



FAIRTHORN  
CONSULTANCY



## Statement of Community Involvement

Land adjacent to Batchelors Farmhouse, Keymer Road, Burgess Hill

Prepared for SDP

October 2025

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## Executive summary

SDP is committed to consulting with the community regarding its proposals for a new residential development on land adjacent to Batchelors Farmhouse, Keymer Road, Burgess Hill.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a virtual consultation on the project website, <https://batchelors.your-feedback.co.uk>, was launched to provide more details about the vision and included a portal where visitors could submit their views by completing a feedback form.

The website was promoted with a community flyer, which also included details on how residents and other interested parties could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their comments by **Monday 6<sup>th</sup> October 2025**. During the consultation period, a total of **12** responses were received, all of which were feedback forms submitted via the project website.

The project team has carefully reviewed the feedback. The main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

Some respondents expressed concerns about the proposed development, citing the strain on already overstretched infrastructure, particularly roads, schools, and healthcare services. Environmental concerns were also raised, including potential loss of biodiversity, green space, and increased flood risk. Many respondents believe that the development is out of character with the surrounding area and questioned its alignment with local planning policies.

It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.

## Introduction

- 1.1 SDP is bringing forward plans to develop land adjoining Batchelors Farmhouse, Keymer Road, Burgess Hill.
- 1.2 From the outset, SDP has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, SDP brought Fairthorn Consultancy, a specialist communications agency, into its project team for the proposed redevelopment.
- 1.5 All feedback received is accounted for and represented within this document.

# Background

## 2.1 Proposal site

2.1.1 The site is located adjacent to Batchelors Farmhouse in Keymer Road, Burgess Hill. It is situated in a highly sustainable location, just a short walk or cycle from Burgess Hill town centre with its many essential amenities and leisure options.

2.1.2 The site is allocated for new housing within the emerging Mid Sussex District Plan.

2.1.3 The vision is to deliver an attractive and pleasant community of 26 homes, including the creation of areas of landscaped green space within the development.



The proposal site is marked by the red line

## 2.2 Proposals

- 2.2.1 SDP is proposing a new residential development of 26 homes, of which 30% will be affordable housing, on land adjacent to Batchelors Farmhouse, Keymer Road, Burgess Hill.
- 2.2.2 Sustainability and high-quality is at the forefront of SDP's vision and the proposed homes will be designed by experienced professionals using energy efficient materials and fittings.
- 2.2.3 Additionally, the development will provide a net gain in biodiversity and will promote green travel by including, amongst other benefits, secure cycle storage and electric vehicle charging points.



The proposed layout of the development at Burgess Hill

2.2.4 The development will deliver a mixture of housing sizes in line with local and national policies. It will also help Mid Sussex District Council to meet its affordable housing targets.

2.2.5 The proposed housing will include energy efficiency measures, and to further reduce the scheme's carbon footprint, the applicant will promote high standards of sustainable construction. The new homes will be set within an attractive streetscape, which will create a high-quality residential environment in which to live.

2.2.6 The proposals comprise:

- A total of 26 homes of which 30% will be affordable
- Contributions to improving local infrastructure
- New public green space
- Landscaping and biodiversity improvements
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Energy efficient construction methods and materials
- Sustainable drainage systems

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## Community engagement

### 3.1 Statement of community involvement

#### 3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

#### 3.1.2 National Planning Policy Framework (2012, updated 2018, 2019, 2021, 2023, and 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that "*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.*"

#### 3.1.3 The NPPF goes on to highlight at Paragraph 41 that "*Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*"

#### 3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that "*the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.*"

### 3.1.5 Mid Sussex District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Mid Sussex District Council's Statement of Community Involvement. Based on that document, in conjunction with developing the plans, SDP undertook a programme of community engagement, as outlined in this report.

