

# 3.0 DESIGN FRAMEWORK

## 3.6 Local Planning Policy

### Local Design Guidance

The following local design guidance has been used to guide the Site's principles for development.

- Mid Sussex District Plan 2014-2031
- Submission Draft Mid Sussex District Plan 2021 - 2039
- Mid Sussex Design Guide Supplementary Planning Document SPD
- Hurstpierpoint and Sayers Common Neighbourhood Plan 2014 - 2031

### Mid Sussex District Plan 2014-2031

The vision for the Mid Sussex District Plan is underpinned by four priority themes that promote the development of sustainable communities:

- Protecting and enhancing the environment
- Promoting economic vitality
- Ensuring cohesive and safe communities
- Supporting healthy lifestyles.

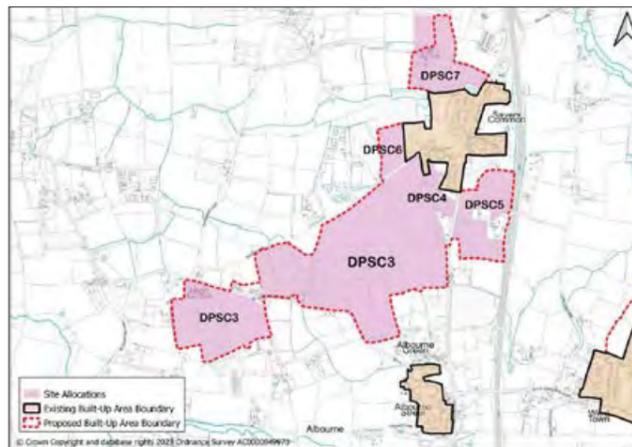
From these priority themes, 15 strategic objectives have been identified within the plan, ten of which are relevant to Land at LVS Hassocks will:

- Sussex's resilience to climate change.
- Encourage well-designed, well-located development that preserves the unique identity and character of towns and villages, preventing their merging.
- Protect valued landscapes for their visual, historical, and biodiversity significance.
- Develop accessible green spaces, corridors, and infrastructure to support wildlife, sustainable transport, and recreation.
- Ensure infrastructure is timely and appropriate to support development and sustainable communities, including efficient transport networks.
- Enable people to live and work locally, reducing commuting needs.
- Promote safe, inclusive, and healthy communities.
- Provide housing that meets the diverse needs of all community members.
- Create accessible environments for all.
- Foster healthy, active lifestyles through cultural, recreational, and sustainable travel opportunities.

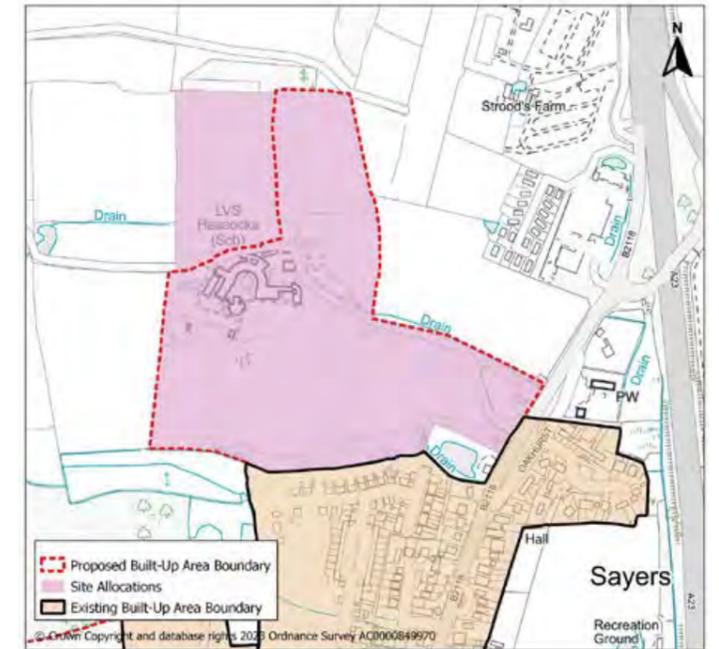
### The Submission Draft District Plan

The Submission Draft District Plan 2021 - 2039 sets out its vision and 15 strategic objectives that are underpinned by the three priority themes of Environment, Economy and Social. In line with the priority themes and relevant objectives, Land at LVS Hassocks, will:

- Foster inclusive and sustainable communities that embody the principles of the 20-minute neighbourhood. By creating complete, compact, and well-connected communities, the proposals will promote social cohesion, improve accessibility, and enhance the overall quality of life for residents.
- Provide the appropriate amount and type of housing to meet the needs of all sectors of the community, including affordable housing options to promote social inclusion and ensure that everyone has access to safe and affordable housing.
- Promote vibrant and sustainable communities by prioritising the creation of easily accessible green spaces, promoting active travel options, and improving public health and well-being.
- The development will also contribute to economic vitality by creating jobs, increasing investment, and enhancing the overall quality of life for residents.
- Preserve the district's unique character and heritage by protecting valued landscapes, historical features, and biodiversity. Additionally, the proposals will promote development that is well-located, efficient, and addresses climate change.
- By supporting sustainable development practices and prioritising efficient transportation networks, the scheme will create a more resilient and sustainable future for the district.



