all those who were likely to have an interest in the proposals were given an opportunity to put forward their ideas and felt confident that there was a process for considering these.
- Maximise the availability of information about the proposed scheme and present this information to residents as clearly and as accurately as possible.
- Use a variety of communication channels and engagement methods to maximise consultee participation and encourage meaningful feedback.
- Identify issues of particular interest or concern to ensure that these were addressed at an early stage.

4.2 At all stages in the process, the applicant and project team has been, and will continue to be, open to responding to ideas and comments from the local community.

Key Public Consultation Activity



5. Key Public Consultation Activity

Engagement with Elected Representatives

5.1 The project team was keen to ensure that local elected representatives and community leaders were aware of the proposals and the project team's consultation plan. Prior to undertaking engagement on the Coombe Farm proposals specifically, Welbeck land and the project team had been engaging with officers at MSDC and the developers promoting the other sites. As part of this process a joint developer forum meeting was held (20 May 2025) with representatives from the below three parish councils and MSDC councillors.

- MDSC: Downland ward Councillor, Cllr Geoff Zeidler
- MDSC: Hurstpierpoint ward Councillor, Alison Bennett
- MDSC: Hurstpierpoint ward Councillor, Rodney Jackson
- Hurstpierpoint & Sayers Common Parish Council
- Albourne Parish Council
- Twineham Parish Council

5.2 The following topics from the forum meeting were covered:

- Collaborative/holistic approach.
- Flooding and drainage across all sites.
- Cumulative impact and increased traffic.
- How will information will be delivered.
- Access arrangement to the site and how this interacts with neighbour schemes.

5.3 As part of the Coombe Farm site specific engagement, emails were sent to the above on 21 July 2025 offering to arrange a site specific meeting with Welbeck Land and the team.

5.4 Further emails were also sent to inform the councillors of the consultation approach and to share the consultation newsletter.

5.5 The parish council representatives felt it would be appropriate for a meeting to discuss the Coombe Farm proposals to be organised by MSDC. At the time of writing this report, the project team is waiting for the meeting to be confirmed, but continue to liaise with officers and the parish councils.

Engagement with Local Residents

Consultation Newsletter

5.6 A community newsletter (see appendix A) was sent to 3,416 properties (see distribution map in



Dedicated Consultation Website

appendix B) within the Sayers Common and wider area. The newsletter outlined the proposals, and invited residents to provide feedback by completing the online feedback form via the consultation website (See appendix C) The consultation started on the 28 July 2025 and finished 07 September 2025.

- 5.7 In total we have received 23 feedback forms via the consultation website (see appendix C)

Review of Feedback Provided

6. Review of Feedback Provided

- 6.1 The following pages provide a summary of the feedback received during the consultation process. Feedback could be provided by completing the online feedback form or contacting the project team with the contact details provided.
- 6.2 Residents were able to complete the feedback form online. To date (22 August 2025), we have received 24 completed feedback forms.
- 6.3 Additionally, we have received three comments via the website and also one letter through the post.
- 6.4 A summary of the feedback can be found on the following pages.

Feedback Key Themes

- 6.5 The feedback we received highlighted clear themes including:

| Theme | No. of Comments |
|--|-----------------|
| Concerns about traffic impact and congestion | 13 |
| Loss of rural character/village feel | 12 |
| Infrastructure strain (schools, doctors, dentists) | 9 |
| Affordability and housing type | 7 |
| Environmental concerns (flooding, sewage, biodiversity, water) | 6 |
| Shops and services availability | 5 |
| Too many houses/over-development | 5 |
| Lack off public transport | 4 |

"I live nearby, The proposal gives no thought to the facilities that the site would require in terms of schools and doctors surgeries. The local schools are already at capacity. Sayers Common residents have had endless problems since the new Sayers Meadow site with regards to flooding and sewage as the current infrastructure is already struggling and cannot take anymore strain."

"I do not mind the idea of more housing however, whether it is your responsibility or not we must have a real shop within walking distance for all in the village, the current one is not good enough, to not only service what we have now let alone more, Sainsburys/co op/ Tesco small store is required"

"Cities are greening up to combat high temperatures planting lots of trees, been to reduce by several degrees. Plant the trees to provide shade to houses to give same effect"

Question 1: To help us understand the feedback we receive and to learn more about the existing Sayers Common community, please can you tell us your residential status?

| | |
|-----------------------------|----|
| Homeowner | 16 |
| Renter | 2 |
| Care home/retirement living | 1 |
| Live with parents | 0 |
| Student accommodation | 0 |
| other | 0 |

Question 2: What is your relationship to the site? (select all that apply)

All 9 respondents to this question live nearby.

| | |
|-------------------|---|
| I live nearby | 9 |
| I work nearby | 0 |
| I study nearby | 0 |
| I visit the area | 0 |
| None of the above | 0 |

Question 3: What is your age group?

| | |
|----------|---|
| Under 18 | 0 |
| 25-34 | 0 |
| 35-44 | 1 |
| 45-54 | 2 |
| 65-74 | 2 |
| 75+ | 1 |

Question 5: Please explain your answer to question 4. (This question invited open responses and below are a selection of responses we received.)

