

From: GVS Raven Estate Ltd <rfb.gvs@gmail.com>
Sent: 20 February 2025 13:32:52 UTC+00:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Re: DM/25/0045
Attachments: image001.png, image002.jpg

Dear Katherine,

Thank you for your comments and to avoid anything we can demonstrate it is previously developed land from the owner who owned the site since the 1970's and had allowed problems with the gypsies and the dumping which is still on the site.

We are going to appeal the decision as we have quite a lot of evidence.

Yours
Robert

On Thu, 20 Feb 2025, 11:55 Katherine Williams, <katherine.williams@midsussex.gov.uk> wrote:

Dear Robert,

Thank you for your email.

The land is not considered to be previously developed land and does not comply with the definition as set out within the NPPF.

There are other properties within Sayers Common near the A23, however these properties are set significantly further back from this highway than the proposal.

Should you require advice on alternative proposals I would recommend seeking pre-application advice, the online form for this can be found through the following link:

[Planning Pre-application Advice - Mid Sussex District Council](#)

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex



From: GVS Raven Estate Ltd <rfb.gvs@gmail.com>
Sent: 17 February 2025 17:42
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Subject: Re: DM/25/0045

Dear Katherine,

Just a question as its previously developed land would a commercial use like start up units be acceptable. I note your comments about noise but other properties fairly recently built are within the same distance from the A23? Would the council accept say two house if positioned correctly as that would leave quite a distance from the A23 and stage two we could provide noise assessments.

Yours

Robert

On Mon, 17 Feb 2025 at 18:31, Katherine Williams <katherine.williams@midsussex.gov.uk> wrote:

Dear Robert,

Thank you for your previous email.

The document provided within your email shows that the site was put forward as a potential allocated site, however this site was not included within the Neighbourhood Plan nor allocated within any other part of the development plan.

The site is located within the countryside and not contiguous with the built up area boundary of Sayers Common, contrary to policies DP6, DP12 and DP15 of the District Plan. In addition to this due to the proximity of the site to the A23 the future occupiers would be subject to unacceptable levels of noise which would result in significant harm to their amenities, contrary to policies DP26 and DP29.

Due to this the location and proposed land use of the site are considered unacceptable and the planning in principle will be refused.

I appreciate that this will be disappointing however I hope that this clarifies the planning position.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

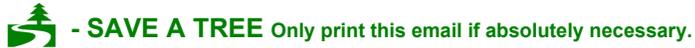
Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex



From: GVS Raven Estate Ltd <rfb.gvs@gmail.com>
Sent: 06 February 2025 06:34
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Subject: DM/25/0045

Dear Katherine,

Sorry we have not spoken since the application was submitted but had some problems and my wife was rushed into hospital two weeks ago. I was reviewing details on the site and noted that the site has been included in a couple of documents by the council for development.

Please see attached. In addition i noted it was also included in the local plan.

Yours

Robert

--

GvS Raven Estate Ltd

Rural Regeneration & Innovation

5 Secretary's Lane, Gibraltar, GX11 1AA

Mobile: 07539 687790

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

--

GvS Raven Estate Ltd

Rural Regeneration & Innovation

5 Secretary's Lane, Gibraltar, GX11 1AA

Mobile: 07539 687790

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.