MSDC District Plan site allocations at Sayers Common (MSDC)



MSDC District Plan site allocation DPSC7, Land at LVS Hassocks (MSDC)

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### 3.6 Local Planning Policy

#### The Hurstpierpoint and Sayers Common Neighbourhood Plan (HPP & SCNP)

The Hurstpierpoint and Sayers Common Neighbourhood Plan was 'made' in March 2015. It covers the period 2014 to 2031 and sets out a clear vision for the parish:

*"We want to keep the village-feel of our community, and keep it a thriving and attractive Parish, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well being of our area and the quality of life for all, now and in the future"*

This vision is supported by 5 'Strategic Objectives', which relate to keeping the village-feel and sense of place, protecting and enhancing the environment, promoting economic vitality, ensuring cohesive and safe communities, and supporting healthy lifestyles. To this end the Plan sets out 21 policies and 12 aims which it states will, together with the NPPF and the Local Plan, ensure that new development in the Hurstpierpoint and Sayers Common Plan Area will be sustainable and in accordance with the vision. These policies include policies pertaining to the countryside, landscape, and conservation; amenities; housing; economy and employment; and Transport.

Having reviewed these policies, the following are considered relevant to the determination of this application.

- Policy Countryside Hurst C1: Conserving and enhancing character.
- Policy Countryside Hurst C2: South Downs National Park.
- Policy Housing Hurst H1: Hurstpierpoint and Sayers Common new housing development
- Policy Housing Hurst H3: Sayers Common housing sites
- Policy Housing Hurst H5: Development Principles
- Policy Housing Hurst H6: Housing Sites Infrastructure and Environment
- Policy Housing Hurst H7: Affordable Homes
- Policy Housing Hurst H8: Small Dwellings
- Policy Employment Hurst E2: Whiteoaks Farm and Valley Farm

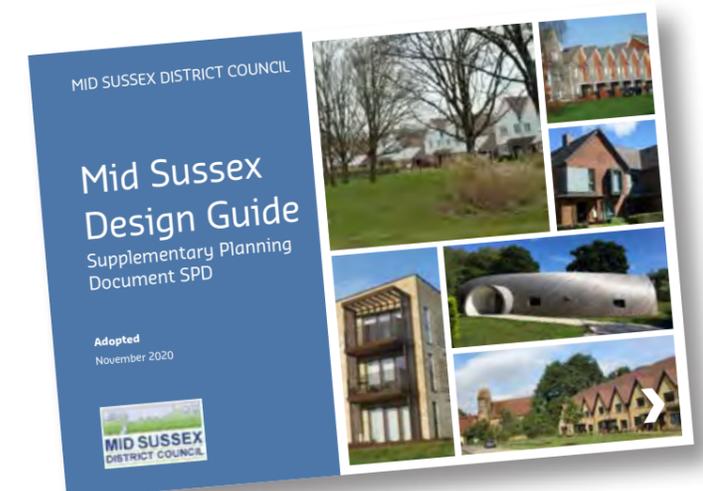
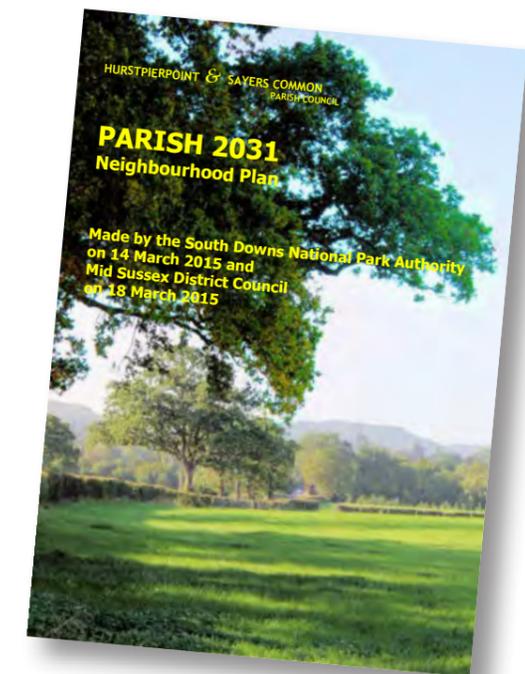
Of the Proposed Aims, Employment Aim 2 (Superfast Broadband), Transport Aim 1 (Safety) Transport Aim 7 (Off Street Parking) and Transport Aim 8 (Public Transport) are considered relevant to the determination of this application.

#### Mid Sussex Design Guide SPD

The Mid-Sussex Design Guide provides clear design principles aimed at delivering high-quality, inclusive new development across Mid Sussex. It emphasises creating designs that respond appropriately to the local context while prioritising sustainability throughout the design process. Below is a summary of the primary goals:

- **High-Quality Design:** Emphasis on creating safe and attractive places sensitive to Mid-Sussex's special character.
- **Sustainability:** Adopting sustainable practices, including maximising energy efficiency, reducing carbon emissions, and planning for climate resilience.
- **Adaptability:** The guide encourages the design of flexible and adaptable spaces that can accommodate future needs.
- **Energy and Water Efficiency:** Incorporate sustainable construction, optimise resources, and integrate green infrastructure within new developments.
- **Transport and Accessibility:** Prioritise pedestrian movement, public transport, and reduce travel distances through thoughtful urban layouts.
- **Environmental Integration:** Maintain natural features, enhance biodiversity, and ensure resilience against climate change.
- **Sense of Place:** New developments must integrate with the distinctive character of Mid-Sussex, balancing modern architectural styles with historical and environmental sensitivity.
- **Green Spaces:** Protection and integration of trees, gardens, and public spaces that contribute to the aesthetic and ecological value of the area.
- **Community Engagement:** Fostering community interaction through well-planned public realms and streetscapes that promote inclusiveness and safety.
- **Iterative Design Process:** Involving public and stakeholder feedback to ensure high-quality outcomes.
- **Pre-Application Consultation:** Developers are encouraged to engage with the local community and authorities early in the planning process for feedback and alignment with regulations.

These objectives serve to guide all types of developments across Mid-Sussex, from small household extensions to large urban projects, ensuring that the region's distinctive character and sustainability goals are upheld.

