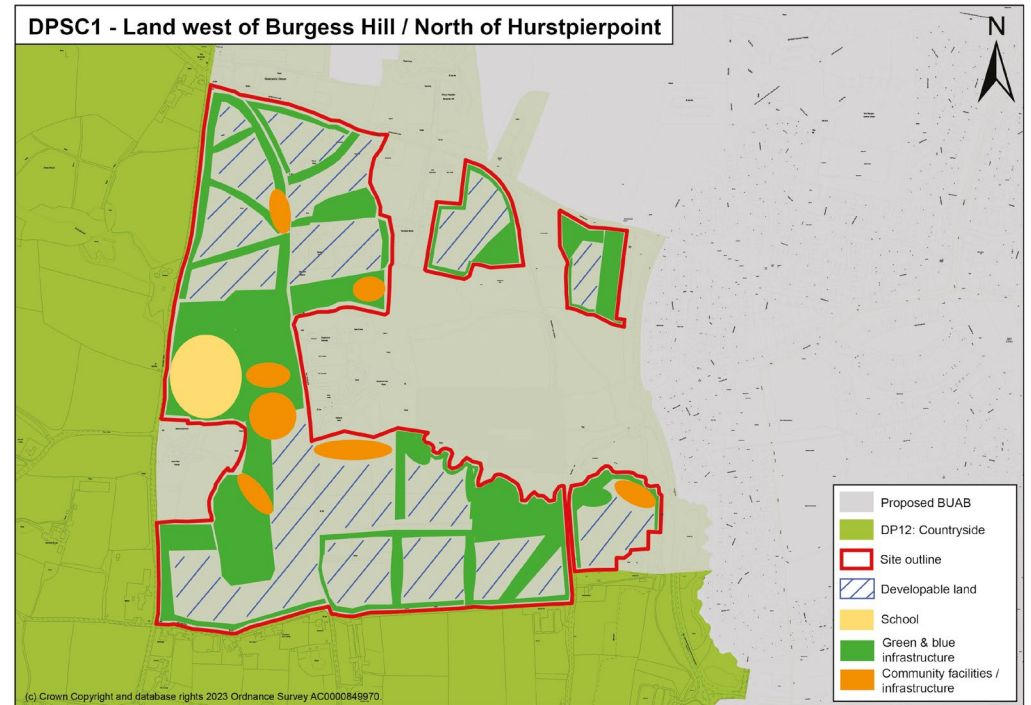


## DPSC1: Land to the West of Burgess Hill / North of Hurstpierpoint

Burgess Hill is an area of significant growth with 3,500 homes consented as part of the Brookleigh Development, along with a significant investment in infrastructure. Land to the west of Burgess Hill is an area that is suitable for further sustainable growth, being well connected to existing and planned sustainable transport networks.

The boundary shown on the site map below represents the extent of the site inclusive of all land uses (residential, employment, facilities and services and open spaces) listed under “Allocation” below. Built development may not extend to the site boundary; for instance, landscape buffers, retention of existing natural boundaries, open space and village/country parks will be included within and/or on the site boundary.

The site promoter has prepared a visioning document for this site, which is available to view at [www.midsussex.gov.uk/DistrictPlan](http://www.midsussex.gov.uk/DistrictPlan) by following the links to District Plan Review and Evidence Base. An indicative plan showing the approximate location of uses and mitigation is available below. This is for illustrative purposes only and subject to detailed masterplanning by the promoter at the planning application stage.



DPSC1: Land to the West of Burgess Hill/North of Hurstpierpoint					
<b>SHELAA Ref:</b>	740		Burgess Hill	<b>Gross Site Area (ha):</b>	57.81
<b>Indicative Development Capacity</b>					
<b>Net Residential Dwellings</b>	1,350				
<b>Employment</b>	300 m <sup>2</sup>				
<b>Older Persons Accommodation</b>	Contribution towards identified need				
<b>Retail / Community</b>	500 m <sup>2</sup>				
<b>Gypsy and Traveller Provision</b>	Provision of equivalent financial contribution towards off-site provision of pitches.				