“I believe there is a national need to build homes, so I can't complain that is taking place very close to where I live. I would be more supportive if there was clarity on what Welbeck defined as 'affordable housing' - a two bedroom house for £350k+ (for example) is not affordable for people who need affordable housing.”

“My support is conditional - our children and grandchildren need to live somewhere. Expanding villages is better than piecemeal green field development, but the devil is in the detail”

“Over-development for the area. Offers nothing for the existing community.”

While a small number of respondents acknowledged the national need for new homes, most expressed strong concerns about the Coombe Farm proposals. Key issues raised included the lack of clarity on what constitutes 'affordable housing' and whether homes would be built to a good standard, as many felt new builds are currently poor in quality. The majority highlighted pressure on schools, healthcare and local facilities, alongside existing flooding, drainage and water supply problems. Traffic congestion, car dependency and speeding were also recurring worries, as was the impact on the rural character of Sayers Common, which many felt had already grown too much.

A few residents said they could support housing if it genuinely met local needs and was supported by infrastructure, but most felt the scheme offered little benefit to the community.

Question 6: The proposals include up to 210 new homes, including 30% affordable. What type of homes do you think are needed most in Sayers Common?

| | |
|--|----|
| Larger family homes (3 bedroom +) | 0 |
| Small first-time buyer homes (1 and 2 bedroom) | 6 |
| Apartments | 0 |
| Self-build plots | 0 |
| Other | 12 |

Question 7: What do you think are the main housing issues that people experience locally? i.e. availability, types of new homes, affordability etc. (This question invited open responses and below are a selection of responses we received.)

“Affordability! 30% affordable infers 70% unaffordable. Of our three adult children, two have their own businesses and the third is Head of IT for a bank. None of them can afford to live in this district, in the main, due to the influx of commuters, mainly from London. Further ‘unaffordable’ new estates do nothing for the local population, other than to drive them away.”

“Too many new houses being built!”

“Lack of social affordable housing for families to rent at below market rates in the main towns where people actually need and want to live for it to be affordable.”

Question 8: There is a growing housing crisis in the country, particularly in the south; do you support the development of new homes in Sayers Common?

| | |
|-------|----|
| True | 1 |
| False | 17 |
| Maybe | 5 |

Question 9: Please explain your answer to question 8.

Most respondents emphasised that while they are not inherently opposed to new housing, any development must be carefully planned and supported by adequate infrastructure. There is strong concern that Sayers Common and surrounding villages have already experienced significant over development, with multiple new estates built in recent years. Residents highlighted that local schools, healthcare facilities, roads, and public transport are already at or near capacity, and questioned how additional families and children would be accommodated.

Many felt that the proposed development would place further strain on services, worsen congestion, and erode the rural character and green spaces of the village. Several respondents suggested that new housing would be better located in towns or areas with existing infrastructure and employment opportunities, rather than in small villages. A few indicated conditional support if the homes were of the right type, genuinely affordable, and accompanied by improvements to local schools, healthcare, and other facilities.

Overall, the responses reflect a desire for sustainable, carefully considered development that balances housing need with the protection of community infrastructure, services, and the rural environment.

Question 10: The proposals include creating a large amount of open space, as well as preserving and managing Coombe Wood. What do you think overall about the landscaping and open space approach?

| | |
|-----------|---|
| Very good | 2 |
| Good | 3 |
| Undecided | 3 |
| Not good | 0 |
| Very poor | 9 |

Question 11: Please explain your answer to question 10.

The majority of respondents expressed strong concern that the proposed development would significantly harm the local environment and ecology. Many highlighted that large meadows and open spaces would be lost, and that the existing biodiversity, wildlife habitats, and rural character of the area would be negatively impacted.

While some welcomed measures such as protecting Coombe Wood or creating new open space, there was scepticism about the long-term management and maintenance of these areas, with doubts over whether proposed green spaces would be properly maintained or genuinely benefit the environment.

Overall, the feedback emphasised a desire to preserve the existing rural and natural landscape, rather than replacing it with housing.

Question 12: We are currently considering a range of options for the proposed areas of open space. What do you think would benefit the community the most?

| | |
|------------------------------|---|
| Informal open grass areas | 2 |
| Children's play areas | 2 |
| Informal wild planting areas | 1 |
| Allotments/growing area | 0 |
| Community orchard | 0 |

Question 13: Please use the space below to provide any further comments you have on the proposals.

We only received 3 responses to this question and the responses reiterated points and answers mentioned in the previous questions.