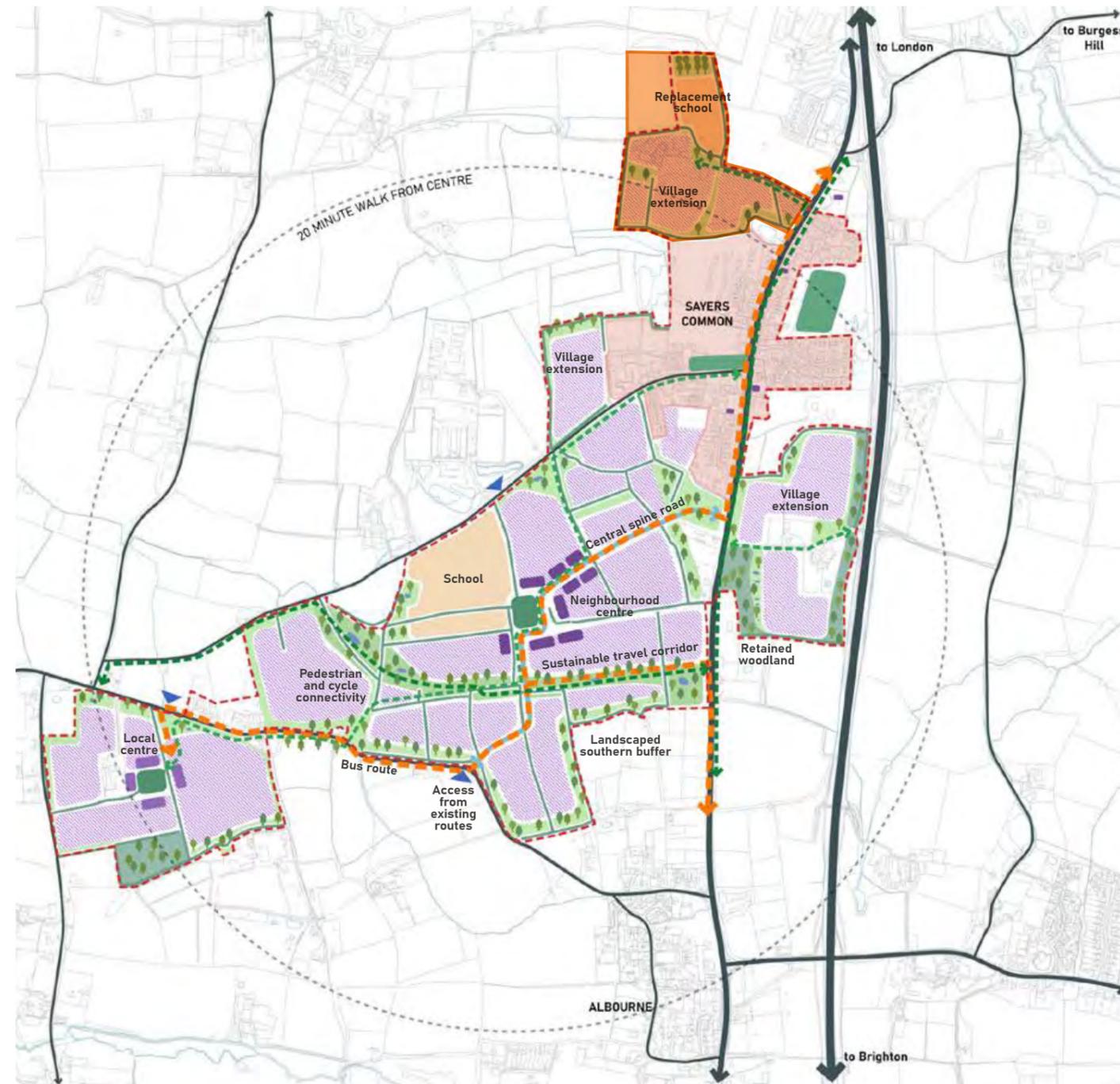


## 3.0 DESIGN FRAMEWORK

### 3.7 Relationship With Wider Masterplan

The proposals for Land at LVS Hassocks are part of the wider masterplan for Sayers Common and as such the design team are working collaboratively with MSDC and the other site promoters in Sayers Common to ensure that a cohesive, integrated and masterplanned development is brought forward at Sayers Common; and whilst the LVS site is somewhat separate from the other sites the design team are still adopting certain design techniques to ensure the following:

- A joined up approach to deliver high quality placemaking with enhanced active/sustainable travel connections.
- The use of green corridors to help assimilate the proposed development into the landscape, soften views from the north and west and provide varied green-corridor characters that respond to their setting and function.
- The creation of uninterrupted, people and nature focused movement routes through the Site, and retaining and enhancing priority habitats such as shaws, hedgerows and linear woodland features.
- Adding to the overall sequence of characterful “greens, glades and groves” that offer community focused parkland spaces for play, recreation, leisure and food growing, while linking existing and proposed open areas to bring communities together.
- Adding to a connected web of active travel routes woven through landscapes and neighbourhoods, making movement easy, intuitive, healthy and enjoyable.
- Making proportionate financial contributions towards the delivery of necessary infrastructure identified within the Mid Sussex Infrastructure Delivery Plan (IDP) to support development at Sayers Common.