## Infrastructure

### On site:

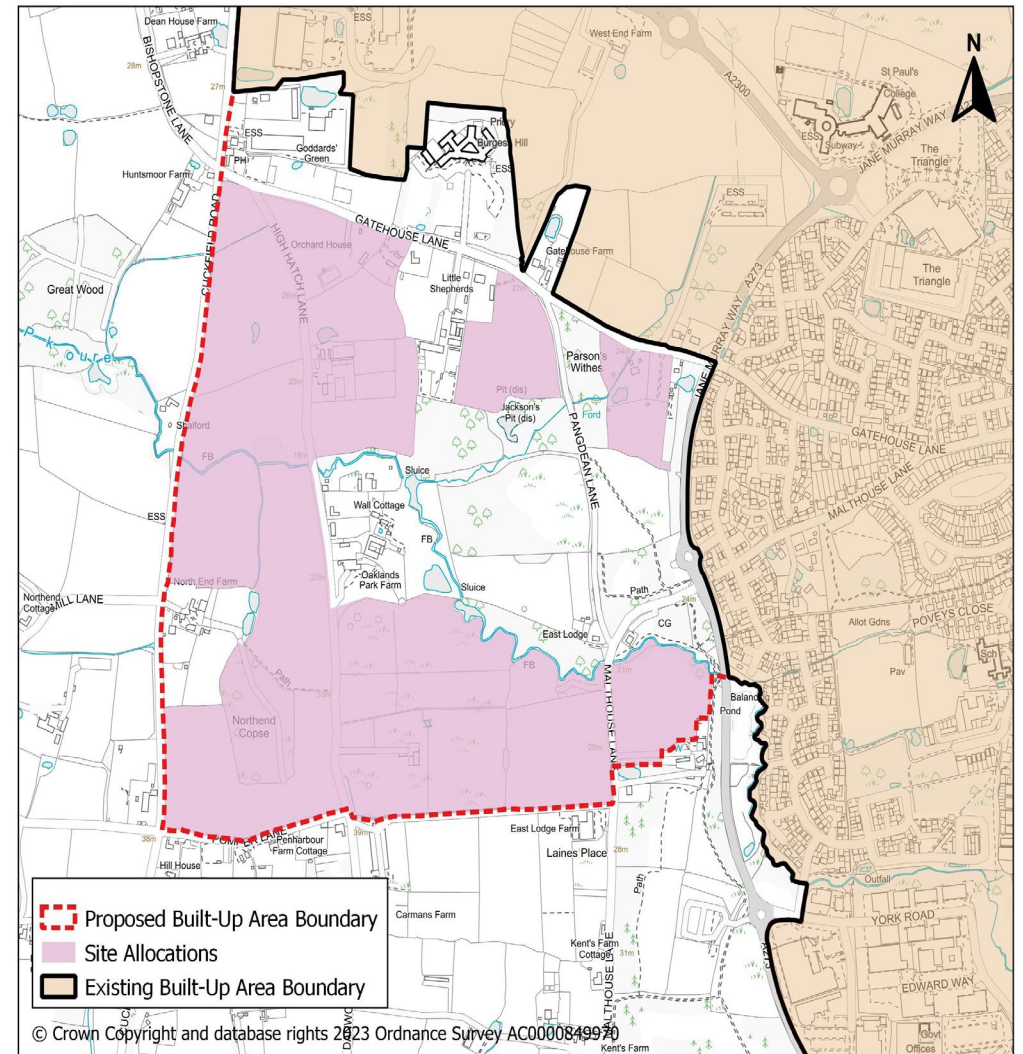
- Land for education provision and associated 2FE Primary School with Early years and
- Support Centre Provision
- Space for the provision of full-day care nursery
- Self-Service Library
- Neighbourhood centre - retail, leisure and workspace
- Local Community Infrastructure including allotments, public realm, public rights of way, cycle tracks
- Extra Care housing provision<sup>48</sup>
- Play area
- Other outdoor provision including a MUGA
- Informal outdoor space including community orchards

### Financial contributions towards the provision of:

- Improvements at Burgess Hill Station
- SEND School
- Community buildings, where need not met on-site
- Health
- Emergency services
- Outdoor sports, where need not met on-site

### Provision of:

- Sustainable transport measures and provision
- Highways works
- Foul water infrastructure and pumping station(s)
- Sewerage network upgrades



<sup>48</sup> Housing that is suitable for older persons and those with specialist accommodation or care needs

