



Friday 13th March 2026

Attention Mr Stuart Malcom

LVS Hassocks London Road Sayers Common Hassocks West Sussex BN6 9HT

Ref. No: DM/26/0238 | Summary below

Hybrid Application with separate and several elements a) full planning permission for new SEN School b) outline application for 210 dwellings.

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 have concerns about the application for the new (SEN) school, with the demolition and removal of the existing buildings including the “monastic arch” and in particular the main building (Kingsland House) which has great character. Has enough consideration been given to adaption of the existing buildings? Also the chapel is an important local feature and is left marooned in the new housing development without apparent purpose or obvious use without considerable adaptation.

We do understand however the limitations the current buildings pose for its use as a SEN school but demolition seems a “too easy” option? The enabling housing development would it seems create a large “windfall” for extensive changes to the existing school.

Turning to the housing element of the application we believe overall that the number and scale of the proposed new developments in Sayers Common 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 applications if approved will swamp, literally, this small community. Essentially the improved infrastructure—roads, schools, medical facilities - need to be put in place in part or whole before the proposed housing developments commence. It is all very well providing allocated space for new services but where will the money come from to provide these services?

The location is not in any sense sustainable and residents would be reliant on cars to access essential services and employment.

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. Surface water and flooding are well known hazards in Sayers Common.

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 and to schools and medical facilities. Access to Burgess Hill train station is also very constrained with very limited and expensive parking. Already our own High Street is so often in gridlock. The Design and Access statement confusingly only refers to the Burgess Hill train station, ignoring the likely realities.

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

Finally three storey dwellings, as proposed in part, would seem inappropriate in this rural location.

Accordingly we object to this hybrid application without clear evidence that redevelopment of the existing school has been thoroughly investigated and appropriate infrastructure can and will be put in place to support the extent of these housing developments in Sayers Common and in particular at LVS .

For and on Behalf of The Hurstpierpoint Society