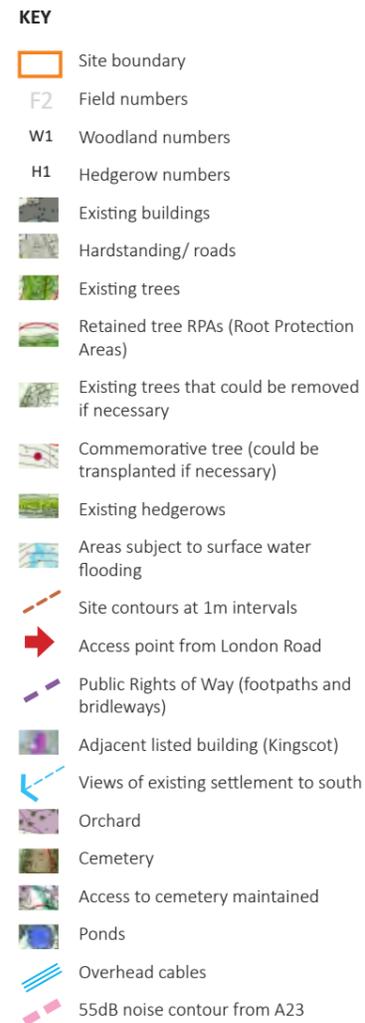
Sayers Common sustainable community masterplan (HTA) - LVS site marked in orange.  
NB. Plans have moved on, and Berkeley homes are currently out to consultation on the Masterplan Framework Document.

## 3.0 DESIGN FRAMEWORK

### 3.8 Site Considerations

When bringing forward the proposals, the following constraints have been considered:

- The location of the existing access from the B2118.
- The surrounding highway network and proposed means of access to the Site.
- The location and character of the existing Public Rights of Way (footpaths and bridleways) crossing the Site, and adjacent to it.
- The existing trees and hedges both within the Site and situated on its boundaries and their associated no development zones and Root Protection Areas (RPAs).
- The location of the commemorative tree planted to mark Queen Elizabeth II Diamond Jubilee which will be transplanted
- The important existing ecological features present including areas of grassland, hedgerows, scrub and woodland edge.
- The wildlife that exists on site including roosting, foraging and commuting Bats, Dormouse, Reptiles (Slow Worms), and Birds.
- The location of the existing school buildings and former chapel, as well as the nun's cemetery, and existing ponds.
- The fall of the land from north to south.
- The areas of surface water flood risk in the lower parts of the Site, especially in the south eastern corner of the Site.
- The location of the overhead cables crossing the eastern end of the Site.
- Long distant views to and from the elevated northern part of the Site.
- Views from the site to the south.
- Relationship with and proximity to the listed building 'Kingscot' to the south.
- Potential noise disturbance from traffic travelling on the A23 to the east of the Site.
- The privacy and amenity of the occupants of existing properties to the south and east.



Constraints plan

0 10m 20m 30m 40m

## 3.0 DESIGN FRAMEWORK

### 3.9 Site Opportunities

The opportunities presented by the Site are considered to be:

- The Provision of a new, purpose built SEN school with associated playing fields, taxi queuing area and parking as per Criterion 4 of Policy DPSC7.
- Provision of much needed private and affordable homes designed to complement the landscape setting of the Site.
- The retention of existing trees and hedges as far as practically possible and their augmentation with new native planting to retain the landscape setting of the Site, protect views into/ out of the Site, protect the amenity of adjacent residents and create a defensible boundary to the Site that will also act as a new green corridor linking areas of ecological importance.
- The retention of the former chapel building with proposed surrounding dwellings arranged to echo the shape of the existing monastic arc.
- The retention of the visual link between the former chapel and London Road.
- The retention of the visual link between the former chapel and London Road.
- The introduction of integrated green corridors providing quality amenity spaces and legibility, alongside the provision of areas of public open space/ play areas and orchards and food growing areas for use by both existing and new residents.
- The opportunity to enhance connectivity by providing a new upgraded access onto London Road (B2118) as well as enhancements to and integration of the existing PRow which crosses the Site, and provision of new pedestrian links; the new access road into the Site from London Road providing access to the new dwellings and school.
- A sequential approach to development, that whilst it limits development to the lower and less visually sensitive areas of the Site, also directs development away from areas of flood risk and incorporates a flood risk strategy that looks to create a betterment over the existing situation.
- Retention of existing ponds providing habitat for wildlife.
- The re-route the existing overhead cables below ground, thus enhancing the visual appearance of this edge of the Site.

#### KEY

- Site boundary
- F2 Field numbers
- Existing chapel retained as community hub
- Retained trees
- New access point from London Road
- Potential development areas
- Indicative location of proposed school
- School playing fields
- Open spaces
- Potential internal access routes
- Focus around existing chapel
- Visual connection between London Road and chapel maintained
- Views of existing settlement to south
- Public Rights of Way (footpaths and bridleways)
- Potential additional routes
- Enhanced landscaped buffers
- Existing ponds retained
- Existing orchard retained
- Existing cemetery retained
- Existing food growing area retained

