



Sayers Common

Masterplan Framework Document

January 2026



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Purpose and Structure of the Document

Purpose of the Document

The Masterplan Framework Document (MFD) has been prepared by Berkeley Latimer to guide future development at Sayers Common.

The role of this document is to provide a holistic vision for the area and coordinate the delivery of a comprehensive and integrated sustainable community at Sayers Common. It responds to the Submission Draft Mid Sussex District Plan (MSDP) and relevant policies within (DPSC GEN and DPSC3 to DPSC7). The MFD also responds to relevant policies in the current development plan (principally the MSDP 2014-2031), the Council's two Position Statements, and the NPPF where relevant.

The MFD document includes specific proposals and an illustrative masterplan for the Land South of Reeds Lane (site DPSC3) and demonstrates how the emerging proposals for sites DPSC4-7 have been incorporated into a comprehensive masterplan framework for the wider area.

This MFD will form a material consideration in the determination of planning applications. Development proposals will be expected to broadly accord with the 'Masterplan Framework' for Sayers Common (as defined within Section 2.2 of the Masterplan Framework Document), identify how they will deliver the necessary infrastructure it identifies, and set out, with justification, where there are departures from the MFD. Development that prejudices the successful delivery of the Masterplan or that does not broadly accord with the MFD will likely be refused (in accordance with either an emerging or adopted District Plan Review, or NPPF provisions seeking sustainable development).

The MFD provides a vision for the whole of Sayers Common and reflects the emerging proposals for sites DPSC4-7. It also provides masterplan proposals specifically for the Berkeley Latimer site (DPSC3- Land to the South of Reeds Lane) which is the largest site at Sayers Common.

Structure of the Document

The MFD sets out the process that has been undertaken to inform the strategic Vision for the planned future development at Sayers Common, which will be used in the consideration of planning applications.

The structure is as follows:

- Part 1: Analysis** - This section summarises the planning context and highlights key local characteristics - including physical and cultural assets, and technical site considerations - which can help define the identity of Sayers Common which future proposals must respond to meaningfully. This section of the MFD also summarises the Liaison Group engagement with Hurstpierpoint & Sayers Common Parish Council (HSCPC), Albourne Parish Council (APC), Twineham Parish Council (TPC), and Mid Sussex District Council (MSDC) - the outcomes of which has further influenced the design process.
- Part 2: Design Response** - This section sets out the overarching vision for Sayers Common - how the themes of Living Wilder, Greener and Healthier have been interpreted and applied through the 'Pillars, Principles and Initiatives'. These aim to articulate the overall vision and inform the concept plan. From this foundation, the Masterplan Framework is developed. This multi-layered framework addresses a range of key aspects, including connectivity, landscape, drainage, land uses, housing mix and character.
- Part 3: Implementation and Delivery** - The development is to be delivered in phases, starting with beneficial community uses and green spaces in each neighbourhood to stimulate an active community from the outset.

The Sites

Five sites are proposed for allocation in the Submission Draft Mid Sussex District Plan. Collectively, they will provide approximately 2,500 high-quality homes, community facilities, shops and services, employment, an all-through school and relocated SEN school, and extensive landscaping and public open spaces including allotments and play areas.

The sites are located to the north, west, and south of Sayers Common and their locations are shown on the plan on the opposite page.

Acronyms

- MFD - Masterplan Framework Document
- MSDC - Mid Sussex District Council
- WSCC - West Sussex County Council
- MSDP - Mid Sussex District Local Plan
- HSCPC - Hurstpierpoint & Sayers Common Parish Council
- APC - Albourne Parish Council
- TPC - Twineham Parish Council
- ASCV - Albourne & Sayers Common: A Shared Vision for a Connected Rural Future
- SDNP - South Downs National Park
- HWNL - High Weald National Landscape
- PRoW - Public Rights of Way
- GHG - Greenhouse Gas



Introduction

Living Wilder, Greener, Healthier

Mid Sussex is a predominantly rural district, and its countryside is a highly valued asset for local communities. Sayers Common itself lies between the **South Downs National Park** and the **High Weald National Landscape**.

It is situated within the **Lost Woods Project of the Downs**, which aims to restore Sussex woodlands to boost biodiversity and revitalise wooded habitats. Across the Lost Woods area, another rewilding initiative called **Weald to Waves** is working to support nature recovery on a landscape scale to benefit both humans and wildlife. In addition, several local rewilding projects have also proved highly successful, including the **Woodland Flora and Fauna Group**, **Knepp Estate rewilding project** and the **Hurst Meadows Heritage Apple Orchard**.

The emerging Mid Sussex District Plan supports protecting and creating green and blue infrastructure for its environmental, social, and economic benefits including:

- Greater **climate resilience**
- Improved **health and wellbeing** through access to nature and green spaces
- More opportunities for **active travel**
- Enhanced **biodiversity and nature recovery**

The growth of Sayers Common offers a chance to support the objectives of these projects and create something wonderfully wild at the heart of the Low Weald.



Introduction

Vision Statement

Our vision is to create a connected and sustainable community where Albourne, Sayers Common, and the new neighbourhoods grow together through thoughtful masterplanning, shared infrastructure, and a strong sense of place, while safeguarding the quality of life, environment, and rural identity of existing residents.

At Sayers Common, **living greener** will help achieve net zero carbon goals and support local wildlife, with new **woodland**, landscaped **surface water attenuation features**, and enhanced **wildlife corridors** enriching biodiversity and aiding carbon sequestration. This approach will enable **healthier**, more **connected lives**, where living locally and actively becomes a blueprint for improved **wellbeing**, thriving **communities**, vibrant local **businesses**, and a more sustainable **future**.



Part 1: Analysis

1.1 Planning Policy Context

1.2 The Context Characteristics

1.3 The Site Characteristics

1.4 Understanding the Place – Place Assets

1.5 Community and Stakeholder Engagement



1.1 Planning Policy Context

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

The NPPF (December 2024) is a material consideration in the determination of planning applications. Planning applications should be determined in accordance with the development plan unless material considerations, including the policies within the NPPF, indicate otherwise.

The NPPF defines the planning system’s purpose as contributing to the achievement of sustainable development (Paragraph 7). Planning decisions should play an “active role” in guiding development towards sustainable solutions taking account of local circumstances to reflect their needs (Paragraph 9). In this context, the NPPF includes a ‘presumption in favour of sustainable development’ (Paragraph 11). For plan-making, this means promoting a sustainable pattern of growth that aligns growth and infrastructure. For decision-taking, it means:

- Approving development proposals that accord with the development plan without delay; and
- Where there are no relevant policies or policies are out-of-date, permission should be granted subject to:
 - » Whether policies protecting areas or assets of particular importance within the NPPF provide a strong reason for refusing development; or
 - » Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits having regard to, among other considerations, directing development to sustainable locations and securing well-designed places.

Finally, the NPPF also supports the use of masterplans as a tool to support sustainable development, noting they can help ensure larger scale developments deliver a variety of well-designed homes (Paragraph 77c) and facilitate the efficient use of land while also creating beautiful places (Paragraph 130).

Emerging NPPF (December 2025)

Government is consulting on a new draft NPPF, which will set out policies on plan-making as well as national decision-making policies. Once finalised it will similarly become a material consideration in the determination of planning applications, in the same way as the existing NPPF.

This emerging NPPF sets out policies with an objective to meet development needs through sustainable patterns of development. It includes a revised ‘presumption in favour of sustainable development’ (draft Policy S3) requiring development proposals are approved where they accord with an up-to-date local plan, and setting criteria for when development should be approved outside of existing settlements (draft Policy S5).

It also sets out that development plans should identify suitable locations for large scale development, such as new settlements or significant extension to existing settlements (draft Policy HO4). It indicates that such developments should have clear expectations set for them as to the quality of places to be created, including through the use of design tools such as masterplans.



Relevant planning documents

1.1 Planning Policy Context

Local Policy and Guidance

Current Development Plan
Key documents that make up the development plan for Mid Sussex includes:

- MSDP 2014-2031 (adopted 2018);
- Site Allocations Development Plan Document (adopted 2022); and
- Various neighbourhood plans, including the ‘Hurstpierpoint and Sayers Common Neighbourhood Plan’ made in 2015.

