

Sarah Valentine

From: [REDACTED]
Sent: 25 November 2025 23:53
To: planninginfo
Subject: Coombe Farm

[REDACTED]

9, Hickstead Park,

London Road,

Sayers Common,

BN6 9HR

To Stuart Malcolm,

Case Manager,

Planning Department,

Mid Sussex District Council.

Reference Planning Application DM/25/2661 Land at Coombe Farm Sayers Common

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

1) High Flood Risk

This area already suffers from significant surface water flooding. The development sits on sloping land, which increases the likelihood that heavy rainfall

will run downhill towards existing properties and roads. The proposed drainage measures do not give confidence that the increased runoff will be safely managed, especially given the sites winter saturation levels.

2) Excessive Scale and Height of Housing

A large number of homes are planned, including houses positioned on the hill that maybe up to three stories high, this will create an intrusive and dominant visual impact over the landscape and neighbouring area, altering the rural character of the village.

3) Impact on Protected and Local Wildlife

The site falls within a red impact zone for Great Crested Newts, a legally protected species. There are also Bats, Deer, Rabbits and other wildlife known to inhabit the area. The demolition of mature trees and woodland, the introduction of increased lighting would be highly detrimental to existing habitats and ecological corridors.

4) Historical Landfill and Archaeological Sensitivity

The site includes an historical landfill from the 1990s , raising questions about soil quality, potential contamination and long term safety for residents. Archaeological finds have previously been recorded here indicating that the area may hold further historical heritage of significance that must be properly investigated before any development.

5) Loss of Mature Trees and Green Landscape

Removal of mature trees and green buffers will erode the character of the local environment, reduce biodiversity and further increase flood vulnerability, these trees provide shelter, habitat and food as well as screening all of which will be lost if the development proceeds as proposed.

6) Harmful Light Pollution

The development will introduce significant artificial lighting into the currently dark rural setting, this will disrupt nocturnal wildlife including the different species of bats that have been found there, also diminish the natural night time environment for residents.

7) Traffic Volume

Due to the increase of housing in the vicinity in Sayers Common there will obviously be an increase in traffic volume, the Northbound Slip Road from Sayers Common to the A23 which at the moment is 60mph from the roundabout at the proposed Porsche Centre, this slip road goes passed Hickstead Park, a Residential Road and the Main Entrance/Exit to Hickstead Show ground, this is already difficult and dangerous for Residents of Hickstead Park to join the Slip Road safely.

Thank you for considering my concerns and objection to the proposed development of Coombe Farm.



25/11/2025