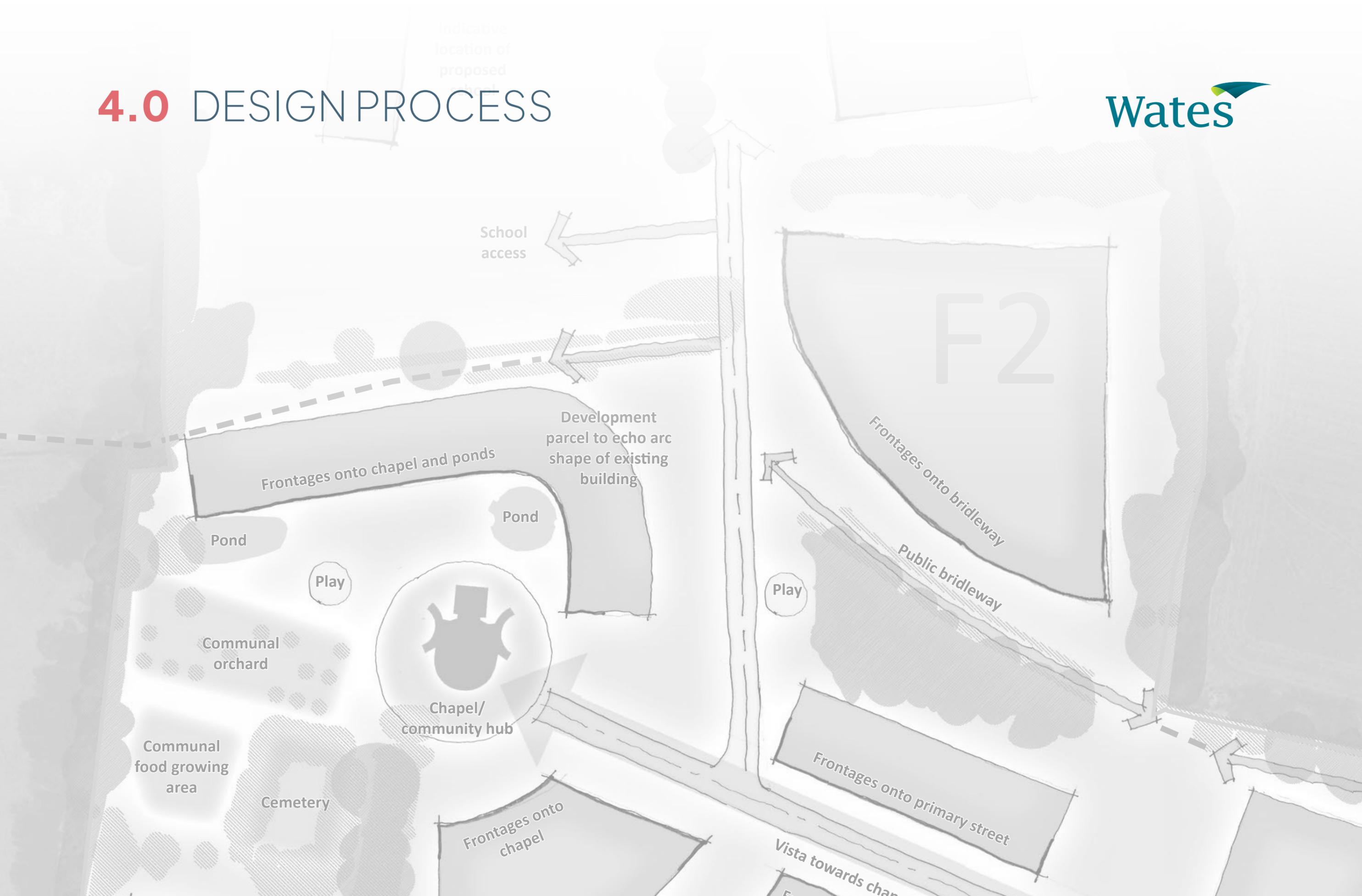


Opportunities plan

0 10m 20m 30m 40m

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# 4.0 DESIGN PROCESS



## 4.0 DESIGN PROCESS

### 4.1 Introduction

Wates are committed to engaging with the local authority, stakeholders and residents at an early stage of the design process in order for their comments and views to be taken on board through the design evolution. A programme of consultation has been undertaken alongside the preparation of sketch layouts to develop the proposals. Further details of this consultation process can be found in the Statement of Community Involvement (SCI) submitted with this application.

### 4.2 First Pre-Application Meeting (School Scheme)

A number of issues were raised by the design officer during the first pre-application meeting regarding the school including connectivity south and the siting of the apartments to the west (see section 8.1 for full details).

Connections to the south were not considered viable due to the need to remove existing trees, the potential for flooding and the fact the adjoining development consisted of a continuous row of dwellings and a wet pond with no obvious point of connection that could be explored.

Whilst other locations were explored, it was felt that the apartments typology was most suited for field F5 on the western boundary, due to the constraints within this area. The proximity of existing retained mature trees, potential for overshadowing and the restricted access arrangements would have posed difficulties for housing. Various options were considered in this area including a plan for 15 houses, but for an efficient design, the access road would have had to be located between the houses with rear gardens tucked under the canopies of the existing retained trees, this would reduce the guarantee of this vegetation remaining in the future, let alone being enhanced. And consequently, could result in greater landscape and visual effects to the west of the Site, including sensitive receptors along the bridleway. It also created an unsatisfactory relationship with the retained food growing area, Nuns' cemetery and the countryside to the west.

The design of the school has also been discussed by the Design Review Panel. The Design and Access Statement for the school produced by ECA and submitted as part of the application addresses the issues raised in terms of the school layout and design.



Sketch site layout with mark-up by MSDC urban design officer tabled at the first pre-application meeting (residential scheme)

## 4.0 DESIGN PROCESS

### 4.3 First Pre-Application Meeting (Residential Scheme)

The first pre-application meeting regarding the residential scheme with Mid Sussex District Council (MSDC) planning officers was held on the 23rd October 2025. A sketch site layout was presented for discussion.

The Officers raised the following comments on the layout (see plan p36):

1. The layout of the majority of the developments parcels were considered acceptable.
2. It was felt that some of the corners could be strengthened through the use of corner-turning houses and flank windows/ bays where possible.
3. Whilst it was acknowledged that the dwellings in the middle of the Site should front onto the central vista towards the retained chapel, the resulting rear gardens backing onto the existing woodland was unacceptable. This area was subsequently redesigned with apartments.
4. There were some areas of frontage parking that were felt to be too prominent and should be relocated where possible.
5. It was suggested that there was an opportunity for the first corner dwelling to better address the Site entry and the open space in the south-eastern corner of the Site.
6. Whilst the layout of the development parcels was felt to be acceptable, it was suggested that the movement network could be further enhanced with new footpath links.
7. The south-western development parcel needed to better address the retained food-growing area, cemetery and open countryside to the west. The apartments were subsequently changed to houses.
8. For similar reasons to point 3, it was felt that houses should not back onto the bridleway. However, it was explained that these houses would front onto the retained historic pond and back onto the existing good quality hedgerow.