## 3.2 Engagement with statutory bodies

### 3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

## 3.3 Stakeholder engagement

### 3.3.1 SDP felt it was important to engage proactively with key stakeholders regarding its proposals at land adjacent to Batchelors Farmhouse, Keymer Road, Burgess Hill. As a result, the project team reached out to local politicians and council officers shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

### 3.3.2 The political stakeholders contacted shortly before the wider public consultation included:

- Leader of Mid Sussex District Council
- Elected members for Burgess Hill Meeds & Hammonds Ward, Mid Sussex District Council

- Elected member for Hassocks & Burgess Hill South division, West Sussex County Council
- Chairman of Burgess Hill Town Council

3.3.3 The applicant remains committed to engaging with key stakeholders as the process moves forward.

### 3.4 Wider community engagement

3.4.1 After contacting key stakeholders, SDP launched its wider community consultation on **Tuesday 16<sup>th</sup> September**.

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone information line number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.

3.4.3 A total of **500** flyers were delivered to properties surrounding the site on **Tuesday 16<sup>th</sup> September 2025**.

3.4.4 A map of the distribution area for the flyer is shown overleaf:



A map depicting the flyer distribution area

3.4.5 The community flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation
- Details of the project team's freephone information line and email address

3.4.6 A copy of the flyer can be found in the Appendices.

### 3.5 Virtual consultation

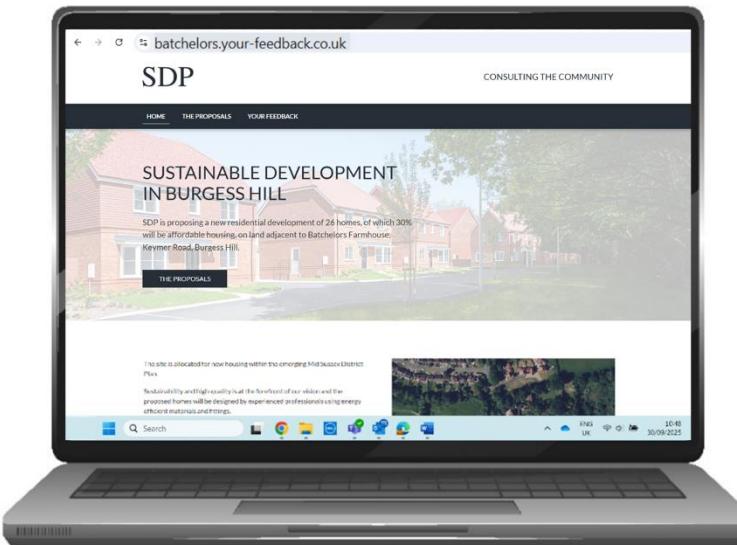
3.5.1 A virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.

3.5.2 The virtual consultation was open for comments on the project's website between **Tuesday 16<sup>th</sup> September 2025** and **Monday 6<sup>th</sup> October 2025** and remains live.

3.5.3 The website was hosted at <https://batchelors.your-feedback.co.uk>

3.5.4 The information displayed on the website included:

- Welcome and overview
- Background information about the site
- Details about the proposals and design
- Information about transport, access, and ecology
- Details about sustainable drainage
- Key benefits of the development
- Next steps and how to provide feedback



The project website, where the virtual consultation was hosted

### 3.6 Dedicated project email address

3.6.1 A specific project email address – [mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk) – was set up to receive feedback and answer any queries both during and after the consultation period.

### 3.7 Freephone 0800 comment facility

3.7.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** - was offered to those who wished to find out more about the proposals, or register comments via the telephone.

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## Feedback analysis

## 4.1 Feedback

4.1.1 The community consultation generated **12** items of feedback, all of which were forms submitted via the scheme's website. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.

