

## **OBJECTION – Application Ref: DM/25/2661**

I am a long-term resident of Sayers Common [REDACTED] and I fully recognise that new homes must be delivered in Mid Sussex. My objection is not to housebuilding in principle, but to the process, scale and cumulative impacts of this proposal, which I believe currently fail to meet planning policy requirements and risk long-term harm to the village.

### **1. Lack of meaningful public consultation**

Residents were only approached in late November/December, despite a Statement of Common Ground reportedly being signed between Mid Sussex District Council and the five developers in or around August 2024. This creates the reasonable impression that positions had already been agreed before the community was invited to participate.

The consultation leaflets provided were minimal, unclear and did not explain how residents could influence the proposals. This falls short of:

- NPPF paragraphs 39–41, which require early, proactive and collaborative community engagement; and
- MSDC's stated commitment to transparent involvement of local communities in plan-making.

Until genuine consultation occurs — before decisions are effectively predetermined — the application should not proceed.

### **2. No coordinated masterplan across the five linked developments**

This application cannot be assessed in isolation. Five major neighbouring schemes are progressing simultaneously, yet there is:

- no published strategic framework,
- no shared infrastructure plan,
- no integrated open-space or community-facility strategy.

Without a masterplan, the village risks receiving five separate play areas, fragmented green corridors, inconsistent design, and duplicated or missing facilities. This conflicts with:

- NPPF paragraphs 20, 73 and 104, and
- Mid Sussex District Plan policies DP19, DP24, DP29 and DP30,

which require planned, cohesive and sustainable place-making.

A comprehensive, village-wide strategy should be required before determining this application.

### **3. Loss and fragmentation of valued green space**

Coombe Farm includes established woodland, wildlife corridors and informal walking routes that form one of the few remaining accessible green landscapes in Sayers Common. Development as proposed risks the permanent loss of these assets.

This raises conflicts with:

- DP37 and DP38 (Biodiversity, Green Infrastructure and Rights of Way), and
- NPPF paragraphs 174–180.

Any approval must first demonstrate biodiversity net gain, retention of woodland, and the safeguarding of public access.

### **4. Traffic and highways impacts**

Existing roads in and around Sayers Common already experience congestion and unsafe conditions. Adding another major site — alongside four more — will intensify traffic through a village not designed for this scale. The submitted transport assessment appears to consider this site only, not the cumulative impact of all five.

Data has been collected from a SID {speed indicator display} from South to North on the B2118 which runs through the village towards Hickstead. From April 2024 to September 2025 882,630 vehicles travelled through the village and 526,690 were going faster than the speed limit of 30mph. So how can developers believe that the

developments will not impact on the traffic that travels through the village. There are no crossings for children and families and nothing to slow the traffic or alternative routes.

This fails DP21 (Transport) and NPPF paragraph 111, which require transport impacts to be acceptable in aggregate, not piecemeal.

## **5. Perception of predetermined outcomes**

The timing, sequencing and prior agreements between MSDC and developers understandably lead residents to believe the outcome may already be decided. That perception — whether intended or not — undermines public confidence in the statutory consultation process and contradicts the democratic purpose of planning.

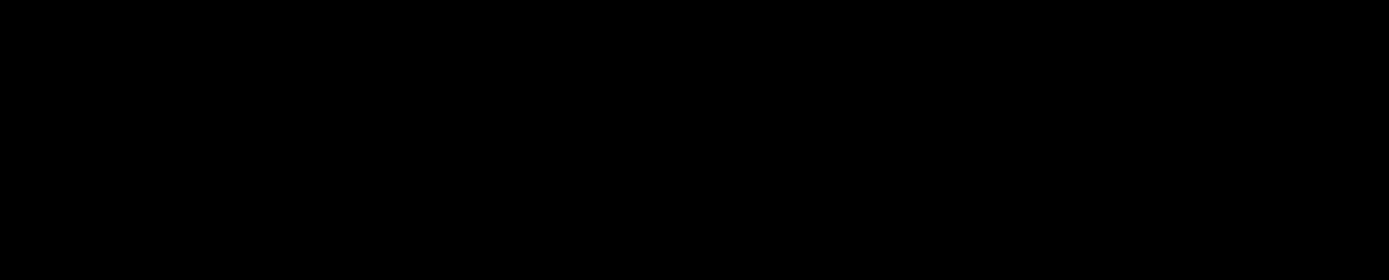
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### **Request to the Planning Authority**

For the reasons above, I respectfully request that the application be:

- refused, or at minimum paused/ deferred, until:
  1. a full, transparent, village-wide masterplan is published,
  2. cumulative environmental and highways impacts are reassessed,
  3. meaningful community engagement is undertaken, and
  4. green space, biodiversity and place-making strategies are secured.

This development should serve the long-term interests of Sayers Common — not the Developers who will be here today and gone tomorrow not caring what mess and destruction they have caused in what was a small village.

  
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26<sup>th</sup> November 2025

