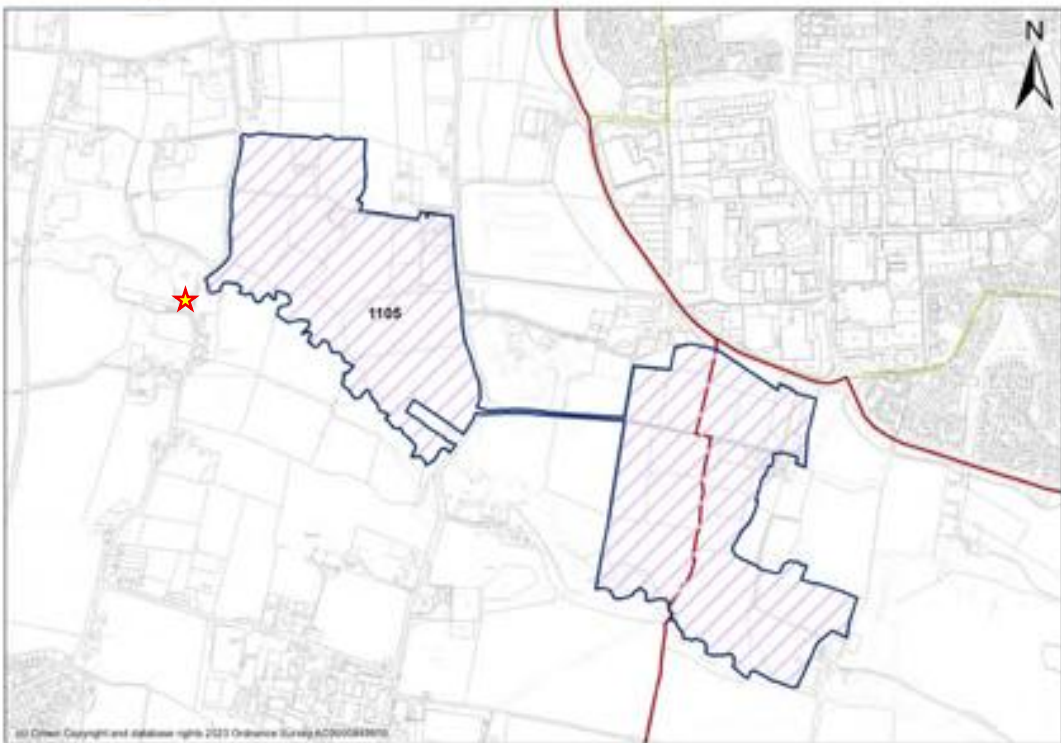


Extract from Strategic Housing and Economic Land Availability Assessment 2023 – Appendix 1 Housing Sites

★ Willowbrook

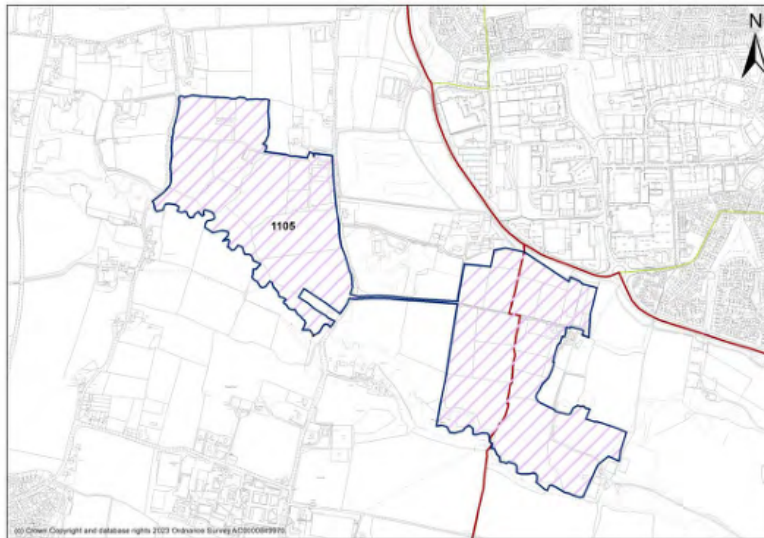
Stage 1 Site Pro-Forma – All Sites

SHELAA Ref	1105	Parish	Hurstpierpoint and Sayers Common
Site Location	Land east and west of Malthouse Lane		
			