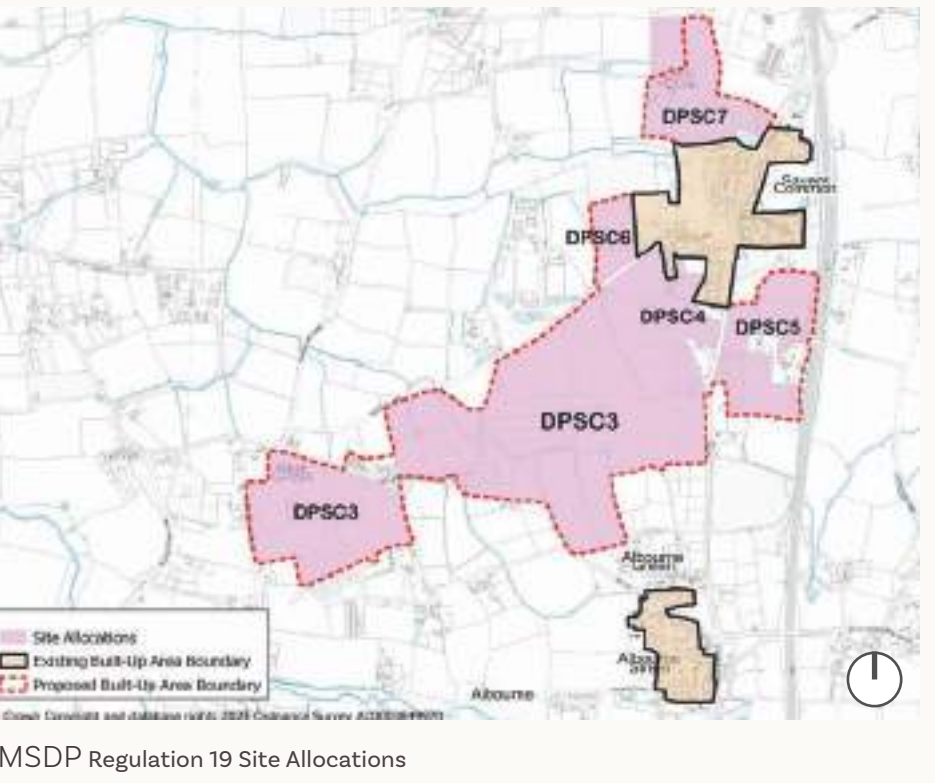
The MSDP is now more than five-years old and some of its policies are out-of-date. Notwithstanding, it still forms part of the development plan –which applications should be determined in accordance with – and it includes a range of policies to which due weight can be given according to their consistency with the NPPF.

New District Plan
The Council has prepared a District Plan Review that is currently at examination. If adopted, it would replace the current District Plan 2014-2031. It sets out the Council’s proposed strategy for growth over its new plan-period. As an emerging plan, it is a material consideration and both its policies and underlying evidence base can and should be taken into account in the determination of planning applications.

As part of the plan’s strategy, the plan proposes the allocation of three ‘Significant Sites’. This includes DPSC3 ‘Land to the South of Reeds Lane, Sayers Common’. In addition to the allocation of DPSC3, a further four ‘Sustainable Communities – Housing Sites’ are proposed for allocation as part of the wider development of Sayers Common. Together, these five allocations are intended to deliver circa 2,500 homes alongside supporting infrastructure, a new community centre, employment uses, and open space. Draft Policies DPSC3 to DPSC7 set out the policy requirements

for five individual allocations with the emerging plan setting out a clear expectation that the site promoters work together and deliver both the services and facilities on-site to support sustainable growth at Sayers Common.

Importantly, Draft Policy DPSC GEN (Significant Site Requirements) also requires that the proposed ‘Significant Sites’ in the plan – including ‘Land South of Reeds Lane’ (DPSC3) at Sayers Common – are progressed in accordance with a Masterplan (including elements such as an Infrastructure Delivery Strategy and Phasing Plan). This Masterplan must be informed by community engagement and submitted to the Council for approval. Draft Policy DPSC GEN also sets out a range of other policy criteria which the Masterplan will need to help embed and future planning applications will need to crystallise. This includes the need to consider how to successfully integrate the proposed Significant Site development with the exiting settlement and other site allocations at Sayers Common.



Mid Sussex Position Statements
The Council approved two ‘Position Statements’ in December 2025 These are:

- 1. Delivering Sustainable Development in Mid Sussex** – this sets out a local framework to guide decision-taking relying on the NPPF, the current development plan, and the emerging District Plan Review’s supporting evidence base
- 2. Infrastructure** – defines the expected contributions from development and relevant thresholds.

These statements have been prepared by the Council to help guide development in the period ahead of the emerging MSDP Review being adopted (noting the weight that can be attributed to it) and to cover a situation whereby the emerging plan was unable to be adopted. If the latter situation came to pass, there would be an absence of either emerging or adopted planning policies that could implement a new plan-led solution to meet the district’s development needs in a sustainable way. These position statements therefore define the Council’s approach to determining planning applications and are a ‘material consideration’ regardless of the District Plan Review’s progression.

In respect of Sayers Common, Position Statement 1 sets out the Council’s support for the development of a ‘Sustainable Community’ in this location. It also requires the individual site allocations that form the Sayers Common sustainable community need to be delivered in accordance with a Masterplan, with the various site promoters at Sayers Common collaborating to deliver a “cohesive, integrated and master-planned development”.

1.2 The Context Characteristics

Strategic site location

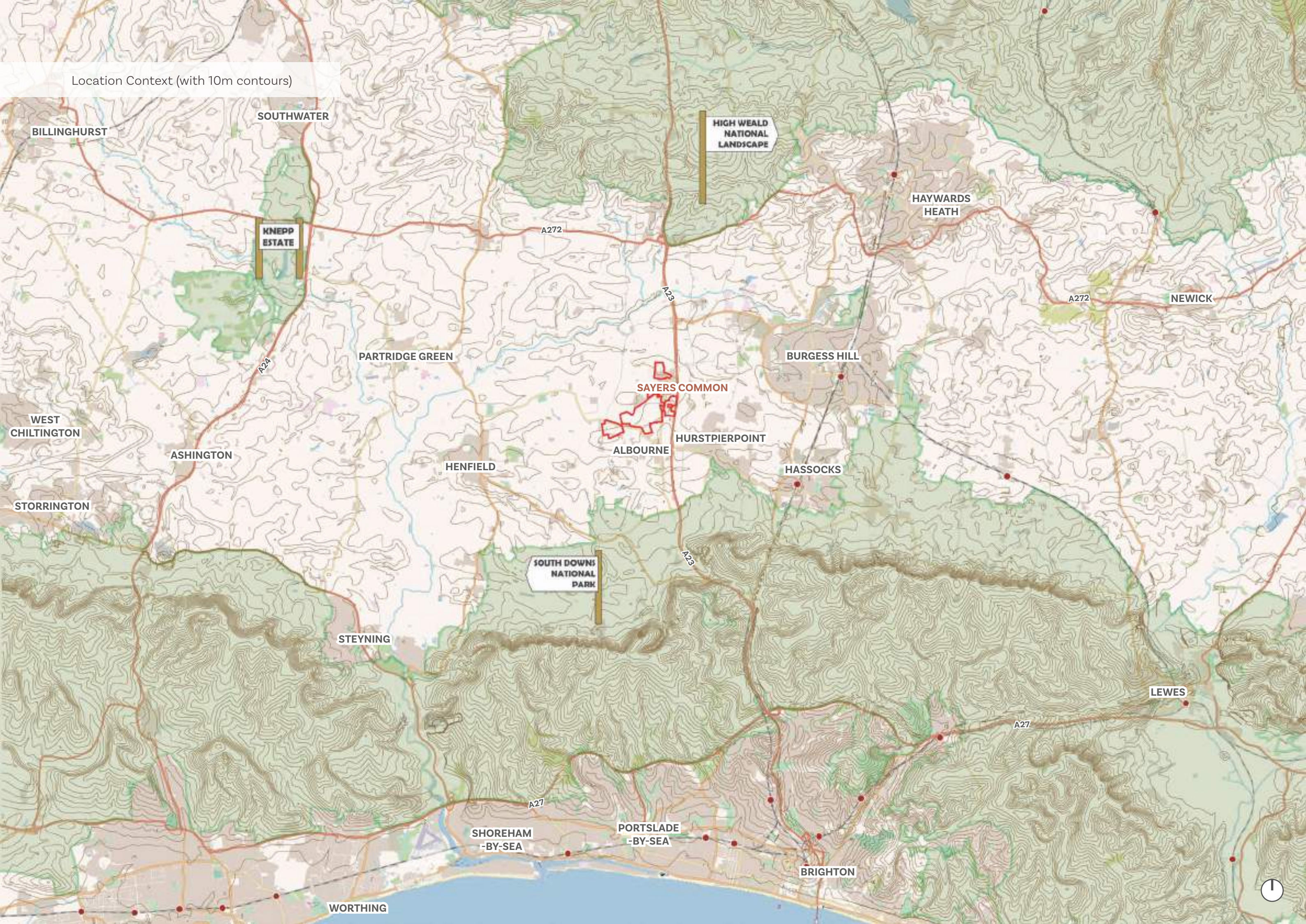
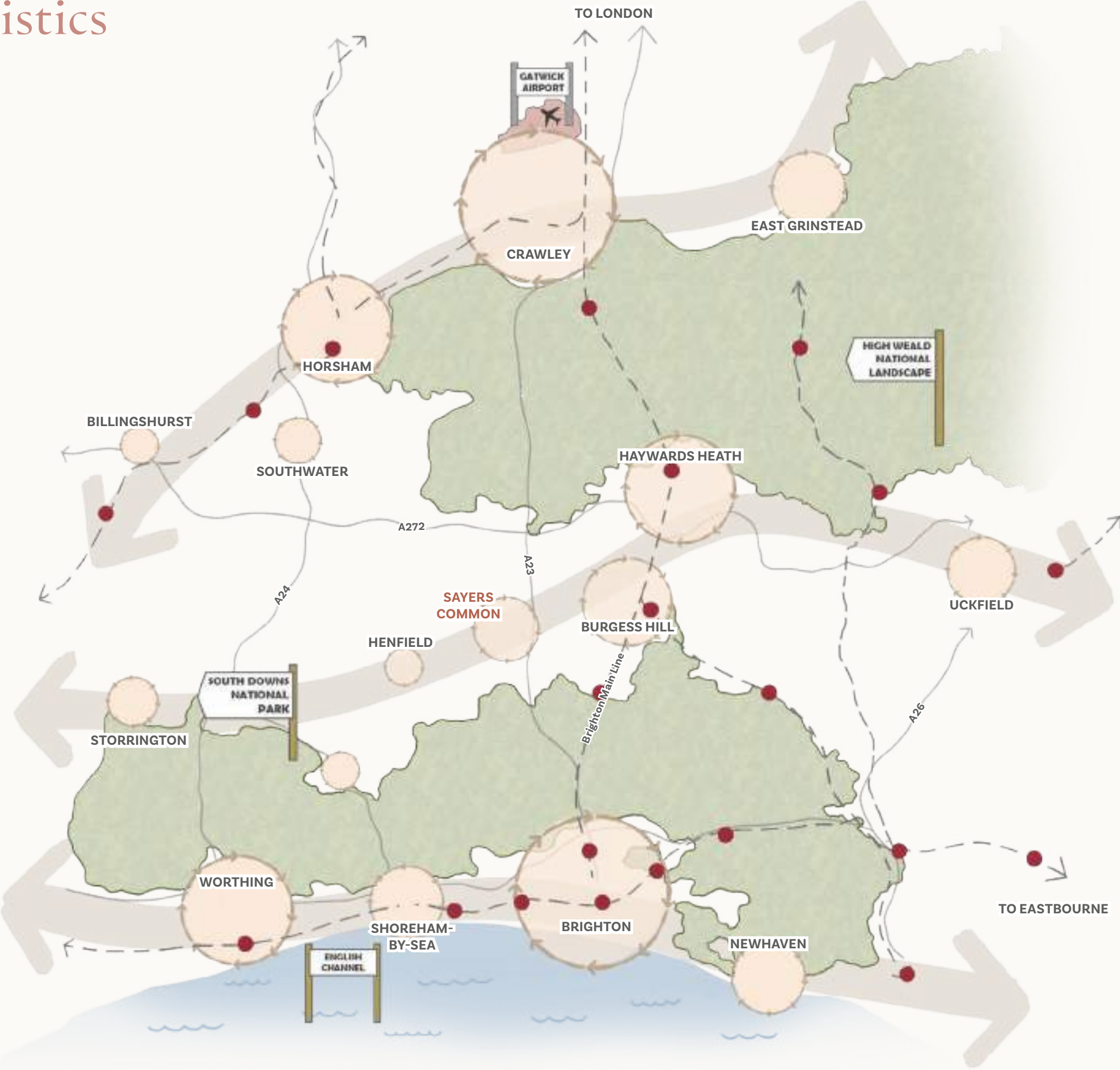
Mid Sussex is a predominantly rural district, and its countryside is a highly valued asset for local communities. Sayers Common lies on a strategic route connecting Brighton with Gatwick and London, making it ideally positioned for access to the countryside while maintaining strong links to larger towns and cities.