Response to Feedback

7. Response to Feedback

7.1 The project team has considered all feedback given, both orally and in writing, by residents, which primarily focussed on highways concerns. The project team has sought to respond to the key issues raised within feedback below.

| Theme | Response |
|--|--|
| Concern about increase in traffic and impact on highway safety. | A detailed transport assessment has been undertaken which has been set out in the Transport Statement submitted with the planning application. |
| Schools are already at capacity and this development will add more pressure. | As part of any planning application for new homes it is a requirement to engage with the local education authority (in this case (West Sussex County Council) to ensure there are sufficient school places. Applicants will then be required to provide a financial contribution (determined by the education authority) towards school infrastructure. The wider draft allocations for Sayers Common include education provision. Welbeck Land's site will be required to provide a financial contribution towards this. |
| There is a history of flooding in Sayers Common, concerned that the proposals will add further pressure on existing drainage infrastructure. | A flood risk assessment and drainage strategy will be submitted with the planning application. The development will incorporate sustainable drainage systems (SuDS) to manage surface water within the site and reduce flood risk locally. |
| The proposals will impact the character of Sayers Common, including the loss of green space | The proposals are landscape-led and include significant areas of new green infrastructure. Existing woodland and hedgerows will be retained and enhanced, delivering a net gain in biodiversity of at least 10%. Public open spaces, allotments, a community orchard, and children's play areas are incorporated to support local well-being. The proposed designs have been shaped to ensure that the development feels like a natural extension of Sayers Common and respects the area's character. As part of developing the emerging proposals the project team undertakes many different surveys and assessments, including those that assess the current ecology and biodiversity of the site. This is currently ongoing. |
| There is a lack of local services in Sayers Common, such as a convenience store. | While Sayers Common currently has limited local services, the site benefits from its close proximity to Hurstpierpoint, which provides a range of facilities. Furthermore, the proposed strategy for the wider Sayers Common area includes measures to enhance local services, as part of the proposed strategy for the wider Sayers Common. |

| Theme | Response |
|--|--|
| Concerned about the genuinely affordable aspect of new homes. There is a need for smaller, first-time buyer homes. | In line with MSDC Council policy, 30% of homes will be affordable, with a mix that reflects local needs. The proposals also include self-build plots and a variety of house sizes, offering opportunities for first-time buyers, families and people who may want to downsize. This approach is designed to broaden housing choice and improve access for local residents. |

Conclusion

8. Conclusion

- 8.1 This Statement of Community Involvement has outlined the consultation activities undertaken in advance of submitting an outline planning application for up to 210 dwellings at Coombe Farm, Sayers Common. The programme included direct engagement with 3,416 households through a six-page community newsletter, supported by a dedicated website, email address, and telephone number to provide residents with clear and accessible ways to find information and share feedback.
- 8.2 Although significant efforts were made to reach the local community, only 24 formal responses were received. All of the issues raised—ranging from traffic and infrastructure capacity to the impact on local services, character, and environment—have been carefully considered.
- 8.3 The applicant and project team remain committed to maintaining open and transparent dialogue with Mid Sussex District Council, parish councillors, residents, and stakeholders throughout the planning process, ensuring that community views continue to help shape the proposals as they evolve.



210 new
high-quality homes,
including affordable,
contributing to a local
need



Financial
contribution
towards wider
infrastructure
improvements



Creation of public
open space



Sensitive
management and
preservation of
existing woodlands



Biodiversity net gain
and the creation of
new habitats

Appendices



A. Resident Newsletter

Proposed New Homes Land at Coombe Farm Sayers Common

July 2025



Dear resident

We are writing to inform you about a proposal from Welbeck Land (Welbeck) for new homes just south of Sayers Common. This newsletter outlines what is being proposed, where it will be located, and what it could mean for the local area. It also gives details on how you can provide feedback on the proposals as we prepare to submit an outline planning application.

Land at Coombe farm (the site) forms part of a wider collection of sites around Sayers Common that have been allocated for development in the emerging Mid Sussex District Council (MSDC) District Plan.

The site

Land at Coombe Farm is sandwiched between the A23 and the B2118 and lies directly to the south of Sayers Common. Roughly the size of 20 football pitches, the site is largely open land with part of Coombe Wood within the boundary. The Grade II listed buildings of Coombe Farm are not included within the site.

The site is well enclosed by trees and hedgerows.

What is an outline planning application?

An Outline Planning Application means that the application will confirm the parameters of the proposals, such as the number of homes, amount of community open spaces and other uses. The road access will also be detailed.

Should the outline planning application be granted permission, details such as the design of the new homes and the type of houses will be confirmed through later planning applications known as Reserved Matters.

A joined up approach

There are five sites that form the wider allocation; Coombe Farm is known as DPSC5. Collectively these sites are expected to deliver around 2,400 homes, employment and education uses, amongst others.

The site is allocated for around 210 homes. Welbeck has been working closely with the developers promoting the other land parcels and MSDC planning officers to ensure that there is a coherent approach to all the sites.

