

Vision and Objectives for Growth at Sayers Common

Following application of the Site Selection Methodology, a series of sites were considered suitable for allocation at Sayers Common. This includes a Significant Site with the potential to deliver services and facilities on-site to support sustainable growth.

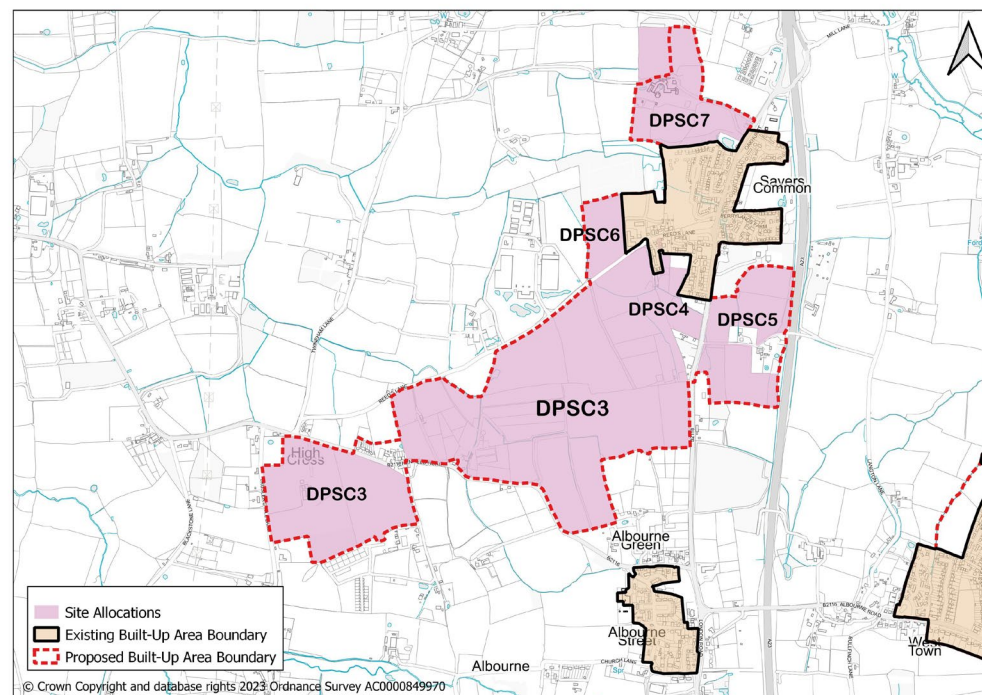
The District Plan includes the following allocations at Sayers Common.

- **DPSC3:** Land to the South of Reeds Lane – 1,850 dwellings, extra care housing provision, primary/secondary school, playspace, library, leisure facilities, healthcare provision, community facilities, open space.
- **DPSC4:** Land at Chesapeake and Meadow View, Reeds Lane – 33 dwellings
- **DPSC5:** Land at Coombe Farm, London Road – 210 dwellings
- **DPSC6:** Land to west of Kings Business Centre, Reeds Lane – 100 dwellings
- **DPSC7:** Land south of LVS Hassocks, London Road – 200 dwellings

These sites accord with the Plan Strategy to seek Opportunities for extensions to improve sustainability of existing settlements. To achieve this Plan Strategy objective, it will be crucial that these developments are considered collectively rather than individually, integrating with the existing settlement of Sayers Common, and promoting opportunities for enhanced connectivity between the sites themselves and the existing community so that the entire settlement can take advantage from the services and facilities being provided in proximity.

To achieve this, the following Objectives for Growth at Sayers Common have been established:

1. The Council will facilitate collaboration between the site promoters at Sayers Common to ensure a cohesive, integrated and master-planned development at Sayers Common. This will include developing the Mid



Sussex Infrastructure Delivery Plan to ensure timely delivery of infrastructure and engagement with the local community to identify local issues and needs.

