

SUMMARY

Albourne & Sayers Common: A Shared Vision for a Connected Rural Future

Prepared jointly by Albourne Parish Council, Hurstpierpoint & Sayers Common Parish Council, Sayers Common Village Society, and WILD (Watchdog for Intrusive Local Development)

Date: November 2025

1. Purpose and Context

This shared vision sets out how the communities of **Albourne** and **Sayers Common** want to shape future development across the area — ensuring that any growth enhances the villages rather than overwhelms them.

Five large schemes are expected to seek planning permission soon. The partners believe these must be coordinated within **a single, district-endorsed masterplan**.

The document has been developed collaboratively by local councils and residents' groups to influence the work of **JTP (John Thompson & Partners)**, **Mid Sussex District Council (MSDC)**, and the developers.

It is not anti-development — it is a call for **responsible, coherent, and community-led growth** that protects rural life while delivering genuine benefits.

2. Our Shared Vision

To create a connected and sustainable rural community where Albourne, Sayers Common, and the new neighbourhoods grow together through careful masterplanning, shared infrastructure, and a strong sense of place — while protecting the quality of life, environment, and rural identity of existing residents.

We Support:

- A unified masterplan integrating all five development sites.
- Shared community spaces, active travel networks, and rural design quality.
- Early delivery of facilities and infrastructure for everyone.
- A 20-minute landscape — where residents can reach schools, work, healthcare, and shops safely on foot or by cycle.

We Oppose:

- Fragmented “penny packet” developments.
- Major increases in traffic on already congested rural roads.
- Flooding and water management failures.
- Loss of rural identity, peace, and countryside setting.

3. Design and Delivery Principles

Movement & Mobility

- Designate a **20mph rural zone** on the B2118–Reeds Lane–B2116 triangle.
- Create a single **Construction Traffic Management Plan** covering all sites.
- Deliver safe walking and cycling links from day one.
- Keep construction and through-traffic out of village centres.

Water & Landscape Stewardship

- Adopt a joint flood and drainage strategy across the Upper Adur catchment.
- Integrate **blue-green infrastructure** — using nature-based solutions for water management.
- Include water recycling and permeable surfaces in all developments.

Community & Social Infrastructure

- Build one **central Community Hub** serving both villages, with flexible space for community, health, and childcare use.
- Deliver facilities early in the development timeline.
- Ensure **affordable housing** to support local families and key workers.

Digital, Energy & Construction Innovation

- Use **Modern Methods of Construction (MMC)** to cut disruption and speed up delivery.
- Build to **Future Homes Standard** or better — net-zero and energy-efficient.
- Embed energy sustainability and water circularity into the masterplan.
- Require broadband, EV charging, and smart-grid readiness for all homes.

Nature & Biodiversity

- Pool **Biodiversity Net Gain (BNG)** contributions to fund landscape-scale improvements.
- Link sites through **green corridors**, meadows, and tree belts.
- Establish a community ecology group for oversight and habitat management.

Design & Character

- A single **design code** for all sites, respecting village scale, materials, and views.
- Limit buildings to two storeys in rural zones.
- Provide a mix of tenures, including affordable and smaller homes.

4. Governance and Delivery

To ensure coordination and accountability, we propose a **Joint Community–Developer Delivery Board**, chaired by MSDC, including:

- Parish councils and WILD
- Developers and JTP
- County and district officers
- Local community representatives

This board would oversee:

- Infrastructure phasing and Section 106 allocation

- Construction management across all sites
- Design quality, sustainability, and monitoring of commitments

5. The Five Non-Negotiables

#	Commitment	Purpose
1	One unified, district-endorsed masterplan	Prevent piecemeal, incoherent growth
2	Coordinated transport and flood strategy	Protect safety and infrastructure integrity
3	Early delivery of community hub and active-travel network	Build social cohesion
4	Binding design and sustainability code	Preserve character, ensure quality
5	Permanent joint governance structure	Secure transparency and local voice

6. Our Villages in 2035 – The Future We Envision

By 2035, **Albourne and Sayers Common** will remain distinct yet connected — two thriving villages within a well-planned rural landscape.

Residents will walk or cycle safely between **green corridors, schools, employment, health services, social activities, and shops**, enjoying the convenience and calm of a sustainable environment.

Modern, energy-efficient homes built through **MMC** will have reduced disruption and energy costs. The community hub will serve as a social and cultural anchor. Affordable homes will keep families rooted locally.

Nature and biodiversity will flourish, water will be well managed, and traffic will be controlled through careful design and infrastructure planning.

Both villages will retain what makes them special — rural charm, community strength, and a strong local identity — while benefiting from thoughtful, forward-looking development.

7. Next Steps

- Presentation of this summary and the full Vision Document at Monday's meeting.
- Agreement with JTP, MSDC, and developers on incorporating these principles into the masterplan.
- Establishment of the **Joint Delivery Board** to oversee coordinated implementation.