Communications Potential is undertaking this community consultation on behalf of Welbeck.



About Welbeck Land

Welbeck Land is one of the UK's leading independent land promoters and master developers. Providing high quality living environments is about much more than building houses. Welbeck works in partnership with different stakeholders to deliver truly sustainable places.

We understand that places are not just about homes. We work to deliver development with additional community infrastructure such as vital green spaces, biodiversity net gain, and affordable homes.

What are we proposing?

We are proposing a landscape-led residential community that will form a natural extension to Sayers Common. The proposals include:

- ◆ Up to 210 new homes, including 30% affordable and self-build homes
- ◆ New public open green spaces, including children's play areas
- ◆ The protection of the existing woodland and enhancing the local ecology
- ◆ The promotion of pedestrian and cycle movements
- ◆ Sustainable drainage systems

A sensitive approach

The proposals have been designed to work with the existing features of the site. For example integrating the woodland and landscape into the development, and protecting the setting of the Grade II listed buildings.

Putting the landscape at the heart

Nature and reconnecting the site to the wider landscape is at the heart of the proposals.

The proposals include retaining and managing the areas of Coombe Wood within the site boundary. There will be a need to remove a small amount of hedgerow along the B2118 to allow for access to the site. Overall there will be an increase in planting across the site, delivering a net gain in biodiversity, meaning the site will support more plant and animal life after development than it does currently.

Key landscaping features include:

- ◆ Public open space with an allotment/growing bed area and community orchard
- ◆ Areas of natural children's play and a formal equipped play area
- ◆ Protecting and enhancing the existing Public Right of Way and Bridleway
- ◆ Integrating new landscape corridors that support wildlife and biodiversity, with tree-lined streets and walkways including a leisure walking route
- ◆ A variety of planting areas including shrubs, trees, and meadow planting
- ◆ Introducing sustainable drainage systems to control surface water runoff



New homes for all

As we are preparing an outline planning application, the details will be determined at a later stage. What we do know is that we are proposing a mix of high-quality homes to cater for all needs.

The buildings will range from 2 – 3 storeys in height, ensuring that they reflect the local area.

- ◆ A mix of smaller starter homes, to larger family-sized homes, and a small number of apartments
- ◆ Terraced, semi-detached, and detached homes
- ◆ Potential for self-build plots

Transport and access

A new vehicular and pedestrian access is proposed off the B2118 which will serve the whole of the site. Pedestrian access points are proposed to the south of the site – where the existing Public Right of Way is – and to the west and east in line with the existing bridleway, which will also act as a cycle link.

The bridleway route will also continue to serve as the private vehicular access for the properties at Coombe Farm.

The site also benefits from close proximity to existing bus stops.

Find out more online

You can find out more about the proposals by visiting our consultation website, where you will also find answers to frequently asked questions, further images as the proposals evolve, and register for updates.

The website will be updated as the proposals progress over the coming months.

www.coombefarmsayerscommon.co.uk

How does this benefit Sayers Common?



Provide feedback by visiting our website

This is an early-stage consultation on this draft allocated site. There will be future opportunities for residents to share their views including when the outline planning application is submitted.

We want to thank you for taking the time to read this newsletter, we hope you found it helpful. We really do appreciate your feedback which you can provide by visiting our website and completing the online feedback form



www.coombefarmsayerscommon.co.uk

Please provide your feedback by **07 September 2025**

If you have difficulty accessing the internet, or would like to provide feedback in a different way, please contact us using the details provided.