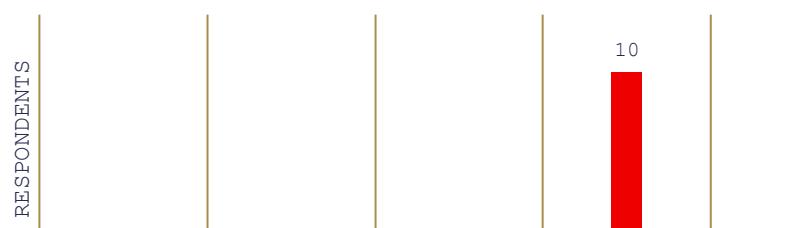


10 out of 12 respondents disagree that there is an unmet need for affordable homes



58% of respondents agree that it is important to include sustainability and biodiversity measures in the plans

**Q1. We propose to deliver 30% affordable housing at our Burgess Hill scheme – do you feel there is an unmet need for affordable homes?**

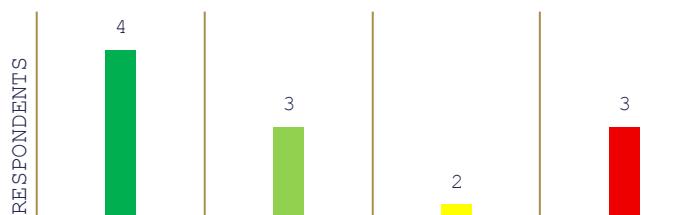


The project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

<b>Comment</b>	<b>Frequency of being raised</b>
There are already enough new developments and homes in the process of being built	6
No more housing is needed in Burgess Hill	2
Homes in existing new development homes are struggling to sell, which shows the demand is not there	2
Local infrastructure cannot sustain additional housing	2
The need has been met by the northern arc development and nothing more is required without a significant improvement in services	1
Opposed to the principle of the scheme	1
The housing need in the local area has been met	1
Burgess Hill is “creaking at the seams” and is “a dumping ground” for new homes	1
Highways concerns relating to increased traffic and access	1

Object to development at Batchelors Farm on the grounds of water stress	1
The proposed affordable homes are not in keeping with the neighbouring properties	1
Against the loss of a greenfield site	1
Burgess Hill town centre should be used for development first	1
The homes should be built elsewhere	1

**Q2. Do you feel it's important to include sustainability and biodiversity measures in our plans?**



The project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

Comment	Frequency of being raised
The comment in the leaflet about sustainability and biodiversity is “laughable”	1
The local infrastructure is already stretched and cannot sustain additional housing	1
The scheme should include retaining trees	1
The words sustainability and biodiversity are thrown around carelessly by developers to get applications approved	1
There is never any deliverable action for either of these areas once planning is granted	1
The best thing for biodiversity would be to leave the site alone	1
There are deer living on the site	1
Land adjoining the site to the west regularly floods in the winter months	1
Do not believe the surface rainwater attenuation ponds will be adequate for drainage purposes	1
Concerns regarding the loss of wildlife, biodiversity, and nature	1
Cutting back existing hedgerows will expose views of the development to neighbouring properties	1

Highways concerns relating to traffic and road safety	1
Four or five properties would cause less impact than 26	1
Clarity sought as to how the cycle path along Keymer Road is going to be improved	1
Cannot see how developing a site will improve biodiversity	1
Against the principle of the scheme, so do not wish to answer the question	1

**Q3. Is there anything further you'd like to say about our proposals?**

As this question was an invitation for residents and other interested parties to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table that follows:

Comment	Frequency of being raised
The local infrastructure is already stretched and cannot accommodate additional homes (including schools and healthcare)	4
There should only be between two and four homes built on this site	3
The proposals are driven by profit	3
Planning has been refused on this site before	3
Highways concerns relating to increased traffic / road surfaces / access	2
The scale of the development is not in keeping with the local surroundings	2
Object to the scheme in principle	2
There has been too much development locally	2
Planning permission has been granted for two properties either side of Batchelors Farmhouse	2
The material in the consultation leaflet contains "lies and deceit"	1
The scheme will ruin the nature reserve, one of the few green spaces left in Burgess Hill	1
It is a "terrible" proposal	1
There are too many homes proposed on the site	1
The 2021-2039 district plan which includes the Batchelors Farm allocation has not yet been approved	1
People prefer larger houses, not "cramped" new builds	1
Development should be elsewhere	1
Against the loss of a greenfield site	1
The maps used in the materials are out of date and do not show all the properties situated close to the site	1
Brownfield sites should be used first	1