Sayers Common is located approximately 4km west of Burgess Hill, 14km north of Brighton, and 22km south of Gatwick Airport. It is situated between the South Downs National Park (SDNP) and the High Weald National Landscape (HWNL).

Linear corridors of settlements are strung between these two protected landscape areas, with Sayers Common located strategically in the middle.

Sayers Common gains direct access onto the A23 and M23 which connects Brighton to London. The nearby train station at Burgess Hill offers additional, sustainable forms of national travel.

Sayers Common therefore benefits from being located strategically outside of the SDNP and HWNL, whilst being situated along national movement corridors and close to Brighton and Gatwick Airport.



1.2 The Context Characteristics

Strategic landscape context

Sayers Common is located within LW10 Eastern Low Weald landscape character area, comprising a lowland mixed pastoral and arable landscape, with a strong hedgerow pattern.

These landscapes lie over gently undulating low ridges and clay vales, drained by the upper Adur streams. Guidelines for this character area state that new development must be well-integrated within the landscape. This should be achieved through conserving, strengthening and managing existing landscape assets, retaining the historic pattern of the agricultural landscape including irregular patterns of smaller fields, preserving rural ‘droveway’ lanes and protecting visual impact from the surrounding area and SDNP.

Isolated parts of Ancient Woodland and single Ancient/Veteran trees can be seen across Mid Sussex, as well as scattered and disconnected ancient woodland and trees through Sayers Common. The ‘Lost Woods’ project, in partnership with Sussex Wildlife Trust and The Woodland Trust, promotes several key drivers for this area. This includes new woodland and hedgerow planting for new developments, highlighting the importance of reconnecting, reviving and restoring ancient woodland.

The West Sussex Local Nature Recovery Network (LNRN) highlights Areas that could become of Importance for Biodiversity (ACIB), and the potential connections that could be made across the district, by strengthening the wetland corridors along the streams that flow west towards the River Adur, also plugging south into the SDNP and further north to the HWNL.