How to contact us

sayerscommon@communicationspotential.co.uk

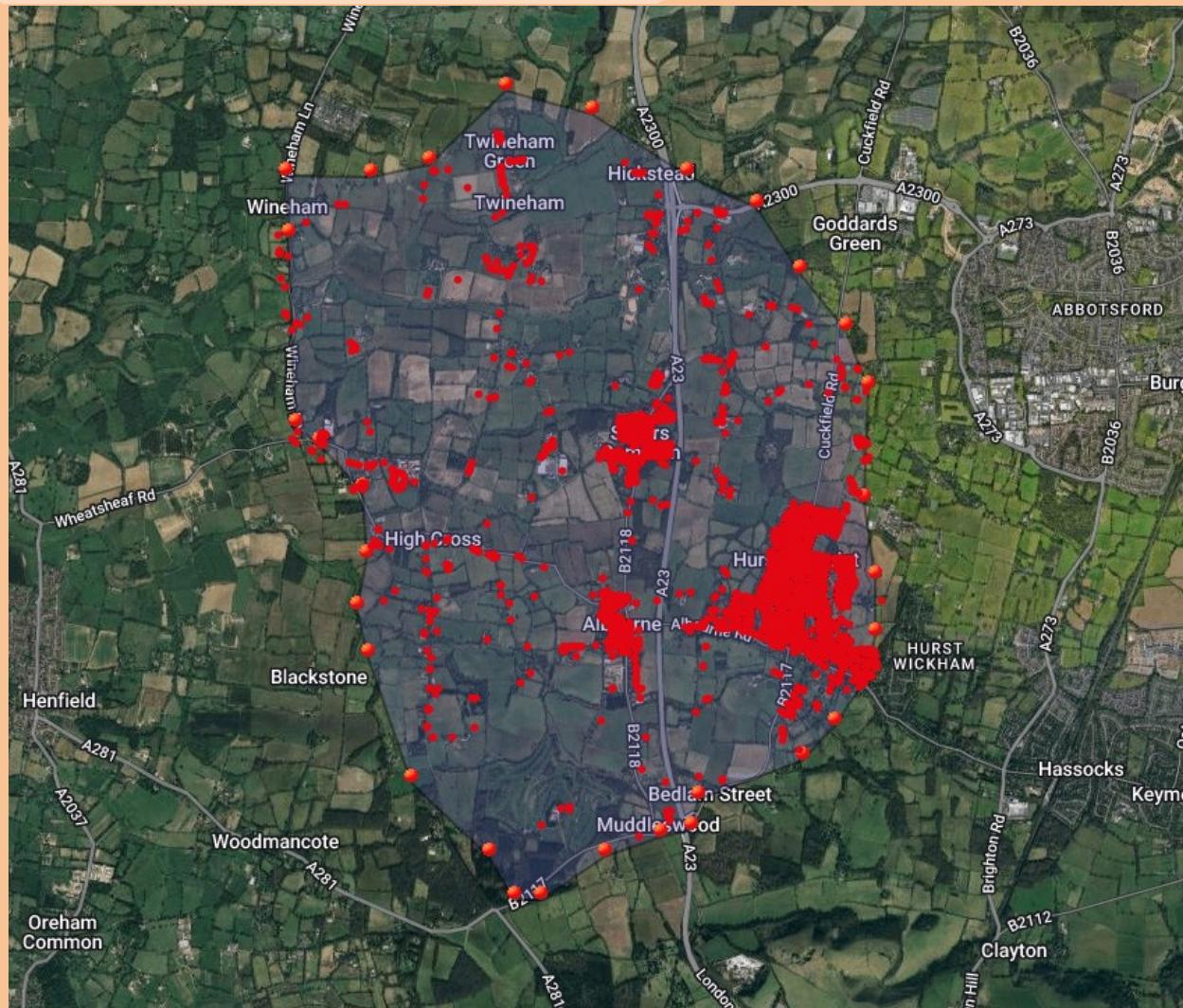


Freepost Plus RUGX-XAJE-SSYX
Planning Potential Ltd.
Magdalen House
136-148 Tooley Street
London
SE1 2TU

020 7139 5010

By contacting us directly with your feedback, you are acknowledging that the information you provide can be used by Planning and Communications Potential Ltd for the purposes of the consultation exercise. Your comments may be shared with Welbeck Strategic Land LLP and Mid Sussex District Council, but please be assured that your personal details will not be passed on to any third parties. If you wish to do so, you have the right to withdraw consent for your data to be used. Please email info@planningpotential.co.uk or call 020 7139 5010. Communications Potential is part of Planning Potential.

B. Resident Newsletter Distribution Scope



Sayers Common distribution scope - 3,416 properties

C. Dedicated consultation website

Home page

Land at Coombe Farm, Sayers Common



Welcome to our consultation for Land at Coombe Farm, Sayers Common

Discover our proposals for a new sustainable community of around 210 homes just south of Sayers Common. We invite you to explore our plans, learn more about what's being proposed, and share your views.

This community consultation is being undertaken by Communications Potential on behalf of Welbeck Land.

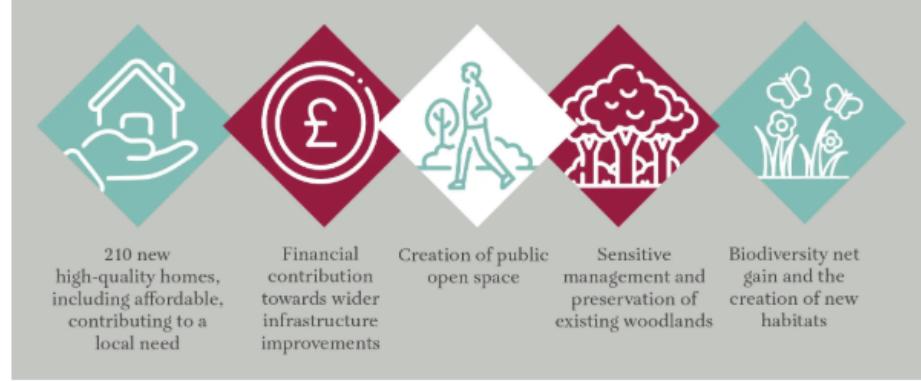
Our Vision

We're bringing forward plans for a thoughtfully designed landscape-led residential community that:

- Delivers up to 210 new homes, offering a mix of types and sizes to meet local needs, including 30% affordable and self-build
- Creates new public open spaces: community orchard, allotments, and children's play areas
- Protects and enhances existing woodland and hedgerows, resulting in a net gain in biodiversity
- Promotes pedestrian and cycle movements
- Delivers sustainable drainage systems

Our ambition is to create a place that feels like a natural extension of Sayers Common, rooted in the local landscape.