Clarity sought as to how SDP will stop the noise and light pollution impacting on Batchelors Farm	1
It is unclear how building on a greenfield site can increase biodiversity	1
The site is not allocated for housing and would be contrary to policies DP12 and DP15 of the District Plan	1
No more housing is needed in Burgess Hill	1

## 4.2 Response to comments

- 4.2.1 All comments received during the community consultation process have been reviewed and the applicant has attempted to respond to the most recurring themes that have been raised.
- 4.2.2 The project team noted that there was support for the emphasis placed on sustainability measures proposed in the plans. However, there were also a number of respondents who were opposed to the principle of developing the site.
- 4.2.3 Concerns were also raised about the strain on infrastructure, particularly roads, schools, and healthcare services. Environmental concerns were also raised, including potential loss of biodiversity, green space, and increased flood risk. Some respondents also believe that the development is out of character with the surrounding area and question its alignment with local planning policies.
- 4.2.4 It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.
- 4.2.5 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

## Appendices

- Copy of the community flyer
- Copy of the virtual exhibition boards

# COMMUNITY CONSULTATION

## HIGH-QUALITY NEW HOMES IN BURGESS HILL

Land adjoining Batchelors Farmhouse, Keymer Road, Burgess Hill

SDP

### AFFORDABLE HOUSING, GREEN SPACE, AND BIODIVERSITY IMPROVEMENTS

SDP is seeking to develop Land adjoining Batchelors Farmhouse, Keymer Road, Burgess Hill.

Our project team has a proven track record across the region and expert local knowledge, having worked in West Sussex several times before.

The proposal is for 26 dwellings of which 30% would be affordable, meeting all local policy targets.

Sustainability and high-quality will be at the forefront of our vision, and the proposed homes will be designed by experienced professionals using energy efficient materials and fittings.

There will also be a net gain in biodiversity and promotion of green travel, including cycle storage, and electric vehicle charging points.

Before submitting a planning application, we wanted to engage with residents and other important local stakeholders. As a result, we are holding a community consultation, and we would welcome your feedback on our proposals.



### TAKE PART IN OUR CONSULTATION

We are holding an online community consultation, and would welcome your feedback.

The proposals are being displayed on our project website - [batchelors.your-feedback.co.uk](http://batchelors.your-feedback.co.uk) – with the opportunity to leave feedback up until **Monday 6th October 2025**.



### GET IN TOUCH

✉ [mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk)

☎ Leave a message on our free-phone line, **0800 099 6712**, and our team will call you back



Scan QR code to visit our project site

For those without internet access, we would be happy to send printed consultation materials to you along with a feedback form that can be returned to our team for free.

## KEY BENEFITS

The proposals to develop land adjoining Batchelors Farmhouse, Keymer Road, Burgess Hill, will deliver a significant number of wider benefits, including:

	Delivering much-needed homes, including 30% affordable housing, meeting all local policy targets		Seeking to protect existing habitats and create new ones
	Installing footpaths and improving connectivity		Providing electric vehicle charging points
	Delivering a green and attractive scheme with a biodiversity net gain		Helping Mid Sussex District Council to meet its housing targets
	Creating new public green spaces for all to enjoy		Creating local jobs during the construction phase
	Promoting greener travel, including cycling		Investing in the local economy and providing funding for infrastructure

SDP

# OUR VISION

## CONSULTING THE COMMUNITY

SDP is proposing a new residential development of 26 homes, of which 30% will be affordable housing, on land adjacent to Batchelors Farmhouse, Keymer Road, Burgess Hill.

The site is allocated for new housing within the emerging Mid Sussex District Plan.

Our project team has a proven track record across the region and expert local knowledge, having worked in West Sussex several times before.

Sustainability and high-quality is at the forefront of our vision and the proposed homes will be designed by experienced professionals using energy efficient materials and fittings.