### 4.4 Second Pre-application Meeting

The second pre-application meeting was held on the 4th December 2025 with Mid Sussex District Council (MSDC) planning officers.

The scheme for the school had been developed and the evolving proposals were tabled at the meeting - see accompanying Design & Access Statement for the detailed proposals for the school site.

The adjusted illustrative site layout plan and initial parameter plans for the residential (outline) parts of the Site were then presented. The changes to the layout were met favourably and some detailed areas of the proposals were discussed:

1. At the first pre-app meeting, the relationship of the proposed dwellings backing onto the public bridleway was raised. Whilst it was agreed that this arrangement of houses should front onto the historic pond and retained chapel, further information about the strengthened hedgerows running either side of the bridleway would be required.
2. The position of the relocated apartments at the centre of the development was met favourably, but it was felt that the rear parking court should be better broken up with planting to help relate to the adjacent copse of retained trees. Although the application for the residential part of the Site is outline, the detail of the elevations was discussed.
3. Noting that the landscaping proposals were still being developed to address the need for swales and street lighting, it was felt that should be more tree planting along the spine road either side of the main vista towards the chapel.
4. The enclosure and treatment of the retained food-growing area, orchard and cemetery was also discussed. It was agreed that these needed to be appropriate to the setting of the retained chapel.
5. Although a use had not yet been identified, the retained chapel might need some parking some future users. Possible uses were discussed.
6. It was suggested that some of the play areas should be for teenager use. Whilst the proposals already provided the required quantum of play areas, it was agreed that a few basketball/ netball hoops could be added.
7. The officers requested that details of the spine road needed to demonstrate that it could be brought forward even if the residential development proposals were not realised.



Example land use and green infrastructure parameter plans tabled at the second pre-application meeting.



Sketch site layout and example parameter plans tabled at the second pre-application meeting.

# 4.0 DESIGN PROCESS

## 4.5 Engagement Summary

### Consultation Invite

To advertise details of the public consultation and website, a consultation leaflet was distributed to 3,432 addresses on November 17, 2025. The leaflet included details of the consultation website and project team contacts. The distribution targeted the village and nearby parishes (Twineham and Albourne), and local councils and the district ward councillor were informed beforehand.



Consultation leaflet



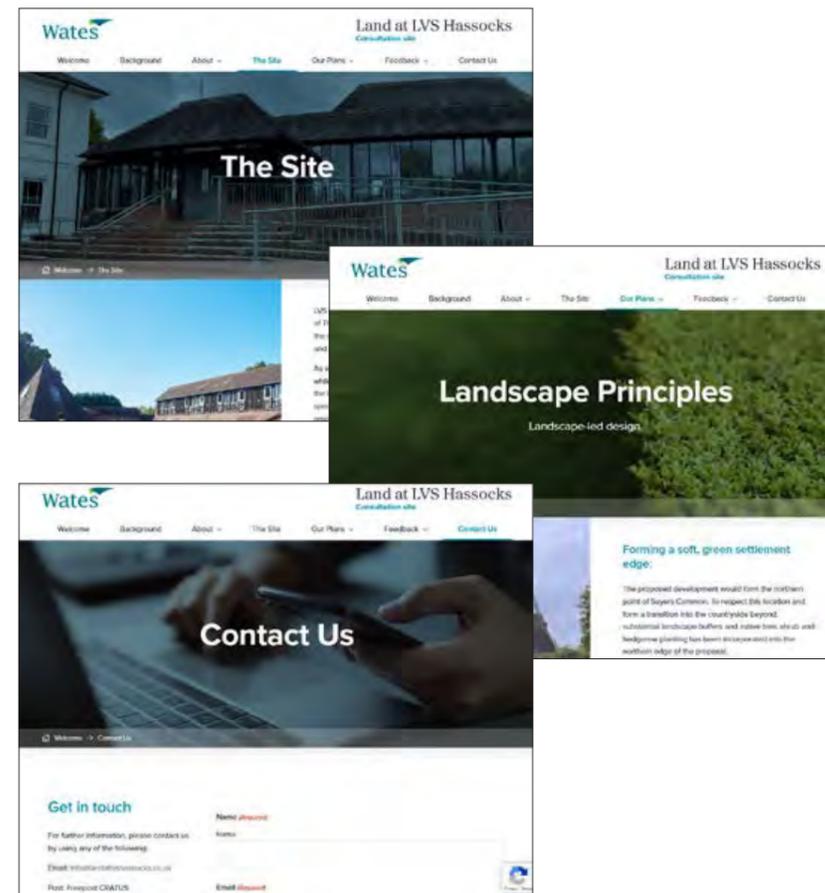
### Consultation Website

To ensure all groups had the opportunity to view and comment on the plans, a bespoke consultation website was set up with various contact methods including an email address, freepost address and freephone number to ensure that the public had multiple options for providing feedback on the proposals.

The project team created two dedicated feedback forms that are available on the project website. In total, the consultation received 18 feedback forms via the website.

The website will remain live throughout the application and determination process to provide updates on the scheme as it progresses through the planning system.

All of the feedback received as part of the consultation has been considered during the evolution of the plans.



Consultation website

### Consultation Inbox

From November 2025, a dedicated project email has been available to provide an open channel where members of the community could submit their comments and ask questions to the project team. 3 responses were received via email.

### School Drop in Event

A dedicated drop-in event was held on 1 December 2025 to showcase the new school plans for teachers, parents, pupils and staff. Around 45 adults and 90 pupils attended, engaging with the project team and providing feedback. Comment cards were also provided, of which 14 were returned.



School drop in event

### Statement of Community involvement

A Statement of Community Involvement (SCI) prepared by Cratus has been submitted as part of the planning application and should be referred to for complete details of the community consultation events undertaken as part of the application.