How do our proposals benefit Sayers Common?



210 new high-quality homes, including affordable, contributing to a local need

Financial contribution towards wider infrastructure improvements

Creation of public open space

Sensitive management and preservation of existing woodlands

Biodiversity net gain and the creation of new habitats

About Welbeck Land

Welbeck Land is one of the UK's leading independent land promoters and master developers. Providing high quality living environments is about much more than building houses. Welbeck works in partnership with different stakeholders to deliver truly sustainable places.

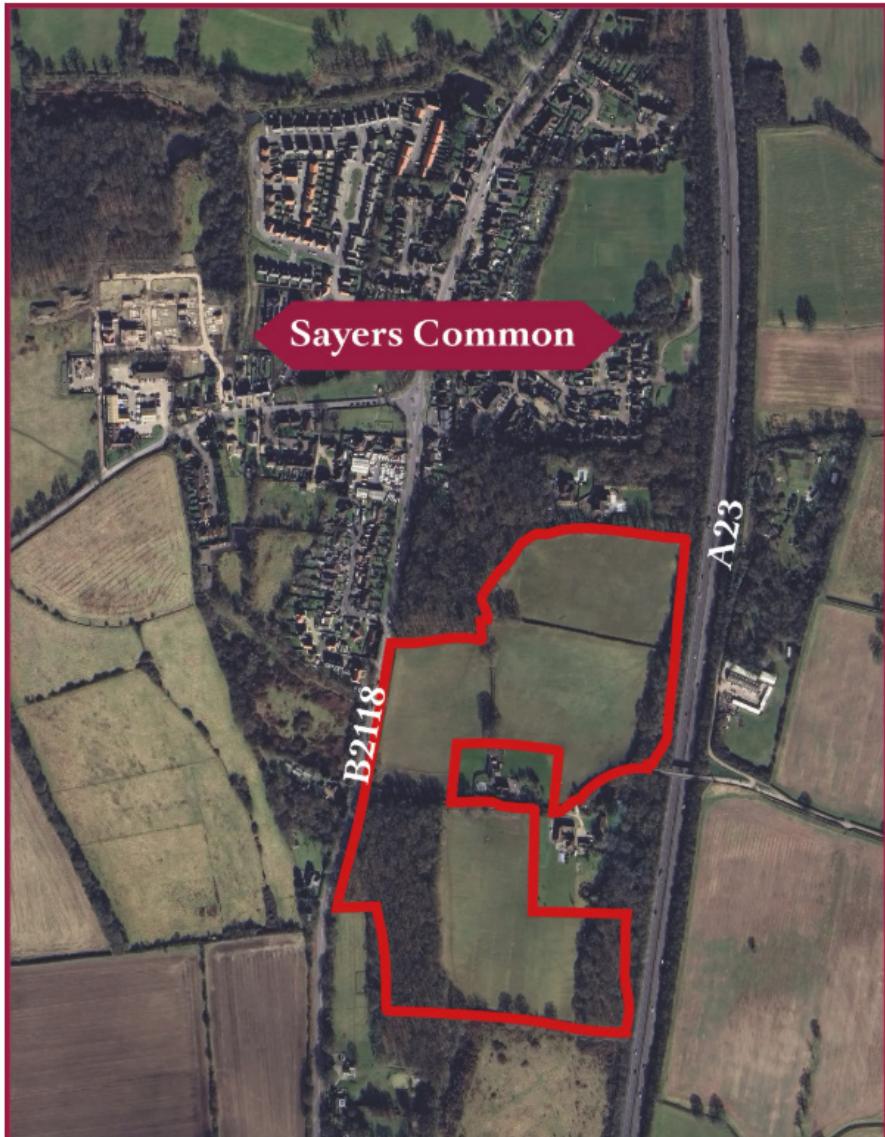
We understand that places are not just about homes. We work to deliver developments with additional community infrastructure such as vital green spaces, biodiversity net gain, and affordable homes.

Keep up to date

Our website will be regularly updated with:

- The latest plans and images
- Answers to frequently asked questions
- Information on how the proposals are evolving

The Site



Land at Coombe Farm is sandwiched between the A23 and the B2118 and lies directly south of Sayers Common. Roughly the size of 20 football pitches, the site is largely open land with part of Coombe Wood within the boundary. The Grade II listed buildings of Coombe Farm are not included within the site. The site is well enclosed by trees and hedgerows.