The development will also provide a net gain in biodiversity and will promote green travel by including, amongst other benefits, secure cycle storage and electric vehicle charging points.

Before submitting a planning application, we want to engage with local residents and other important local stakeholders. As a result, we are holding this consultation, and would welcome your feedback.



## OUR EXHIBITION

We welcome comments from residents and other important local stakeholders and we are keen to share our vision for the new development with you.

### Our online exhibition includes:

- Our vision
- Design values
- Environment and sustainability
- Key benefits
- Feedback and next steps



## ABOUT THE SITE

The site is located adjacent to Batchelors Farmhouse on Keymer Road in Burgess Hill. It is situated in a highly sustainable location, just a short walk or cycle from Burgess Hill town centre with its many essential amenities and leisure options.

The plans are to deliver an attractive and pleasant community of 26 homes and include the creation of areas of landscaped green space within the development for its residents to enjoy.

From our experience, the majority of new residents will be people who already know and love this area. They will often have been brought up here, have relatives here, work locally or already live here and may be moving to a more appropriate accommodation to meet their needs.

## THE PROPOSALS AT A GLANCE

The sustainable development includes:

- A total of 26 homes of which 30% will be affordable
- Contributions to improving local infrastructure
- New public green space
- Landscaping and biodiversity improvements
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Energy efficient construction methods and materials
- Sustainable drainage systems



## DESIGN VALUES

### HIGH-QUALITY DESIGN AND MATERIALS

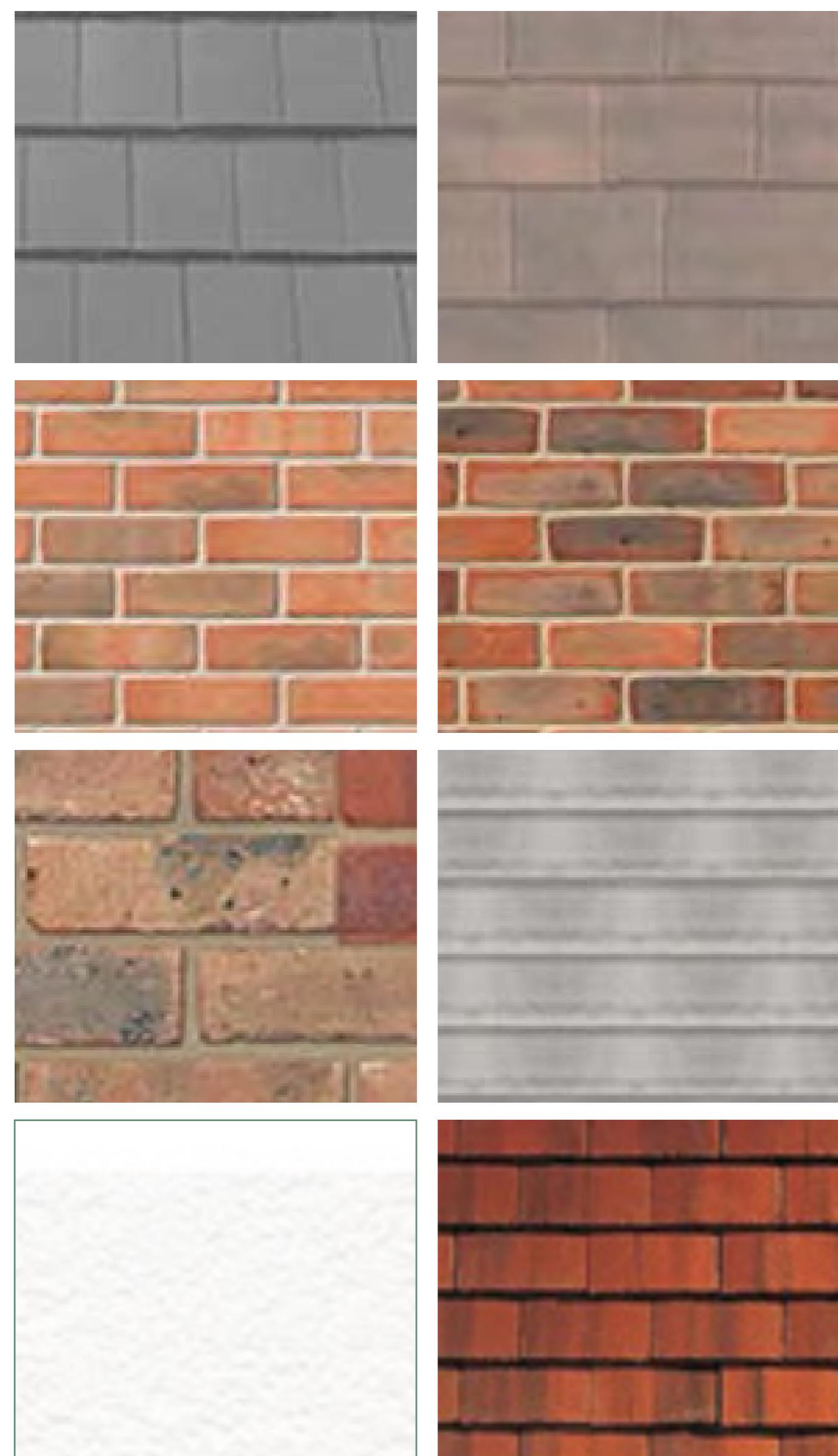
Our project team takes great pride in the properties and the community benefits that we provide.

