

From: [REDACTED]
Sent: 25 November 2025 17:29
To: planninginfo
Subject: Coombe Farm

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I wish to object to the proposed development at Coombe Farm for the following reasons:

1. Loss of Ancient Woodland and Wildlife Habitat

The site contains long-established ancient woodland that has supported local biodiversity for centuries. Removing it would cause irreversible damage to habitats used by birds of prey, small mammals, and other species that characterise this landscape. The plans do not include adequate measures such as Hedgehog Highways or other wildlife corridors to preserve ecological connectivity. This loss of green space also directly affects public enjoyment of the countryside.

2. Flooding, Drainage and Sewerage Risks

Sayers Common already experiences significant drainage problems, with constant winter run-off along lanes and footpaths. The proposal relies on five attenuation/holding ponds, yet there is no clarity regarding their long-term maintenance or responsible party. If these ponds overflow, water will naturally channel down the lane to London Road, directly increasing flood risk for the village. The sewerage system is already under strain; no evidence has been provided that it can safely support additional housing.

3. Traffic, Transport and Misleading Claims About Bus Access

The development will generate many additional vehicle movements on rural roads that are already at capacity. The application suggests proximity to bus services, yet the nearest bus stop is roughly one mile away, making the claim of easy access misleading. Without realistic public transport links, the development will inevitably increase congestion and pollution.

4. Height and Visual Intrusion – Including 3-Storey Buildings

The proposal includes building heights of up to three storeys. Given the site's elevated position, this scale of development will be highly visible from surrounding

viewpoints, including the South Downs Area of Outstanding Natural Beauty. This creates a substantial and avoidable visual intrusion into a protected landscape.

5. Pressure on Health, Education and Local Services

Local schools, GP services and other essential facilities are already stretched. There is no clear or funded plan to ensure they can meet the increased demand from a large new housing development.

6. Footpaths, Bridleways and Community Connectivity

The development risks further fragmenting the village unless proper pedestrian and equestrian links are created. Existing public footpaths and bridleways must be preserved or re-routed with fully equivalent alternatives. Residents strongly support the creation of interconnected footpaths, bridleways, green corridors and shared spaces that link new and existing neighbourhoods. The current plans do not provide this, and risk isolating the development from the rest of Sayers Common.

7. Long-Term Maintenance of Green and Water Management Areas

There is no clear, binding plan for the upkeep of green spaces, wildlife corridors, or water management features such as soakaways and ponds. Without guaranteed stewardship, these areas could become ineffective or unsafe, leading to environmental degradation and increased flood risk.

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Sent from my iPhone