2. The Sustainable Communities site **DPSC3:** Land to the South of Reeds Lane to be integrated and master-planned to be the focal point of the village.
3. Services and facilities within **DPSC3:** Land to the South of Reeds Lane such as education and primary neighbourhood centre to be central and accessible to the settlement as a whole, providing opportunities to meet day-to-day needs within walking distance, consistent with the 20-minute neighbourhood and “Local Living” principles as described in Chapter 3 and the requirements of policies **DPSC GEN:** Significant Site Requirements and **DPB1:** Character and Design.
4. Deliver a development that prioritises active and sustainable modes of travel throughout, enhancing connectivity between all site allocations **DPSC3 – DPSC7**, the existing village and

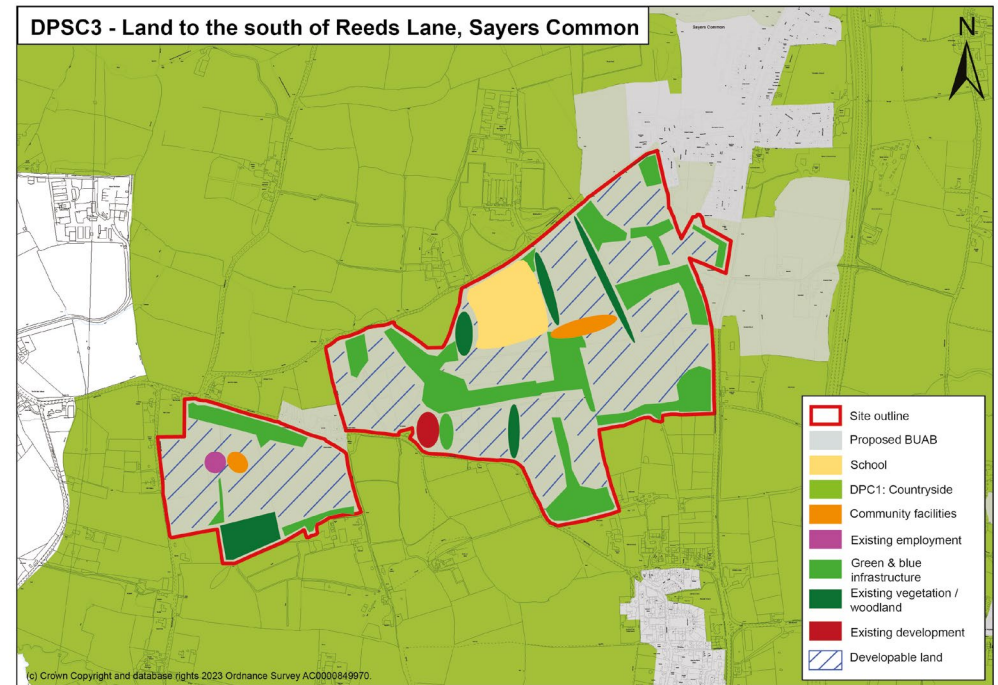
wider network facilitating delivery of additional routes off-site to other nearby settlements, including a link to Burgess Hill Town Centre (potential route shown at Appendix 3). Creation of permeable, legible and attractive connections between the allocations and existing settlement(s).

DPSC3: Land to the South of Reeds Lane, Sayers Common

The significant site at Reeds Lane lies to the west of Sayers Common and north of Albourne. The site will deliver a sustainable urban extension to Sayers Common, bringing new community facilities and services to the area as part of a mixed-use development.

The boundary shown on the site map below represents the extent of the site inclusive of all allocations (residential, employment, facilities and services) 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 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.



DPSC3: Land to the South of Reeds Lane, Sayers Common					
SHELAA Ref:	799	Settlement:	Sayers Common	Gross Site Area (ha):	90.05
Indicative Development Capacity					
Net Residential Dwellings	2,000 (approximately 1,850 to 2039)				
Employment	5,000 - 9,000sqm E Class				
Older Persons Accommodation	Contribute towards identified need				
Retail / Community	2,000 - 4,000sqm				
Gypsy and Traveller Provision	6 permanent pitches				