Existing mature trees on site



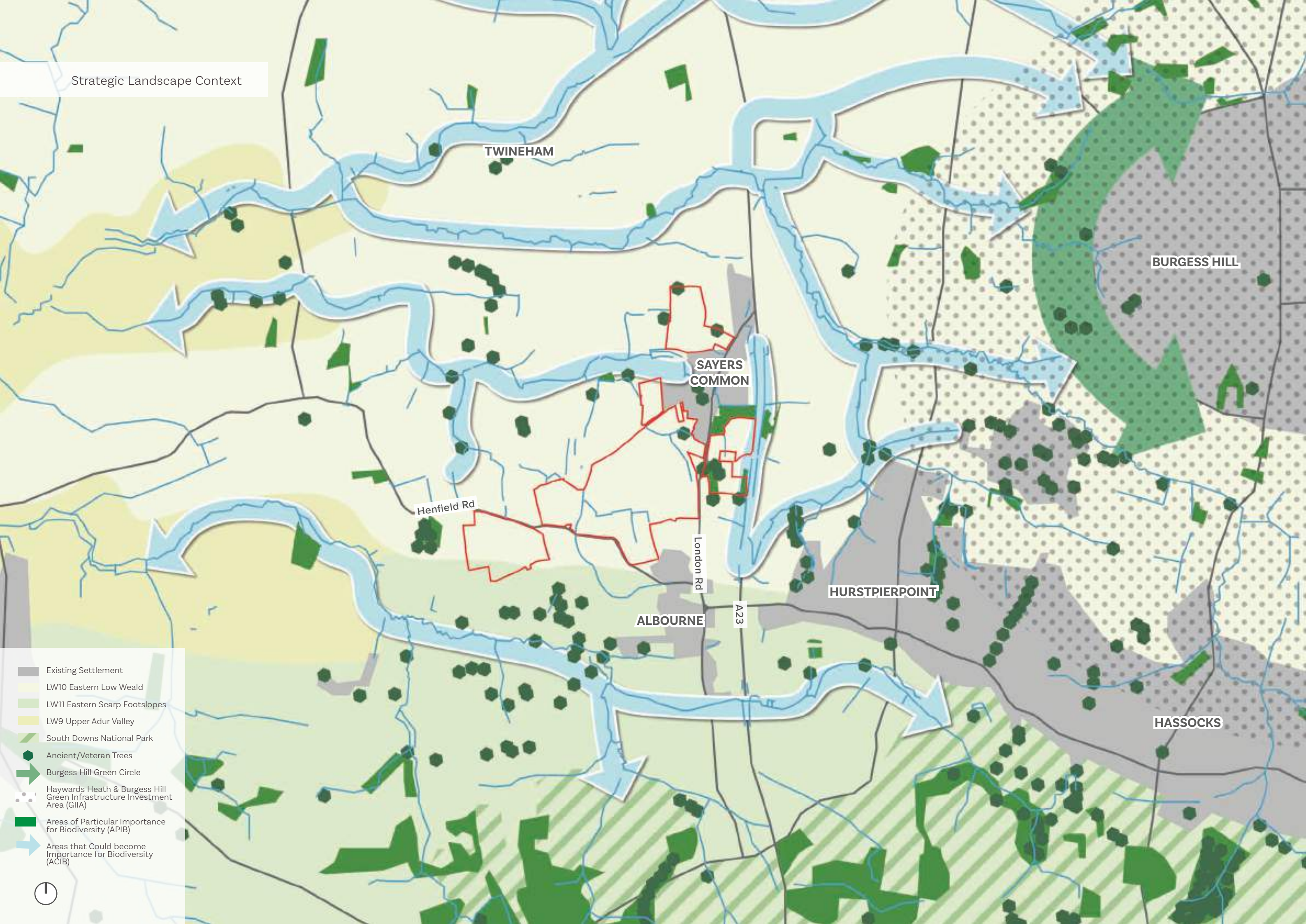
Chailey Common Local Nature Reserve



River Adur Valley at Shoreham



Wisborough Green



1.3 Local Settlement Patterns

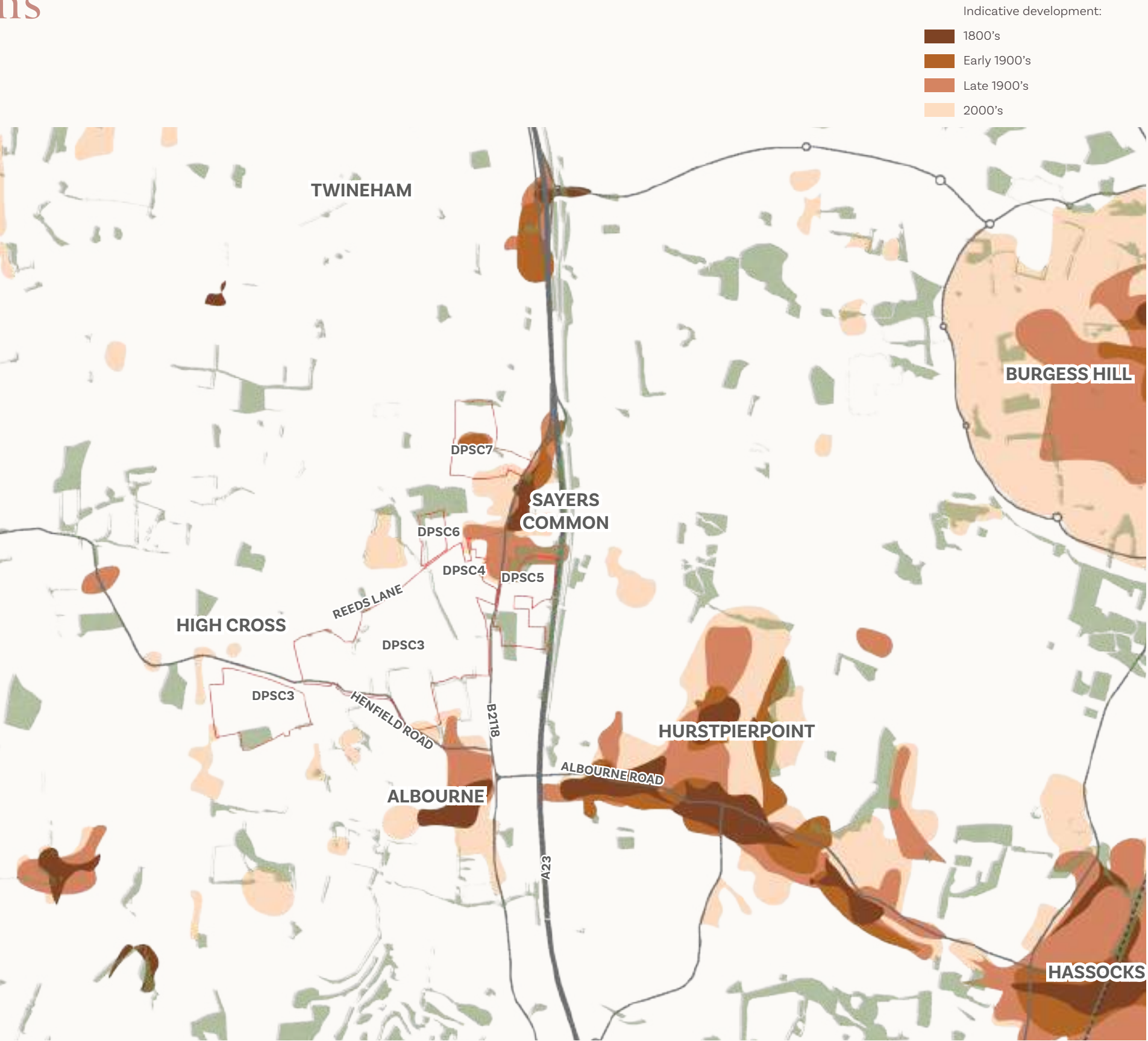
Heritage and Growth

Hurstpierpoint forms one of the oldest settlements in the local area, evident by its many buildings and architectural details of medieval, Norman, and Georgian origin. However, it wasn't until the arrival of the railway in 1841 that Sayers Common, Albourne and Hassocks began to grow. During this time, agriculture formed the primary source of employment in the area.

After World War 1, the mass production of automobiles revolutionised transportation, enabling people to reside further away from the station thereby causing the expansion of settlements across West Sussex.

The early alignment of the A23 between London and Brighton was established in the 1700's. This route was formalised and upgraded in the early 19th century, but was later realigned as a bypass around the east of Sayers Common. The old route through the village is now named the B2118, connecting to Albourne. Diverting the traffic out of the village in the late 19th century increased the desirability of Sayers Common, resulting in further development growth.

For each settlement, the landscape and historic road networks have shaped their structure today, thereby resulting in a set of varied characters. These have been summarised individually on the next page.



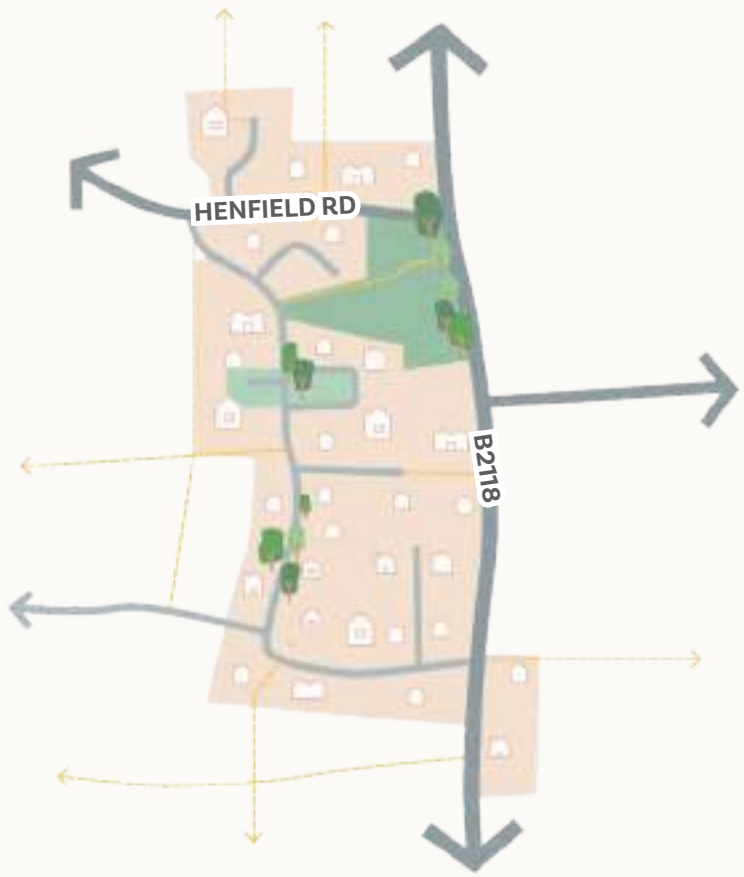
1.3 Local Settlement Patterns

Village Composition



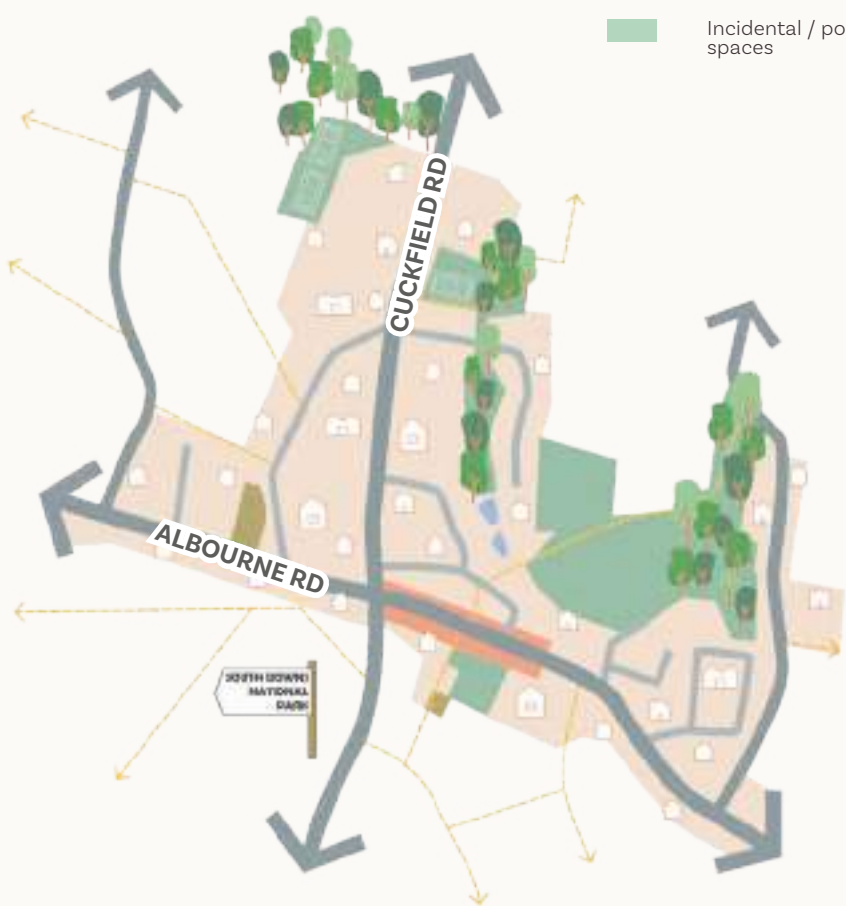
Sayers Common: Woodland necklace

- Today, the village is cocooned by mature weald woodland
- Clusters of homes are served by a series of cul-de-sacs stemming from the B2118, with few walking or cycling links between
- The central play area and recreation ground are divided by Reeds Lane. Berrylands Playing Fields and the allotments are located behind homes to the east of the village
- Green crescents surrounded by homes offer opportunities for landscaping and socialising



Albourne: Permeable block

- Homes are predominantly located within or around a large permeable block
- PRoW provide active travel movement in all directions from the village into the wider countryside
- Two central green crescents offer opportunities for landscaping and socialising. The surrounding properties are accessed from small tertiary streets or private drives



Hurstpierpoint: Connected crossroads

- Woodlands and recreation grounds edge the northern side of the village, meanwhile, the open countryside and SDNP is located directly to the south
- The High Street stems from the crossroads of two strategic routes. It comprises a narrow carriageway with footpaths and multiple traffic calming measures
- Homes are arranged along a series of well-connected secondary streets and PRoW's

Characteristics Key

- Primary streets
- Secondary streets
- PRoW and informal footpaths
- Built form
- High Street
- Allotments
- Recreation Grounds
- Incidental / pocket green spaces

1.3 Local Settlement Patterns

Local Character

While Albourne and Hurstpierpoint grew gradually over many centuries, Sayers Common is a relatively new village which has experienced more piecemeal development over the past few decades.

