



REGISTERED CHARITY NO.263520
hurstpierpointsociety.org.uk

41 Wickham Hill, Hurstpierpoint, Hassocks,
West Sussex BN6 9NP

Friday 19th December 2025

Attention Mr Stuart Malcom

DM/25/3067 Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex

Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane) landscaping and open space, parking, sustainable drainage and other related works.

Objection

Our Society has been in existence for over 60 years and aims to protect and conserve the natural and built environment of our village and **surrounding area**.

We believe the number and scale of the proposed developments in Sayers Common and Albourne are totally inappropriate. Whilst a far smaller number of dwellings could be appropriate and provide more critical mass to support existing services, the current housing planning applications will swamp—literally- this small community.

The location is also unsustainable and residents would be heavily reliant on cars to access services and employment. Reeds Lane often offers restricted access owing to parked cars. Mention is made of the bus services but these run at hourly intervals or less.

Sayers Common is low lying, sitting largely on clay and suffers from frequent flooding and there appears to be convincing evidence that the sewerage system is totally inadequate to serve developments of this magnitude. DEFRA's Magic Mapping indicates and online mapping shows that there are narrow bands of land north of the development site that are at high risk of groundwater emergence, which may impact the new houses.

Our particular concern is the extra traffic which will be generated putting pressure on an overburdened road network but also most importantly the impact on our High Street as cars head for Hassocks train station. Access to Burgess

Hill train station is also much constrained. Already our own High Street is so/too often in gridlock.

We have previously produced evidence to MSDC showing the traffic chaos which often prevails in our High Street.

Accordingly we object to this particular application without clear evidence that appropriate and complete infrastructure can and will be put in place to support the extent of this proposed development.

For and on Behalf of Hurstpierpoint Society

Patrick Haworth -Trustee