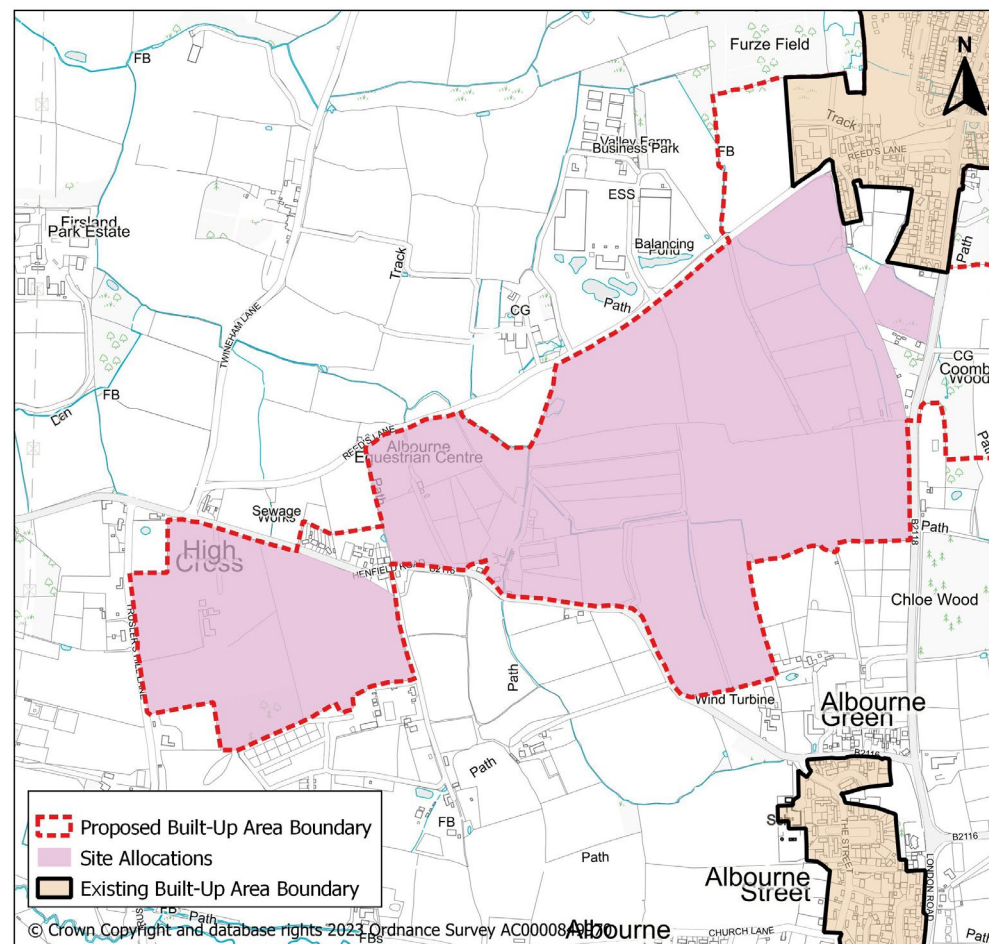
Infrastructure

On site:

- Land for education provision with associated all-through school with 2FE (expandable to 3FE) at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, with Early Years and Special Support Centre
- Space for the provision of full-day care nursery
- Self-service Library
- Community building
- Local Community Infrastructure including allotments, public realm, public seating, public rights of way and cycle tracks
- Community facilities
- Leisure
- Extra Care housing provision⁵¹
- Play area
- Other outdoor sport provision
- Informal outdoor space
- New terminal pumping station

Financial contributions towards the provision of:

- Improvements at Hassocks Station
- Emergency services
- Health
- Outdoor sports, where need not met on-site
- Provision of Sustainable Transport measures and provision
- Highways improvements
- Wastewater Treatment Works