The material palette, building form, and boundary treatments all contribute to the character of the local area. Both new and historic buildings across Sayers Common, Albourne, and Hurstpierpoint are harmonised through the common use of red brick cladding or cream render often accented with clay tile hanging or weatherboarding on the upper floors. Meanwhile, building typologies vary from terraced homes and apartments above shops sat directly upon the pavement, to large detached plots sat behind walled front gardens.

These characters should be reflected across the proposals to ensure the development remains distinctive and reflective of the local area.



'Sayers Meadow' development at Sayers Common



Intimate village street at Albourne



Homes overlooking a green crescent at Albourne



Homes overlooking a green crescent at Sayers Common



Characterful homes at Albourne



'The Woodlands' development at Sayers Common



Characterful homes at Hurstpierpoint

1.3 Local Settlement Patterns



Local material palette



1.3 Local Settlement Patterns

Hurstpierpoint Character

The growth of Hurstpierpoint over many centuries has resulted in a wide variety of architectural styles. The material, size, roof, frontage, and parking arrangements all contribute to a varied streetscape, making Hurstpierpoint a vibrant local settlement which the new homes at Sayers Common can be inspired by.



2.5 storey terraced house with cream render and bay windows



Detached home with cream render and bay windows



Semi-detached home with a mix of red brick, cream render, and timber cladding features. Front and side gable roofs create an interesting facade.



Detached house with a mix of red brick and timber cladding

1.3 Local Settlement Patterns



Intimate village streets at Hurstpierpoint showing a range of elevations

1.4 Understanding the Place

Local Movement

An extensive network of PRoWs connect Sayers Common and Albourne into the wider environs, contributing to its rural character. A bridleway through DPSC5 provides a connection across the A23 onto Langton Lane which can be used by pedestrians and cyclists to travel towards Hurstpierpoint and Burgess Hill.

The closest bus stops to the development sites are located on the B2118 and are served by the 100 bus route (providing a connection between Horsham and Burgess Hill) and the 273 (between Crawley and Brighton via Hurstpierpoint).

The existing walking, cycling, bus, and rail routes enable a variety of destinations to be reached quickly and sustainably from Sayers Common, for example:

- **SDNP:** 10-minute bus or bike
- **Hurstpierpoint High Street:** 10-15 minute bus or 10 minutes bike
- **Hassocks train station:** 25-30-minute bus or 20 minute bike
- **Burgess Hill town centre:** 20 minute bus or 25-minute bike
- **Project Newton:** 7-8-minute bus and 13-minute bike
- **Victoria Business Park:** 13-minute bus or 15-20-minute bike
- **Brighton and Crawley:** 50-minute bus



PRoW signage



PRoW entrance into DPSC3



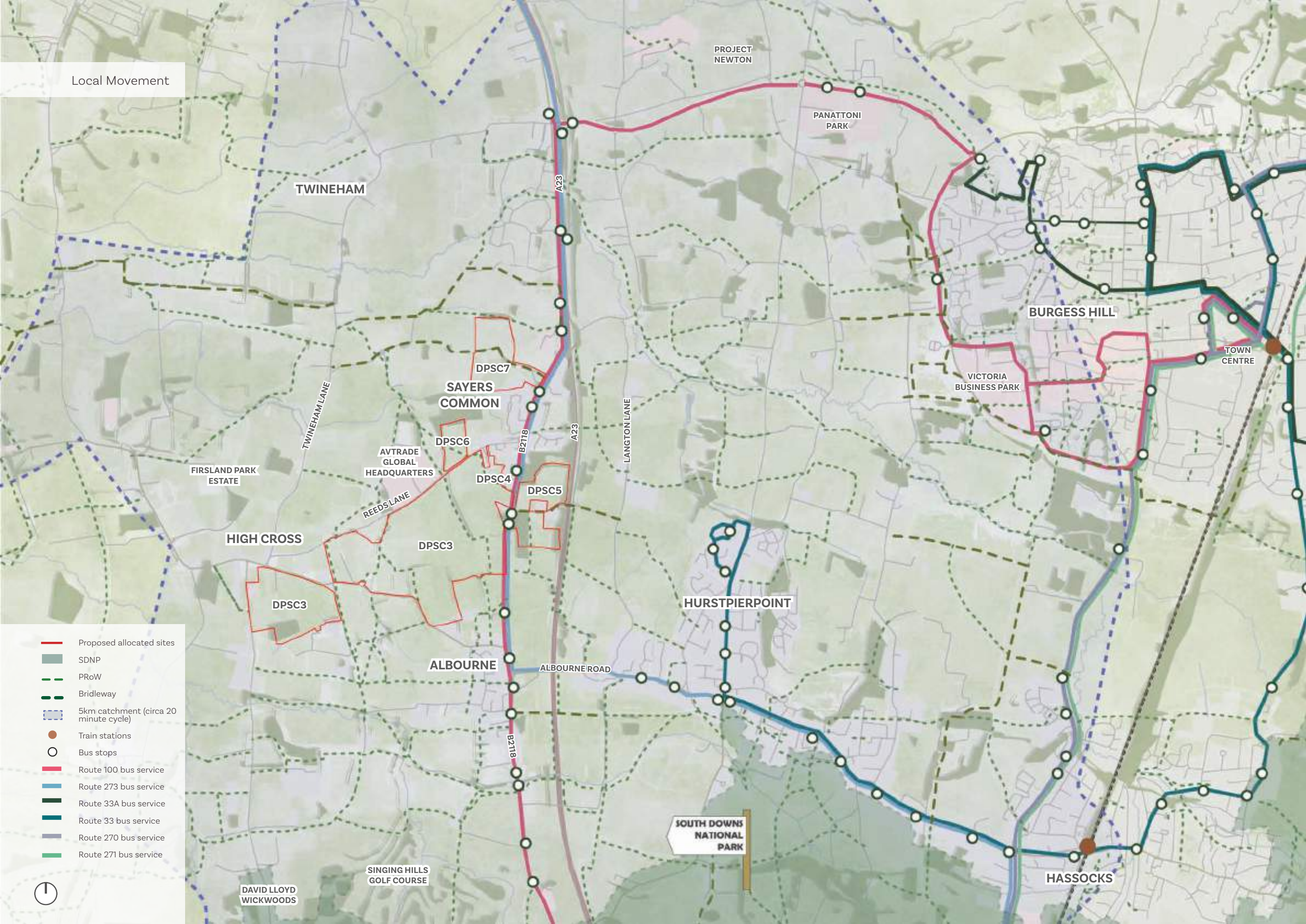
Footways along the B2118 in Sayers Common



PRoW crossing over a stream



Bus through Sayers Common



1.4 Understanding the Place

Local Services and Facilities

Sayers Common and Albourne are home to a range of local services and facilities including a village hall, community shop, public house, playing fields, care home, a primary school, and a secondary school for pupils with Special Educational Needs (located in DPSC7).

Additional facilities can be found in the nearby town of Hurstpierpoint where a variety of independant shops can be found on the High Street, in addition to essential services such as doctors, dentists, and a post office.

The wider area is also home to more unique experiences such as the vineyard at Albourne Estate and Sussex Prairies Wild Garden.