When we bring forward a proposed new development, our vision is shaped by an iterative process that includes a full analysis of the site's ecology, landscape, water and drainage, along with the local character.

We also promote energy-efficient construction methods to minimise the carbon footprint of developments. As a result, these schemes aim to be greener, cleaner, and better.



Our project team has been involved with several high-quality scheme across Sussex – this is Wychwood Park in Haywards Heath



Examples of high-quality materials including tiles, bricks, and render, which are chosen to reflect the character of the area

### MEETING LOCAL HOUSING NEEDS

The development will deliver 26 dwellings including much-needed affordable homes with associated infrastructure, parking, and gardens.

There is a significant unmet need for housing locally, especially affordable properties, which means that new sites must be identified that are suitable for development.

The proposed housing will include energy efficiency measures, and to further reduce the scheme's carbon footprint, we will promote high standards of sustainable construction. The new homes will be set within an attractive streetscape, which will create a high-quality residential environment in which to live.

The development will deliver a mixture of housing sizes in line with local and national policies. It will also help Mid Sussex District Council to meet its affordable housing targets.

# ENVIRONMENT AND SUSTAINABILITY

SDP



## DELIVERING SUSTAINABLE DRAINAGE

As part of submitting a planning application, we will include a robust Flood Risk Assessment.

The document will demonstrate that once construction is complete, the potential flood risk at the site and nearby will not increase. We will also comply with existing national and local standards relating to minimising flood risk.

The proposals will also demonstrate how Sustainable Drainage Systems (SuDS) will be delivered at the site.



Sustainability will be at the heart of the proposals



## OUR GREEN VISION

The proposals will lead to a significant amount of new public open space being provided.

We take environmental responsibilities seriously and will deliver biodiversity improvements at the site. This will include planting greenery, retaining mature trees and hedgerows, and delivering sustainable drainage systems.

We will also provide publicly accessible green space and footpaths to improve connectivity and promote health, wellbeing and greener travel.

Other sustainable features include cycle storage and electric vehicle charging points.

Parking will also be provided within the development to ensure there is no overspill into neighbouring areas.

Coupled with environmental and landscaping improvements, we will deliver a scheme that is attractive, pleasant, green, and sustainable.