# 5.0 DETAILED PROPOSALS



## 5.0 DETAILED PROPOSALS

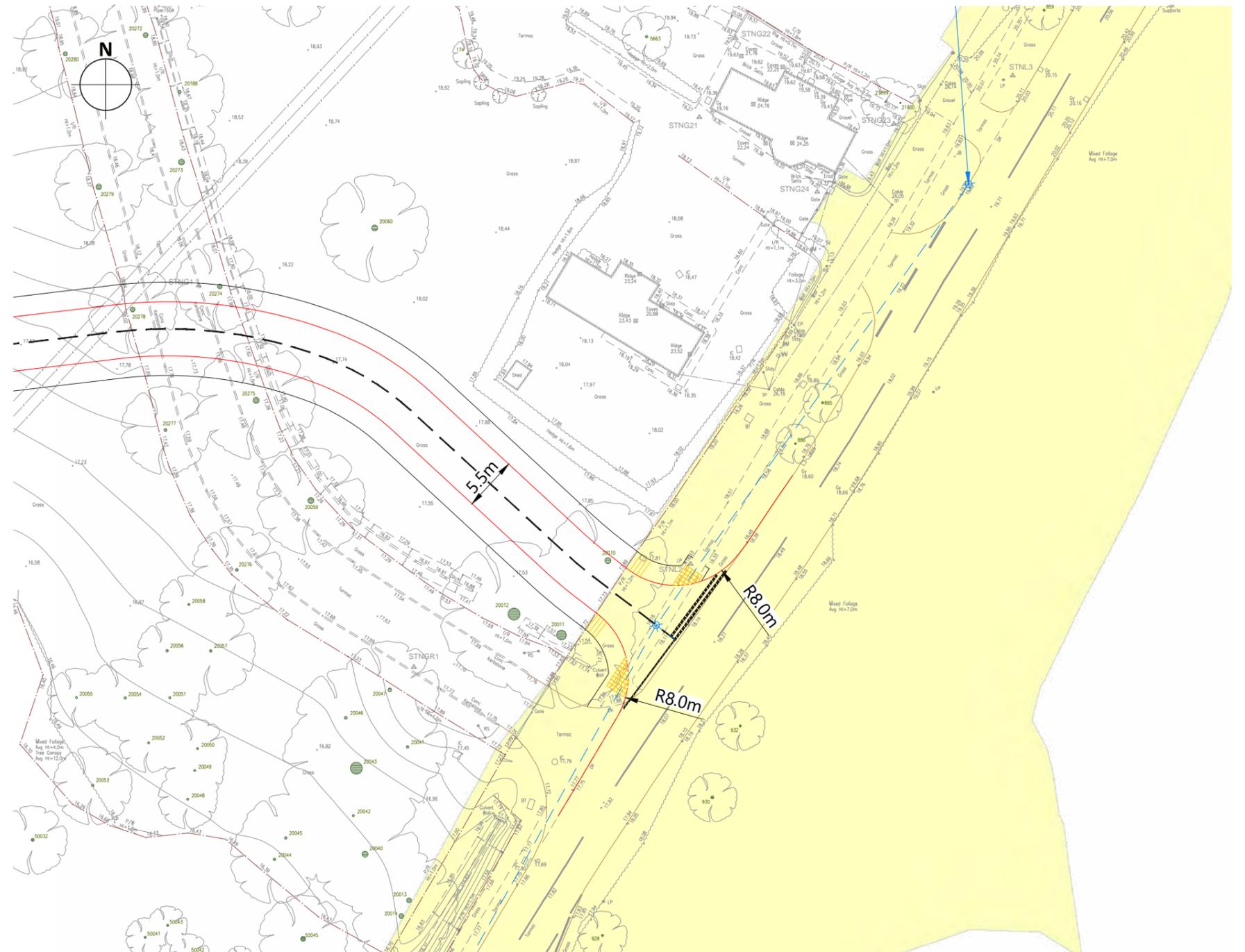
### 5.1 Site Access

Access to the Site will be re-provided through a priority-controlled junction slightly north of its existing location onto the B2218, which will enable continuous vehicle routing through the Site.

Footways, measuring 2.0m in width, will be provided either side of the Site access roads onto the B2218 to tie into the existing footway network. Dropped kerbs and tactile paving will be provided to enable safe and continuous pedestrian movement into the Site. The access has been designed in accordance with the Manual for Streets and MSDC Design Guidance.



Existing site access from B2118, to be closed (Google Streetview)



Proposed access works including new junction from the B2118 and closure of existing access roads (i-Transport)



Proposed new junction and access road avoiding notable existing trees (i-Transport).

## 5.0 DETAILED PROPOSALS

### 5.2 New Special Educational Needs School

#### Background

LVS Hassocks is a SEN school, offering day places to autistic young people aged 11-19. The school is registered with the Department for Education for 100 places and currently supports circa 90 - 95 pupils.

Many of the young people who are referred to LVS Hassocks have encountered negative school experiences. This may have been because of school refusal or multiple school exclusions, leading to a poor quality of life for the young person with special needs and their family.

At LVS Hassocks, there is a structured educational environment and an approach that focuses on developing a young person's independence and confidence. Students are also equipped with the functional skills needed for dealing with everyday life, both during their time at school and in later employment.

The new school facilities will provide an exciting opportunity for pupils to enjoy fantastic spaces that further support them to thrive, as they develop their independence and confidence. The existing school will remain open during the construction of the new facility, which is expected to be ready for use by September 2028.

For complete details of these proposals please refer to the separate Design and Access Statement prepared by ECA architecture and submitted as part of this application.