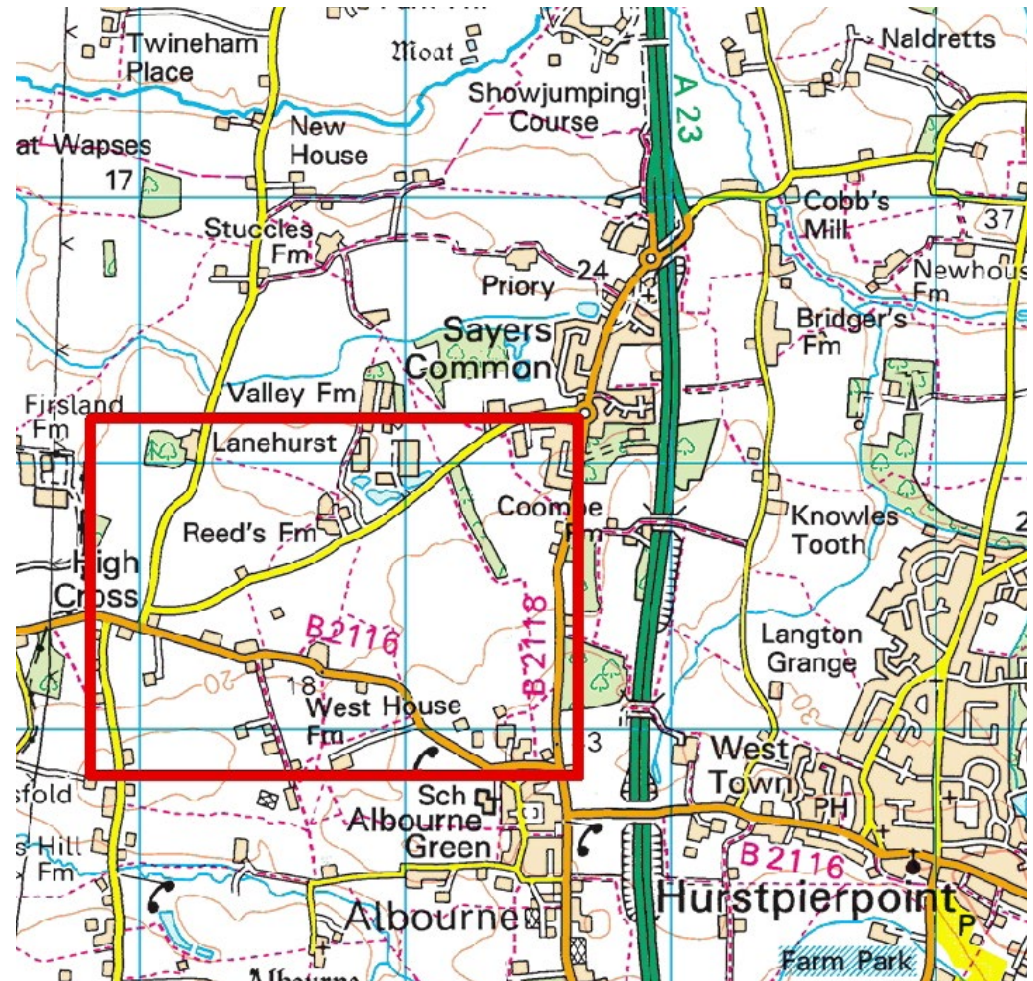


⁵¹ Housing that is suitable for older persons and those with specialist accommodation or care needs

Policy Requirements

Land to the south of Reeds Lane, Sayers Common, as shown on the inset map, is allocated as an urban extension to Sayers Common. Development shall provide all of the following:

1. Approximately 2,000 new homes, 1,850 of which are within the Plan Period; including provision for an extra care facility.
2. A site for six serviced permanent pitches for Gypsies and Travellers in line with Policy DPH5: Gypsies, Travellers and Travelling Showpeople. Delivery is to be phased alongside the delivery of other new homes. Pitches should be provided onsite unless the applicant can demonstrate that these pitches can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether onsite or offsite) for this purpose will be secured through an appropriate legal agreement.
3. A Neighbourhood centre towards the eastern part of the site which has a range of community facilities including library, cafe, retail, co-working space, employment and potential healthcare. A local centre should be provided in the western part of the site offering further community facilities.
4. 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.
5. Two transport mobility hubs located close to/within each of the neighbourhood and local centres. The hubs should include 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.
6. New all-through 2FE (expandable to 3FE) primary and 4FE (expandable to 6FE) secondary school with provision of Early Years and Special Support Centre Provision and associated playing pitches.
7. Potential for Special Education Needs and Disability (SEND) facilities.
8. New onsite terminal pumping station and new offsite wastewater treatment works subject to receiving the necessary permissions and permits. Land to the east of the A23, in the site promoters' control and defined on the Policies Map, is safeguarded for such a use.
9. A layout which prioritises active and sustainable travel connections throughout the site:
 - a) Support delivery of a shared route with Significant Site allocation DPSC1: Land West of Burgess Hill/North of Hurstpierpoint, to Burgess Hill town centre (potential route shown at Appendix 3), and



b) Integrate green travel corridors for cycle and pedestrian access throughout with potential for Reeds Lane to become pedestrian/ cycle priority Quiet Lane.

10. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections and includes enabling the viability of new public transport services.

11. Informed by a Heritage Statement, provide a layout and design which preserves the setting of Grade II Listed Buildings Wellington Cottage, North Pottersfield and South Pottersfield Cottages.

12. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of a surface water drainage scheme to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to create a new wetland area adjacent to the eastern access point designed to ease flooding associated with the low point of the B2118.

13. Integrate and/or enhance the existing PRoWs that cross the site, reflecting their purpose within the overall scheme, and maximise opportunities to improve connections beyond the site, including footpaths 6Al with 4Al and 11Hu and 86Hu.

14. The site lies within the brick clay (Weald) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance.

15. 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.

16. Meet the requirements of other relevant development plan policies.