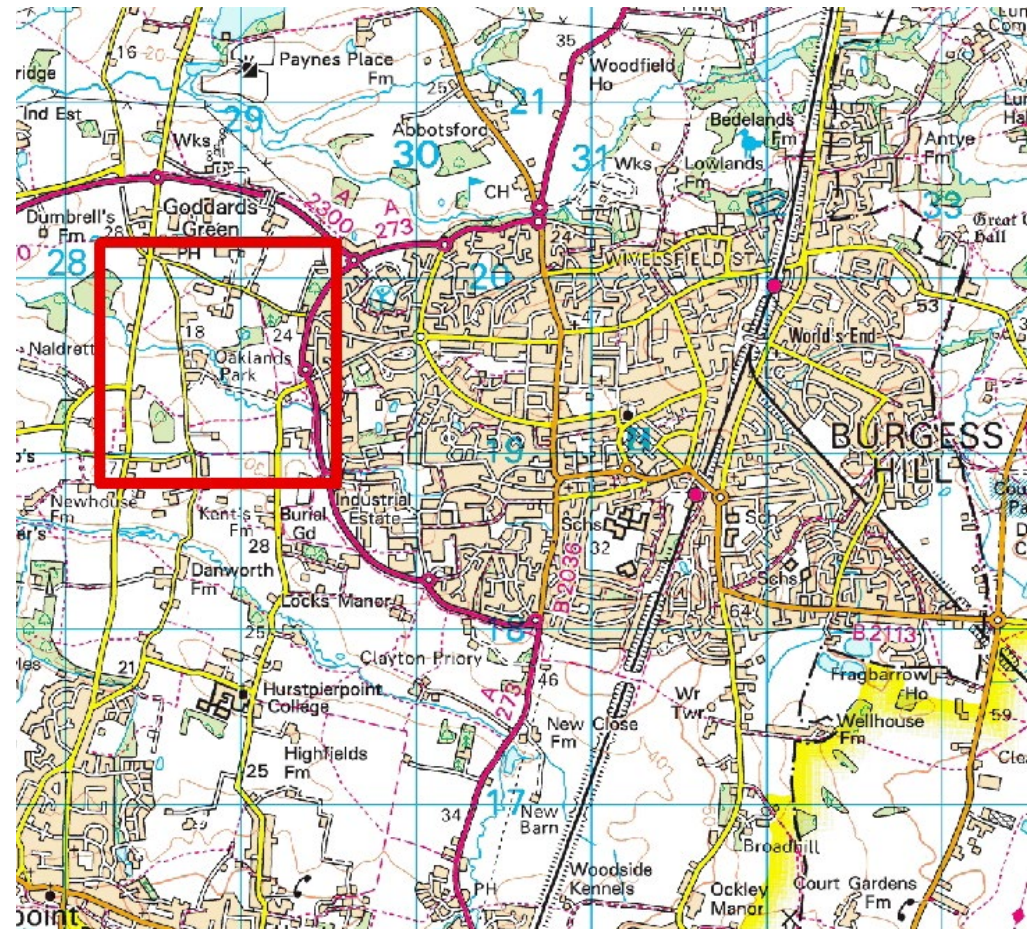
## Policy Requirements

Land to the west of Burgess Hill, as shown on the inset map, is allocated as an urban extension to Burgess Hill. Development shall provide all of the following:

1. Approximately 1,350 new homes, including provision for an extra care housing (C2 Use Class) facility.
2. New 2FE primary school with associated playing pitches, provision of Early Years and Special Support Centre Provision.
3. Potential for Special Education Needs and Disability (SEND) facilities.
4. A Neighbourhood centre with up to c.800sqm floorspace, including a range of commercial uses which could comprise:

- shop(s), café and/or restaurant
- Self-service library
- Co-working space
- Open space/play space/'village green'
- Community orchards
- Community allotments

5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.
6. A Transport mobility hub close to/within the Neighbourhood Centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
7. A layout which prioritises active and sustainable travel connections throughout the site:
  - a) Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.
  - b) Integrating green travel corridors for active travel throughout with links to the 'Green Circle', exploiting potential for High Hatch Lane as a pedestrian/cycle priority Quiet Lane, and integrating and enhancing the existing PRoW which cross the site.
8. Demonstrate a coordinated approach and collaboration with the delivery of strategic allocation Brookleigh, to deliver high-quality placemaking which supports the 20-minute neighbourhood principles to ensure development is complementary, and to the benefit of the community as a whole.



9. Address any impacts associated with areas of Ancient Woodland (on and adjacent to the site) including Northend Copse, Jackson's Pit and Parson's Withes which will be excluded from development.
10. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to:
  - a) Exploit opportunities to deliver river restoration measures to the currently classified 'poor'<sup>49</sup> main river, Pook Bourne Stream to provide terrestrial and aquatic habitat net gain.
  - b) Be informed by a detailed site survey which determines the nature and exact location of any watercourses on site (open or culverted), and the potential to daylight any culverted watercourse as part of the development of the site.
11. Phase occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider, and provide necessary easement to Southern Water's infrastructure which crosses the site.
12. Provide a layout and design which have been informed by a Heritage Statement and which preserve the setting of Grade II Listing Buildings at North End Farm to the west, The Sportsman Inn to the north and Kent's Farm House to the south of the site.
13. Retain and enhance the historic routeways of High Hatch Lane and Pangdean Lane. Layout and design shall take account of and be informed by the historic landscape character of the site.
14. Provide effective acoustic design to address impacts associated with potential noise impacts of the adjacent allocated Existing Employment Site SA34 (Site Allocations DPD).
15. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area and metal recycling consultation area.
16. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
17. Meet the requirements of other relevant development plan policies.

<sup>49</sup> As defined by the Water Framework Directive assessment - [https://www.gov.uk/guidance/water-framework-directiveassessment-estuarine-and-coastalwaters#:~:text=A%20WFD%20assessment%20helps%20you,river%20basin%20management%20plan%20\(%20RBMP%20\)](https://www.gov.uk/guidance/water-framework-directiveassessment-estuarine-and-coastalwaters#:~:text=A%20WFD%20assessment%20helps%20you,river%20basin%20management%20plan%20(%20RBMP%20))