Illustrative view of the proposed new school (ECA architecture)

#### Some key design principles include:

- A new low-carbon SEN school to meet the needs of 100 pupils.
- The school will be located at the north-western part of the Site, designed to celebrate the surrounding countryside.
- Surrounded by woodland play areas, outdoor classrooms and vegetable growing beds.
- Classrooms will be purpose-built for children with SEN needs – including therapy rooms, quiet areas and multiple play zones for music and drama.
- Work experience café open to the parents, to enable pupils to gain confidence.
- Site layout split between publicly accessible space and student outdoor areas.
- Orientation of building to provide sunlight, whilst limiting overheating and increasing efficiency.
- Early morning sun in classrooms. Early afternoon sunlight to the office spaces.
- A dedicated on-site pick-up /drop-off area for the school, removing vehicles from Public Rights of Way HSC-9HU and removing congestion at the Site access.
- Car park away from entrance.



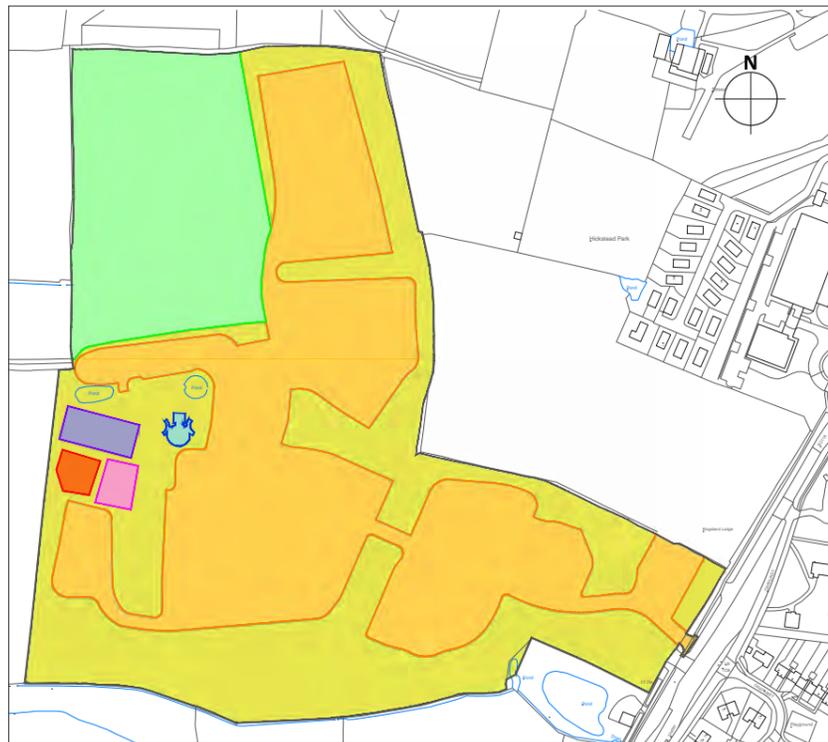
Proposed site layout for the new SEN school (ECA architecture)

# 5.0 DETAILED PROPOSALS

## 5.3 Parameter Plans

A series of parameter plans have been prepared which set out the parameters to be taken into account in subsequent reserved matters planning applications.

Land Use Parameter Plan



Land use parameter plan

KEY	
	Developable area (N.B. Extent of built form can deviate by +/- 5m upon detailed design.)
	Strategic open space
	School Site
	Chapel / Community Hub
	Communal Orchard
	Cemetery
	Communal Food Growing Area

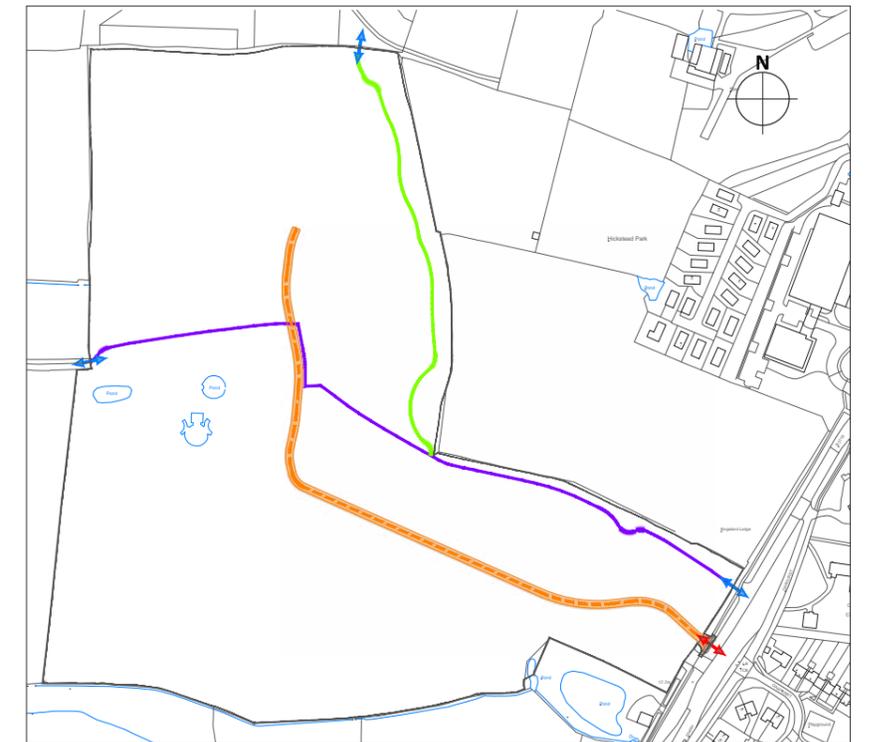
Building Heights Parameter Plan



Building heights parameter plan

KEY	
	Up to 2 st max (Up to 9m)
	Up to 2.5 st max (Up to 11.5m)

Movement Parameter Plan



Movement parameter plan

KEY	
	Bridleway
	Connecting Footpath
	Vehicle Access
	Proposed Cycle / Pedestrian Access
	Spine Road