There are local centres of employment within walking distance of Sayers Common and Albourne, such as the High Cross business estate (located within DPSC3, providing an opportunity for future employment growth), Valley Farm Business Park, and Albourne Court. Larger employment centres are located in and around Burgess Hill such as the Victoria Business Park



Sayers Common Village Hall and Community Shop



Sayers Common recreation ground



Business Park on Reeds Lane



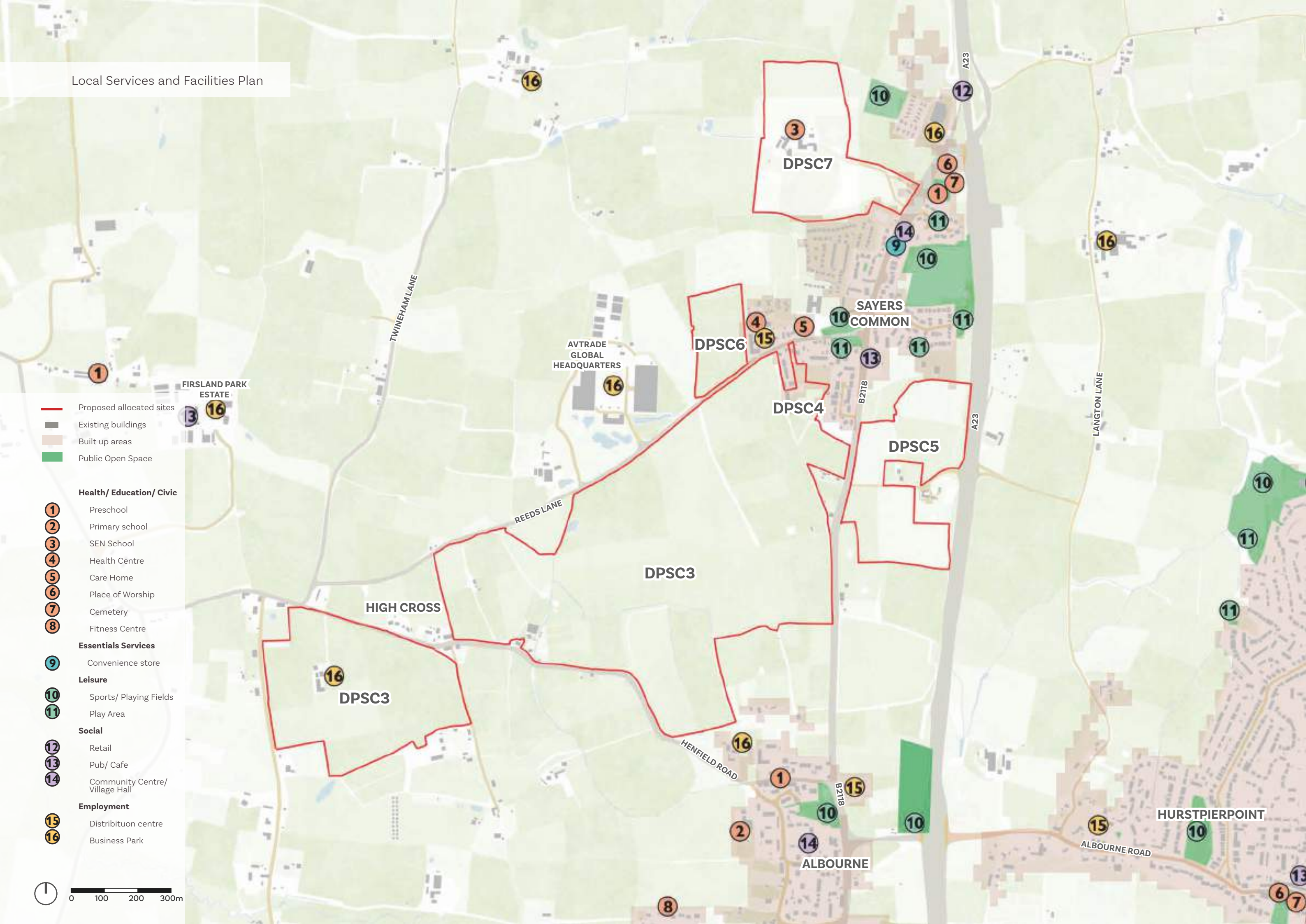
Gateway into Sayers Common from Reeds Lane



Albourne Recreation Ground



Hurstpierpoint High Street



1.4 Understanding the Place

Physical Assets

The physical, cultural and economic assets of a place can help define its character. These assets have shaped the over-arching vision for the MDF, and are captured across the following pages.

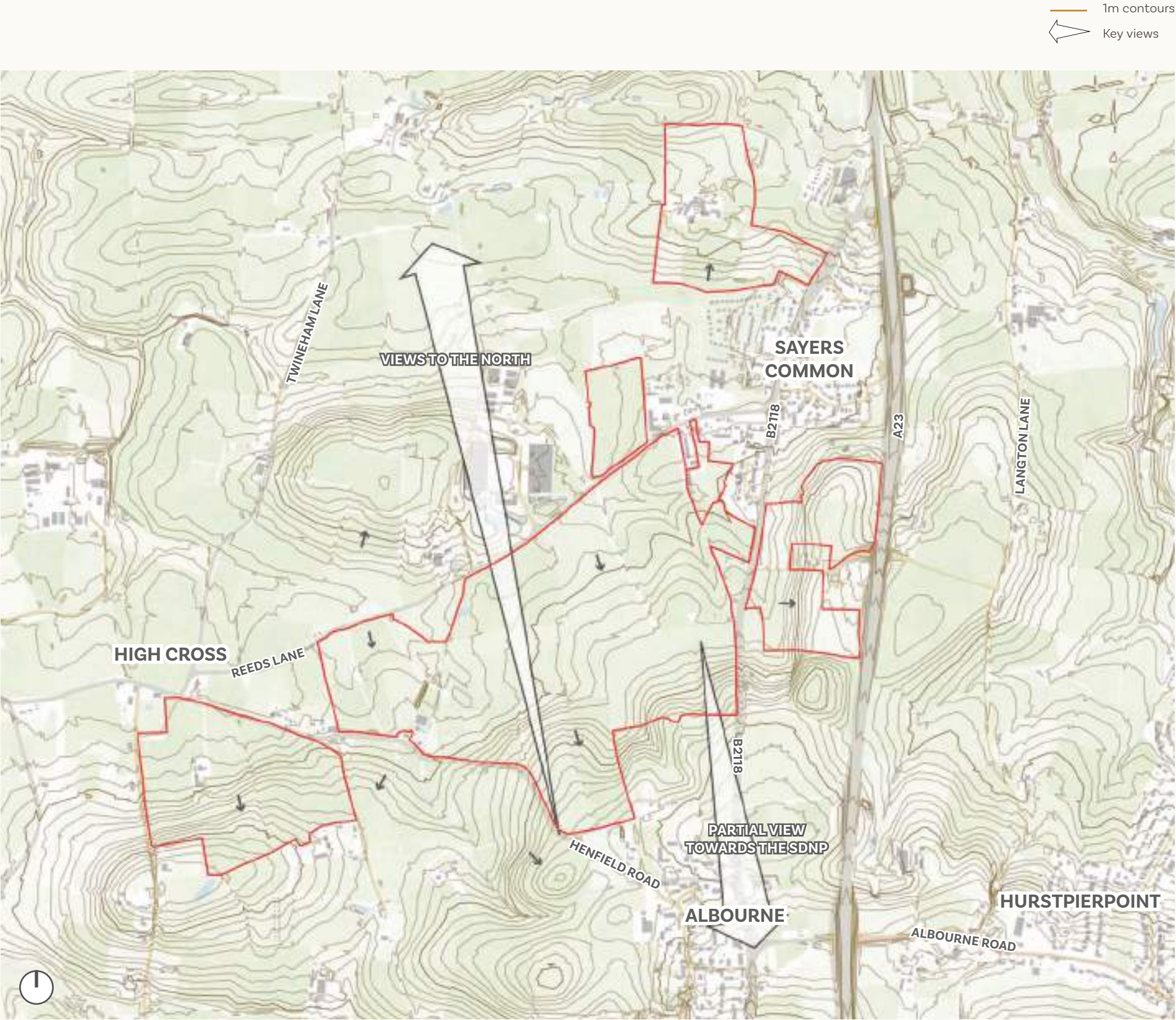
1. Distinctive views

Sayers Common is located within a low plain, rising in both the north and south towards the HWNL and SDNP. Site parcels DPSC3 gently incline up to Henfield Road, offering views across the site.

These views contribute to the sites identity and sense of place. Therefore, they should be captured within proposals by reducing building height in specific areas; limiting the extent of development, and/or creating green view corridors which retain the existing open character. Marker buildings should also be used to frame key views.