Site uses	Agriculture		
Gross Site Area (ha)	54		
Potential Yield	1350		
Site History			
Absolute Constraint	Flood Zone 2 or 3	✓	
	Site of Special Scientific Interest	✗	
Other Constraints	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access not currently available but may be potential for provision of a safe access	
Suitable	Relatively Unconstrained - Include within SHELAA		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

District Plan: Site Selection - Housing

Burgess Hill

ID 1105 Land east and west of Malthouse Lane



Site Details

Units: 750 Site Area (ha): 54

Part 1 - Planning Constraints

1. Landscape	Negative	Low to Low/ Medium potential for change in landscape terms
2. Flood Risk	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.
3. Trees	Positive	Presence of trees along site and internal field boundaries; should be retained.
4. Biodiversity	Very Positive	Site is not within or adjacent to a Site of Special Scientific Interest or Local Wildlife Site.
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	Archaeological Notification Area in north eastern part of site. Moderate impact on archaeological asset –County Archaeologist has concluded that impact can be mitigated

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site available for development within 5 years. Housebuilder on board.
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

1105 Land east and west of Malthouse Lane

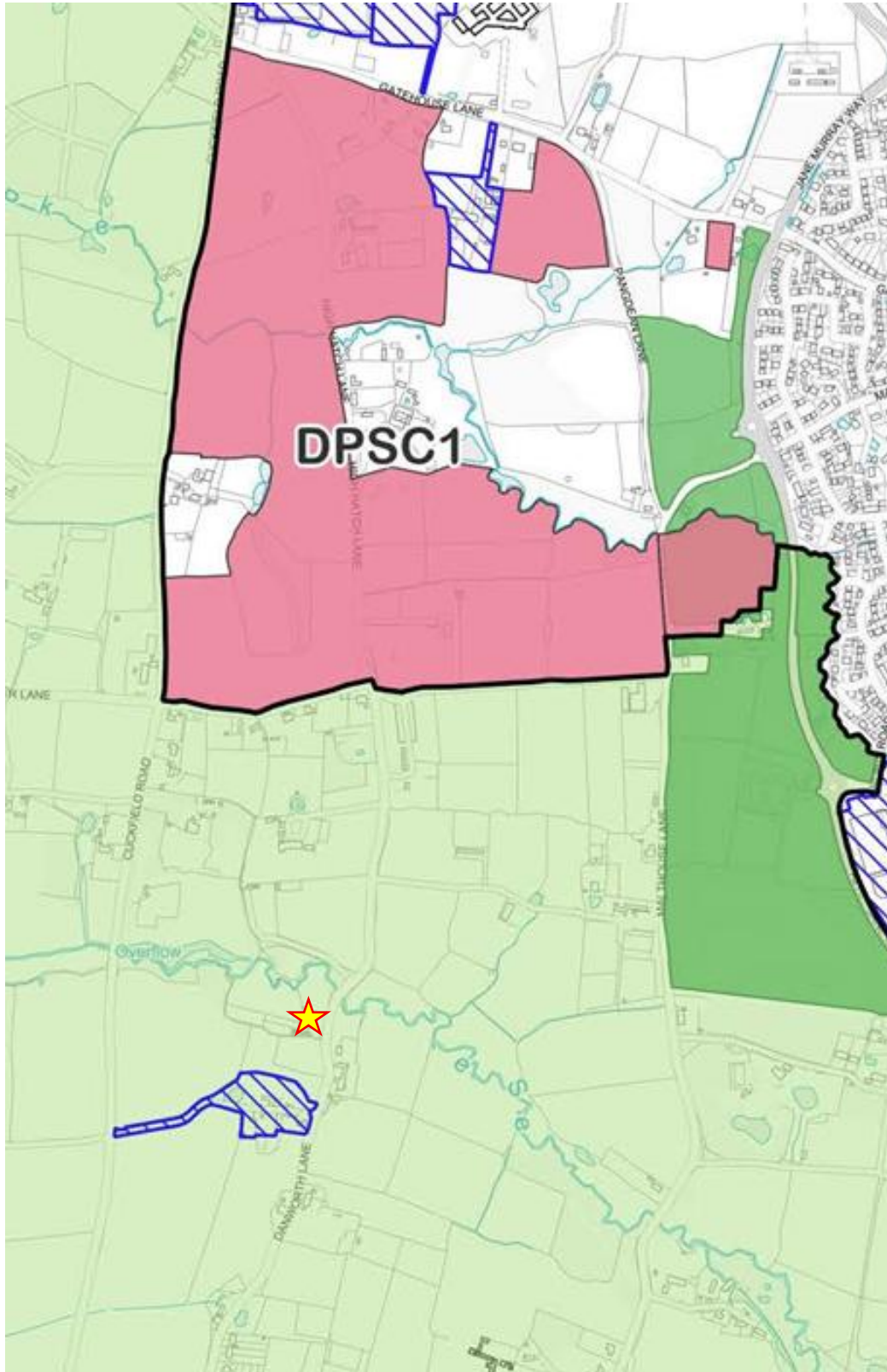
District Plan: Site Selection - Housing

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge scale of site could bring Public Transport improvements.
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only (greater than 20 minutes walk / 30 minutes public transport). Acknowledge scale of site could bring public transport improvements.
12. Primary School	Negative	Over 20 minutes walk. Acknowledge scale of site to deliver onsite provision of primary school.
13. Health	Negative	Over 20 minutes walk.
14. Retail	Positive	Expected to be provided onsite

Draft District Plan 2021 - 2039

Draft Policies Map – Burgess Hill

DPSC1 – Land to the west of Burgess Hill and North of Hurstpierpoint 1350 units



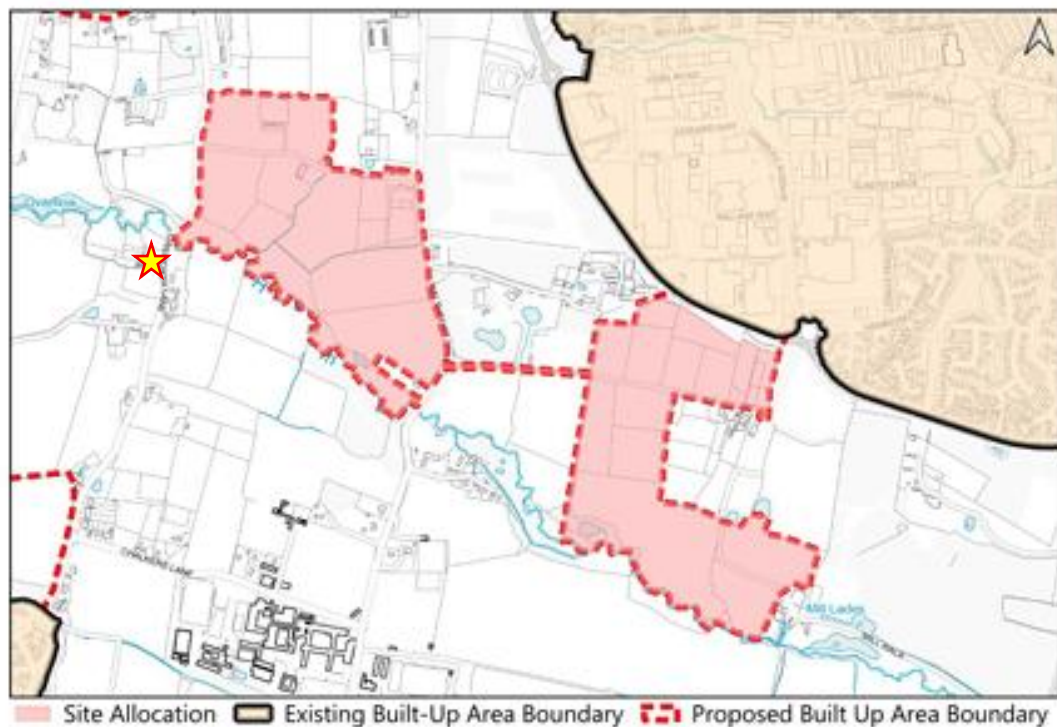
Schedule of Proposed Main Modifications (July 2026)