A Joined up Approach

Land at Coombe Farm forms part of wider collection of sites around Sayers Common that have been allocated for development in the emerging Mid Sussex District Council (MSDC) District Plan.

There are five sites that form the wider allocation: Coombe Farm is known as DPSC5. Collectively these sites are expected to deliver around 2,400 homes, employment and education uses, amongst others.

The Coombe Farm site is allocated for around 210 homes. Welbeck has been working closely with developers promoting these land parcels and MSDC planning officers to ensure that there is a coherent approach to all sites.

A Sensitive Approach

The proposals have been designed to work with the existing features of the site. For example, integrating the woodland and landscape into the development, and protecting the setting of the Grade II listed buildings.

The Proposals



Our proposals are being brought forward through an outline planning application, which will set out:

- The number of homes, including provision of affordable housing and self-build houses
- The overall site layout including types of green spaces and community areas
- The main vehicular access layout
- The proposal to manage and enhance the woodland
- New pedestrian and cycle routes, connecting to existing rights of way and bridleways
- Sustainable drainage systems to control surface water run-off

Details such as the final design and size of homes will come at a later stage through a "Reserved Matters" application, giving further opportunities for community input.

Putting the Landscape at the Heart

Nature and reconnecting the site to the wider landscape is at the heart of the proposals.

The proposals include retaining and managing the areas of Coombe Wood within the site boundary. There will be a need to remove a small amount of hedgerow along the B2118 to allow for access to the site.

Overall there will be an increase in planting across the site, delivering a net gain in biodiversity, meaning the site will support more plant and animal life after development than it does currently.

Key landscaping features include:

- Public open space with an allotment/growing bed area and community orchard
- Areas of natural children's play and a formal equipped play area
- Protecting and enhancing the existing Public Right of Way and Bridleway
- Integrating new landscape corridors that support wildlife and biodiversity, with tree-lined streets and walkways including a leisure walking route
- A variety of planting areas including shrubs, trees and meadow planting

New Homes for All

As we are preparing an outline planning application, the details will be determined at a later stage. What we do know is that we are proposing a mix of high-quality homes to cater for all needs.

- The buildings will range from 2-3 storeys in height, ensuring they reflect the local area. A range of homes, from smaller starter homes to larger family-sized houses and a small number of apartments
- A mix of terraced, semi-detached, and detached properties
- Potential for self-build plots

Transport and Access

A new vehicular and pedestrian access is proposed off the B2118 which will serve the whole of the site. Pedestrian access points are proposed to the south of the site – where the existing Public Right of Way is – and to the west and east in line with the existing bridleway, which will act as a cycle link.

The site also benefits from proximity to existing bus stops.

Frequently Asked Questions

General

Why are you proposing Land at Coombe Farm for new homes?

The site, Land at Coombe Farm has been identified by the Council as suitable for contributing to the district's housing needs. It is sustainably located, within walking distance of local amenities, as well as being a clearly defined site with boundaries.

Land at Coombe Farm forms part of the wider collection of sites around Sayers Common that have been allocated for development in the emerging Mid Sussex District Council (MSDC) District Plan 2021-2039.

Welbeck's proposals are in line with the Council's aspirations and the planning policy for the site.

Is the site allocated for new homes in the District Plan?

Yes, the site has a draft allocation in the emerging Mid Sussex District Council (MSDC) District Plan 2021-2039, alongside other sites in the vicinity. The Land at Coombe Farm site is referred to as DPSC5 and is allocated for around 210 homes.

How large is the site?

The site is 14.5 hectares, which is roughly the size of 20 football pitches.

Planning Application

What is an outline planning application?

We will be submitting an outline planning application. An outline planning application means that the application will confirm the parameters of the proposals, such as the number of homes, amount of community open spaces and other uses. The vehicular access will also be detailed. The local authority will confirm whether these are acceptable or not through granting or refusing the planning application.

Should the outline planning application be granted permission, details such as the design of the new homes, and the type of houses will be confirmed through later planning applications, known as reserved matters.

When will you be submitting the planning application?

We are still in the process of developing the proposals, which the community consultation will inform. It is our intention to submit an application to MSDC in Autumn 2025.

Who will decide the planning application?

Mid Sussex District Council as the local planning authority will consider the application and make a decision on whether to approve or refuse.

Is this the only opportunity to have a say on the proposals?

No, there will be further consultation undertaken on the proposals when the application is submitted. At that point, MSDC will undertake what is known as a statutory consultation. This website will also be updated as the proposals progress.

The Proposals

What are you proposing?

We are proposing to create a sustainable neighbourhood for Sayers Common, including:

- Up to 210 new homes, including 30% affordable and self-build homes
- New public open green spaces, including children's play areas
- The protection of the existing woodland and enhancing the local ecology
- The promotion of pedestrian and cycle movements
- Sustainable drainage systems

Who will build the new homes?