Views from Henfield Road
Views from the PRoW looking towards the SDNP



Physical Asset - Distinctive Views

1.4 Understanding the Place

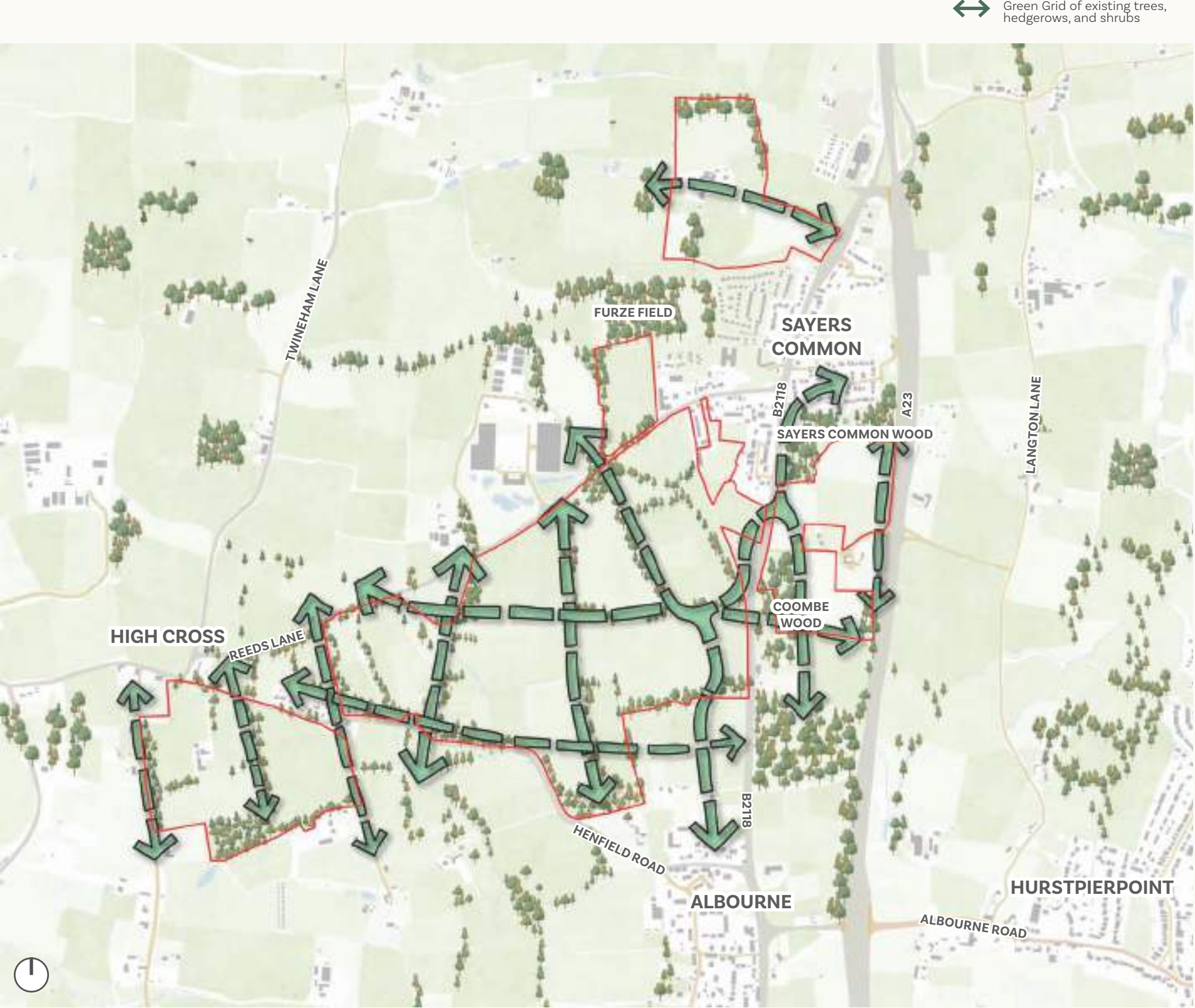
2. Trees and Hedgerows

A strategic network of mature trees, hedgerows, and shrubs creates a green grid across the sites, providing foraging and movement corridors for wildlife which plugs into the wider environs.

Proposals should retain and enhance this green grid with removal only where required for active travel, drainage, and vehicular access. An additional, urban green grid should be created within larger development parcels by establishing landscaped verges, raingardens, and/or tree clusters to ensure that wildlife is not constrained to the existing vegetation network.



Mature tree and hedgerows which define field boundaries



Physical Asset - Trees and Hedgerows

1.4 Understanding the Place

3. Watercourses

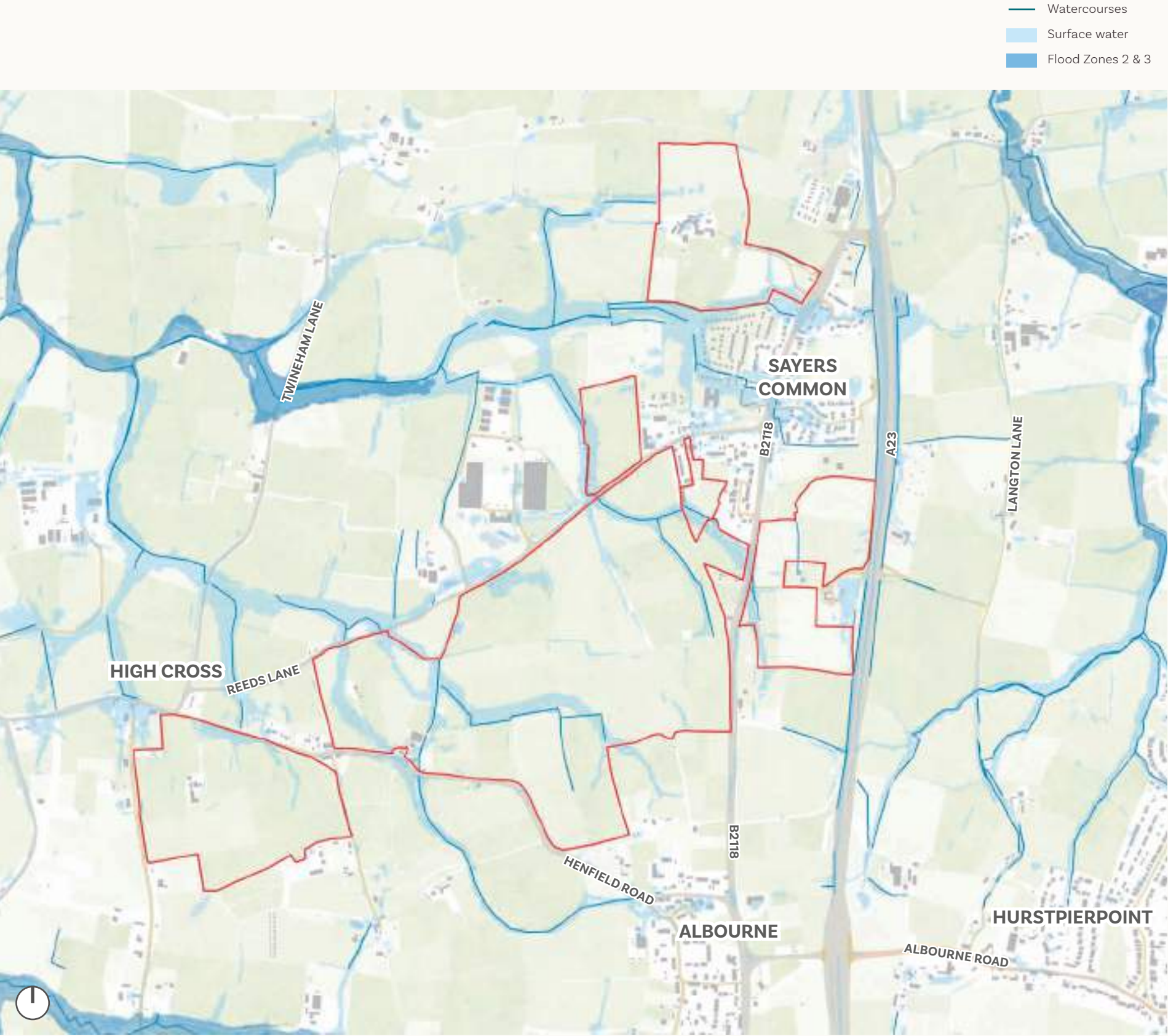
Sayers Common lies within the upper reaches of the River Adur catchment, and is wholly within Flood Zone 1 (Low Probability of Flooding). There is a network of ordinary watercourses and land drains through the site and while the land is also shown to be predominantly at ‘very low’ risk from surface water flooding, there are corridors of higher risk associated with these watercourses.

There is a history of surface water flooding along the local highway network and reports of blocked culverts, with recent improvement works carried out by West Sussex County Council as the Lead Local Flood Authority. Southern Water are currently improving the foul sewer network.

Typically for the Weald, much of the site is underlain by heavy Weald clay and a surface water management strategy will likely incorporate attenuation through a series of swales and basins before discharge to the existing watercourse network.



