

Hamish Evans

From: [REDACTED]
Sent: 27 November 2025 22:02
To: planninginfo
Subject: Application Reference: DM/25/2661

[REDACTED]
FAO of Stuart Malcolm

Application Reference:	DM/25/2661
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.

As a resident of Sayers Common, I wish to submit my objections to planning application **DM/25/2661** for up to 210 dwellings at **Land at Coombe Farm**.

While I recognise the need for appropriate and sustainable development, this application raises several significant and legitimate planning concerns which, in my view, warrant refusal. My key objections are outlined below.

Loss of Biodiversity and Harm to Local Wildlife

The proposed development site contains a mosaic of habitats that support a wide range of wildlife (deer, red kite, owls, buzzards) known to reside or forage in the area. The removal of hedgerows, mature trees, and unimproved grassland will inevitably result in a measurable loss of biodiversity.

The site acts as an ecological corridor between surrounding green spaces. Its destruction risks severing wildlife movement routes and reducing species resilience. The mitigation measures suggested within the application are inadequate, lacking both detail and long-term management commitments, and do not compensate for the irreversible loss of established habitat. This directly conflicts with national planning guidance requiring developments to deliver a measurable **biodiversity net gain**, not a reduction.

Traffic Impact and Highway Safety

The surrounding rural road network is already under pressure, especially at peak times. The proposed development would generate a substantial increase in vehicle movements, worsening congestion on narrow country lanes that were not designed to accommodate high traffic volumes.

There is limited pedestrian infrastructure, and increased traffic would heighten risks for walkers, cyclists, schoolchildren, and riders who frequently use these roads.

Increased Flooding and Drainage Risks

The site sits within an area known for surface water pooling and poor natural drainage. Large-scale removal of vegetation and soil compaction from construction will reduce the land's natural ability to absorb rainwater, heightening downstream flood risk for existing homes in Sayers Common.

Loss of Distinct Identity Between Two Villages

One of the defining characteristics of this area is the individual identity and rural separation of **Sayers Common** and **Hurstpierpoint**. The proposed development would infill the green gap that visually and physically distinguishes the two settlements. Over time, this would lead to the coalescence of the villages, eroding their individual character and heritage.

Maintaining a clear separation is a long-standing principle reflected in local planning policy. Allowing development in this sensitive gap would undermine that policy and set a damaging precedent for further infill, permanently altering the rural landscape and the sense of place that residents deeply value.

Conclusion

For the reasons above—**loss of biodiversity, significant traffic concerns, increased flooding risk, and the erosion of the distinct identities of two villages**—I strongly urge the Local Planning Authority to **refuse** this application.

This proposal is neither sustainable nor in the long-term interests of our community or environment.

Yours faithfully,



Valley View

Reeds Lane

Sayers Common

BN6 9JQ