Following the granting of outline planning consent, a delivery partner will be selected to construct the new homes.

Will there be affordable homes?

Yes, we are proposing a policy-compliant level of affordable housing which is 30%.

Have you looked at ecological and biodiversity impacts?

As part of developing the emerging proposals the project team undertakes many different surveys and assessments, including those that assess the current ecology and biodiversity of the site. This is currently ongoing.

The proposal will comply with the statutory requirement of +10% biodiversity net gain.

What will happen to Coombe Wood?

The proposals will protect and enhance Coombe Wood, which is currently neglected and in poor condition. The proposed new homes have purposefully been designed to minimise impact on the woodland setting. The development brings with it the opportunity to effectively maintain the, ensuring their future longevity.

How will the proposal impact existing neighbouring properties?

There are a few existing homes that are situated opposite the site along the B2118. The layout of the new site is being designed sensitively to minimise impact on these existing properties, whilst also ensuring the new homes are integrated into the wider area.

What consideration have you given to the heritage context?

The site does not sit within a Conservation Area; however, there are three Grade II listed buildings within Coombe Farm which is not part of the development site. The proposals have been sensitively designed to minimise impact on the setting of these buildings.

What improvements will be made to the existing transport network?

The site benefits from proximity to a wider network of cycle and pedestrian routes. The development proposes to improve the connections through the site for the benefit of new and existing residents.

As part of the planning application a Transport Assessment is being undertaken which includes surveying the local roads and key junctions to understand how the proposed new homes will impact the existing road network. A Transport Statement will be submitted with planning application which will set out the survey findings and include recommended mitigation measures, if they are deemed necessary.

How will this proposal benefit the residents of Sayers Common?

The proposals include many benefits for the existing Sayers Common community, including new community amenities and public open space. It will also deliver new homes, including affordable, which are much needed in the local area.

Feedback

The consultation period has now closed. We would like to thank everyone who took the time to review our proposals and complete the feedback form.

All feedback we have received will be collated and carefully considered by the project team as we continue to refine the proposals in preparation for the submission of a planning application. An outline planning application will then be submitted to Mid Sussex District Council.

Although the consultation deadline was 7 September 2025, the survey will remain open for a short period to allow any last feedback to be submitted. We encourage anyone who has not yet shared their views to do so as soon as possible.

We are grateful for the constructive input provided during the consultation and will ensure that comments are taken into account as the project progresses.

Deadline for feedback: 07 September 2025 (now closed, but survey remains open for final comments).

About you

| | |
|---|----------------------|
| First name | Address |
| <input type="text"/> | <input type="text"/> |
| Last name | |
| <input type="text"/> | |
| Email address | <input type="text"/> |
| Phone | <input type="text"/> |
| <input type="checkbox"/> Please tick here if you wish to receive updates about this proposed development. | |

1. To help us understand the feedback we receive and to learn more about the existing Sayers Common community, please can you tell us your residential status?
 Homeowner Renter Live with parents Student accommodation Care home/retirement living
 Other
2. What is your relationship to the site? (select all that apply)
 I live nearby I work nearby I study nearby I visit the area None of the above
3. What is your age group
 Under 18 18-24 25-34 35-44 45-54 55-64 65-74 75+

Your views on the proposals

4. What do you think of Welbeck's proposals for Coombe Farm overall?
 Supportive Neutral Not supportive Unsure
5. Please explain your answer to question 4.
6. The proposals include up to 210 new homes, including 30% affordable. What type of homes do you think are needed most in Sayers Common?
 Larger family homes (3 bedroom +) Small first-time buyer homes (1 and 2 bedroom) Apartments
 Self-build plots Other
7. What do you think are the main housing issues that people experience locally? i.e. availability, types of new homes, affordability etc.
8. There is a growing housing crisis in the country, particularly in the south; do you support the development of new homes in Sayers Common?
 Yes Maybe No
9. Please explain your answer to question 8.
10. The proposals include creating a large amount of open space, as well as preserving and managing Coombe Wood. What do you think overall about the landscaping and open space approach?
 Very good Good Undecided Not Good Very Poor
11. Please explain your answer to question 10.
12. We are currently considering a range of options for the proposed areas of open space. What do you think would benefit the community the most?
 Community orchard Allotments/growing area Children's play areas Informal open grass areas
 Informal wild planting areas
13. Please use the space below to provide any further comments you have on the proposals.

Contact us

If you have any questions about the proposal for Land at Coombe Farm, please use the form below to contact the team at Communications Potential.

| | |
|--|----------------------|
| First name | Email address |
| <input type="text"/> | <input type="text"/> |
| Last name | Phone |
| <input type="text"/> | <input type="text"/> |
| Contact me by | |
| <input checked="" type="radio"/> Phone <input type="radio"/> Email | |
| Your Message | |
| <input type="text"/> | |

SEND ENQUIRY