Appendix 1: Additional Site Policies

MM60: Land west and east of Malthouse Lane, Burgess Hill

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation	Housing		
SHELAA:	1105	Settlement:	Burgess Hill (Hurstpierpoint & Sayers Common/ Hassocks Parishes)
Gross Site Area (ha):	54	Number of Dwellings:	750
Infrastructure		On-site:	
		- Land for the provision of full-day care nursery - Natural, semi-natural and amenity green space - Play area - Outdoor sports - Parks and Gardens	
		Financial contributions towards the provision of:	
		- Improvements at Burgess Hill Station - Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

1. Provide a suitable primary access to the site via a roundabout junction on Jane Murray Way.
2. Provide a suitable secondary access to the site off a new junction on Danworth Lane, which is to be accessible via the proposed Land West of Burgess Hill allocation, DPSC1, and improvements to Danworth Lane.
3. Provide opportunities to improve connectivity between the eastern and western parcels
4. Provide a new multi-functional local neighbourhood centre with flexible retail, cultural and health facilities to support the community.
5. Provide strategic active travel routes and internal active travel routes along Malthouse Lane and Danworth Lane in the western part of the site and connections to Burgess Hill in the eastern part of the site and to Hurstpierpoint.
6. Provide bus service improvements to include consideration of re-routing or extending services to serve the site. Mobility hubs to be provided at key locations within the site offering electric bike / scooter hire and charging facilities.
7. Provide suitable areas of open space equipped with play facilities, sport and other leisure and recreation facilities across the site.
8. Informed by a Heritage Statement, provide an appropriate layout and design which retains and integrates the vistas to the chapel at Hurstpierpoint College from land

within the site and that preserves or enhances the setting of the Grade II Listed Building 'Kents Farmhouse' to the north of the western part of the site.

9. Informed by a Heritage Statement, the design and layout will sensitively respond to the setting of other nearby historic buildings.
10. A permeable network of green and blue 'living links' will be provided across the development with provision for walking and cycling. Integrating green travel corridors for active travel throughout with links to the 'Green Circle'.
11. A multifunctional green corridor will be created adjacent to Herrings Stream, providing an informal park, as well as quiet walking routes, biodiversity retention/enhancement and SuDS drainage measures.
12. Create and enhance woodland and buffer strips along the river corridor to re-naturalise and improve connectivity and riparian habitats having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
13. Provision of pedestrian and cycle routes throughout the site to connect into the existing rights of way network to connect people with key destinations and facilities within the site and beyond.
14. The northern extent of Malthouse Lane will need to provide space for non-car modes to retain its rural character and encourage active travel.
15. Provide an appropriate landscape buffer to the western and southern edges of the site to minimise the perception of coalescence with Hassocks and Hurstpierpoint.
16. Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD.
17. Consider the watercourse to the south and east of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
18. Incorporate the public rights of way crossing the site in the design and layout of the site including maintaining current alignment.
19. Informed by an Archaeological Assessment, address any issues for the Archaeological Notification Area covering part of the site.
20. Address any impacts associated with the Brick Clay (Weald clay) Minerals Safeguarding Area.