## ENVIRONMENTAL CREDENTIALS

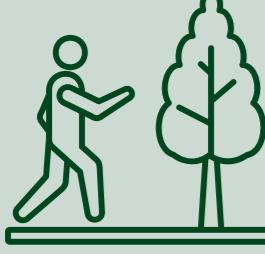
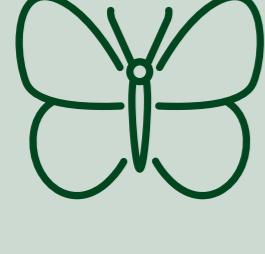
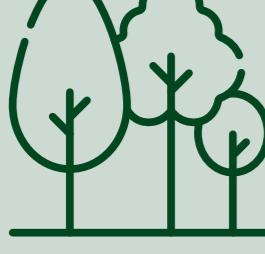
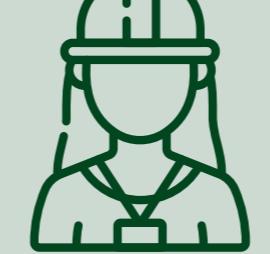
The scheme will deliver a host of sustainable features, including:

- leaf Significant landscaping improvements
- leaf Delivering a biodiversity net gain
- leaf New footpaths to improve connectivity and promote health and wellbeing
- leaf Greenery planting and retention of mature trees and hedgerows
- leaf New public green space
- leaf Promoting greener travel, including cycling
- leaf Electric vehicle charging points
- leaf Sustainable drainage systems
- leaf Delivering a development that is attractive, pleasant, green, and sustainable

## KEY BENEFITS

### KEY BENEFITS OF THE SCHEME

The proposals to develop land adjoining Batchelors Farmhouse will deliver a significant number of wider benefits, including:

	Delivering much-needed homes, including 30% affordable housing, meeting all local policy targets		Seeking to protect existing habitats and create new ones
	Installing footpaths and improving connectivity		Providing electric vehicle charging points
	Delivering a green and attractive scheme with a biodiversity net gain		Helping Mid Sussex District Council to meet its housing targets
	Creating new public green spaces for all to enjoy		Creating local jobs during the construction phase
	Promoting greener travel, including cycling		Investing in the local economy and providing funding for infrastructure



## FEEDBACK AND NEXT STEPS

### NEXT STEPS

Thank you for viewing the proposals regarding sustainable development in Burgess Hill.

Once this consultation closes, our project team will go through the feedback received from residents and other important local stakeholders and take this into consideration before refining the plans and submitting them to Mid Sussex District Council.

If you provide us with your details, you will be kept up to date on the progress as the proposals for the site move forward.



Another high-quality scheme in which our project team has been involved – this is the St Aubyns School development at Rottingdean near Brighton



### FOR THOSE WITHOUT INTERNET ACCESS

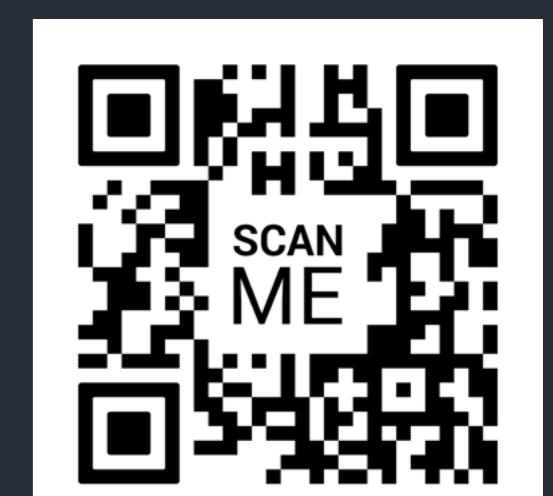
If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to **Freepost, Fairthorn Consultancy**.

No stamp is required.

### NEXT STEPS

The views of residents and other important local stakeholders are important to us. Please submit your comments by **Sunday 7th September 2025**.

- 🌐 Complete the feedback form on our website, [batchelors.your-feedback.co.uk](http://batchelors.your-feedback.co.uk)
- ✉ Email us at [mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk)
- 📞 Call **0800 099 6712**, leave a message, and our project team will ring you back



Scan QR code  
to visit our  
project site