Watercourses and ponds across the local area



Physical Asset - Watercourses

1.4 Understanding the Place

4. Active Travel

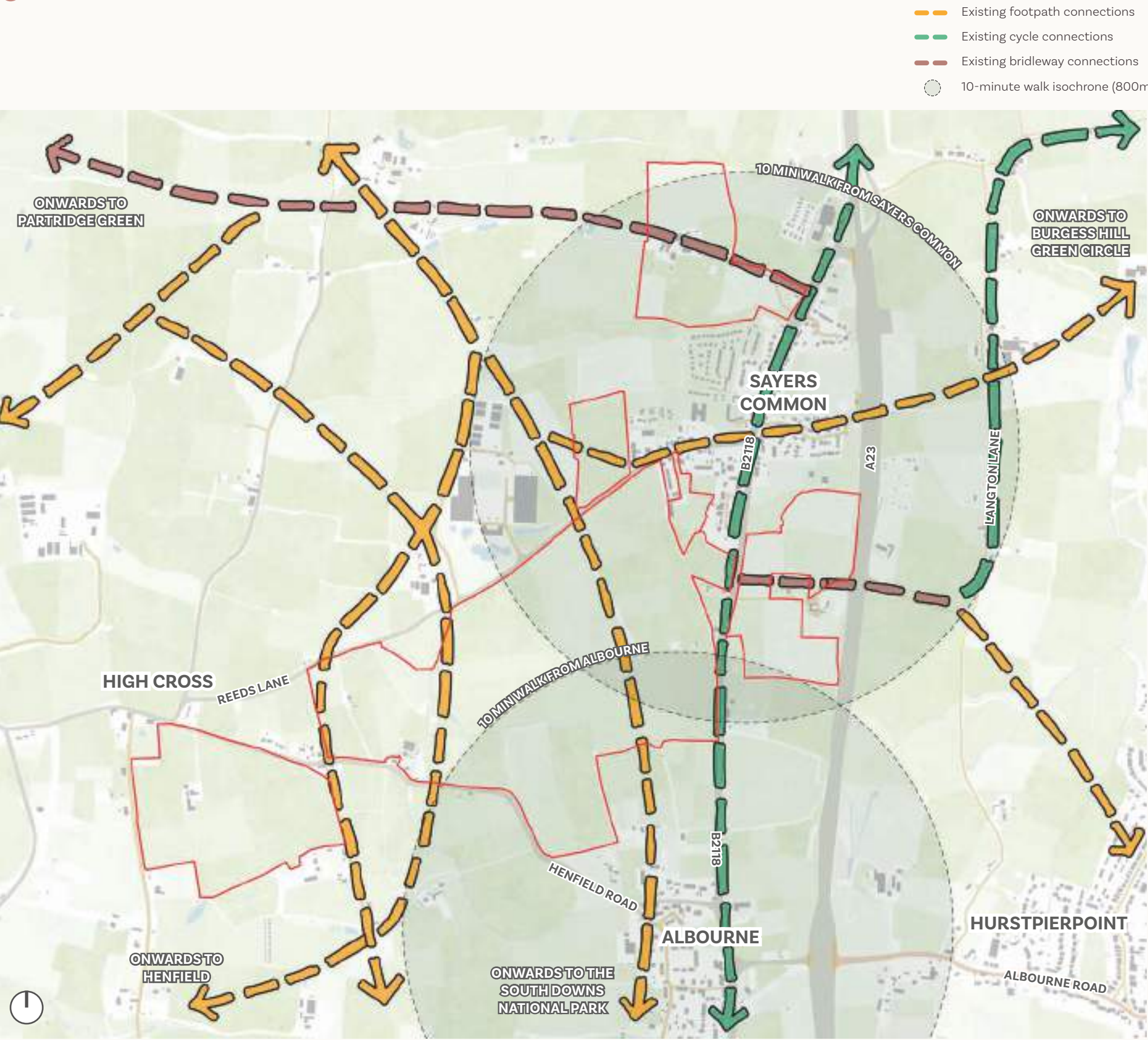
The existing Public Rights of Way (PRoW) offer leisure walking routes in all directions around Sayers Common including to Hurstpierpoint (circa 30 minutes east) and the SDNP (less than an hours walk south).

Some PRoW's terminate at busy vehicular roads, and proposals should therefore offer safe and attractive footpaths and cyclepaths within the sites to better connect these existing routes away from busy traffic on Henfield Road, Reeds Lane, and London Road. New crossing points should also be provided along these existing roads.

In support of this principle, the MSDLP requires proposals to enhance connectivity between all site allocations, the existing villages, and wider network facilitating the enhancement or delivery of additional bus, cycle and pedestrian routes through s106 contributions, including a link to Burgess Hill. For more information on this cycle link, refer to page 64.



PRoWs across the local area



Physical Asset - Active Travel

1.4 Understanding the Place

Cultural Assets

In addition to the physical assets, there are a variety of cultural assets which can be observed across the area, both historically and in the present day. Both the physical and cultural assets together have helped understand the character and essence of Sayers Common and the wider area.



Wild berries and nuts found across the site

Foraging and farming

- Sayers Common likely refers to the “common” land which was used for grazing. This was a shared resource among local farmers and residents.
- The area’s history is deeply rooted in farming livestock and growing crops such as wheat for flour.
- Allotment gardens were extremely popular in the 1800’s.
- Wild fruit bushes and nut trees are scattered across the landscape, providing fresh food for wildlife and people.



Agricultural landmark on Reeds Farm



Winding, rural character of Reeds Lane

Rural character

- Mature trees, winding lanes, and agricultural landmarks (such as Reeds Farm) create a rural, green character which makes Sayers Common such a desirable place to live



1.4 Understanding the Place

Country, City, Coast

- Residents can enjoy the peace and tranquility of the countryside and nearby SDNP, whilst only being a short train or bus ride away from Brighton and the coast.
- Gatwick Airport can be reached in 40 minutes from Hassock station, and London within an hour.



Sign posts in Albourne

Commons and Greens

- Historically across the Low Weald, Commons were used for grazing livestock and gathering wood. Today, many of the remaining Commons serve the community as natural and semi-natural spaces for wildlife and recreation.
- Villages in the Low Weald often feature village greens as a central open space. The Village Green forms a central hub for village life, amenity and community activity.



Hassocks train station



Sayers Common village green



‘Monday Group’ - public footpath stile on Reeds Lane

Moving by foot and wheel

- English inventor and “father of the bicycle industry”, James Starley (1830–1881), was born in Albourne.
- Today, ‘Hassocks Community Cycle Hire’ is a community enterprise led by volunteers with the aim of promoting cycling and environmental tourism in the Hassocks, Sussex, Brighton and South Downs area.
- Dozens of cycling and walking trails connect Albourne, Hurstpierpoint, and Hassocks into the SDNP.
- Founded in 1961, ‘The Monday Group is a Registered Charity whose volunteer workers build and maintain wooden structures on PRoW’s in Sussex, as well as working to keep them clear of overgrowth.



Public footpaths signs



1.4 Understanding the Place

Enclosure to Exposure

- The area comprises many mature, large trees which creates a sense of enclosure.
- Footpaths wind through enclosed tree belts and hedgrows, which then open onto expansive fields with wide-ranging views.



Enclosed public footpaths which open onto expansive fields



Equestrian photos from the site

Equestrian pursuits

- Numerous blacksmiths were located in Sayers Common and Hurstpierpoint across the 19th century.
- Today, there are many equestrian centres across the area including Albourne Equestrian Centre on Henfield Road, and Hickstead International Showground which is located just north of Sayers Common.

Characterised by the landscape

- The area is characterised by Weald clay, and in the 19th century numerous brick kilns in the area produced brick and clay tiles to support the rapid growth of housing. These materials are still commonly used today.



Red brick and clay tile homes in Sayers Common



Red brick homes in Sayers Common

1.4 Understanding the Place



Sayers Common 'Duke of York' public house



Hurstpierpoint High Street

Proudly local and independent

- Sayers Common and Hurstpierpoint are home to many local, independent businesses. The units are generally small and varied, with few larger commercial stores.
- Sayers Common Community Shop and Café is owned and run by volunteers for the benefit of local residents.

Active community

- Community notice boards help residents stay up-to-date with local events and activities to participate in.
- 'Sayers Common Village Association' was created by local volunteers to collect the views of the residents and communicate them to the appropriate organisations.



Community notice boards



Sayers Common Village Hall and Shop



Health and wellbeing facilities and societies



Health, wellbeing, and inclusivity

- Across the area, there are numerous facilities and community activities which support health and wellbeing.
- 'Dementia friendly Mid Sussex' is a project which strives to create dementia friendly communities. This includes the 'Haywards Heath Dementia Action Alliance'.
- LVS Hassocks in Sayers Common is a Special Educational Needs School specifically for pupils with autism.
- The Community Engagement Committee at the Parish Council grants money to relevant local charities or to projects directly to support the health and wellbeing of local residents.

1.5 The Site Characteristics - Land to the South of Reeds Lane (DPSC3)

Existing Site Uses

The majority of the land within the site is in agricultural use or is grassland. There are a number of other existing uses of note on the sites.

The western parcel of DPSC3 is home to the High Cross light-industrial estate where a number of businesses reside. This estate is to be retained. The Albourne Equestrian Centre is also located partly within DPSC3, and is comprised of a cluster of barns and paddocks.

Topography

Site DPSC3 is comprised by a landscape of gently undulating low ridges and clay vales. It is located in the Shallow Valley created by the River Adur, between the higher ground of the SDNP to the south and the HWNL to the north. The central and northern parts of the site are low lying at +15m/+20m AOD, rising in the south to +30/+40m AOD.



Existing buildings at the Albourne Equestrian Centre on site DPSC3



High Cross light-industrial estate in the west of DPSC3



Albourne Equestrian Centre in site DPSC3

Landscape

Site DPSC3 is located within a settled Low Weald landscape, adjacent to existing built development in Sayers Common and Albourne, including residential areas and commercial/industrial premises north of Reeds Lane. The site lies 1.9 km from the SDNP at its nearest point but is visually separated by intervening landform, vegetation, and built structures.

The landform is gently undulating, typical of the Low Weald, with the southern parts slightly elevated, making them more visually sensitive to change. The land cover comprises a mosaic of small to medium sized irregular fields, including rough pasture, arable land, and equestrian use. Field boundaries are generally defined by robust hedgerows, hedgerow trees, woodland blocks, and tree belts, creating a strong sense of enclosure.

The site is within Landscape Character Area 4: Hickstead Low Weald. The eastern parts, including the site, are more settled and less rural than the quieter western areas.

Visibility of the site is generally limited due to surrounding hedgerows, woodland, existing built development around Sayers Common, and the gently enclosing landform. Long-distance views are available from elevated areas of the SDNP, such as Wolstonbury Hill; however, the site is barely discernible and is seen in the context of the settlement edge and existing vegetation. The High Weald National Landscape lies over 4 km away, with limited intervisibility due to screening by intervening built development and vegetation. Key visual receptors include users of PROWs near and within the site, local residents, and road users along Reeds Lane, Henfield Road, and London Road.



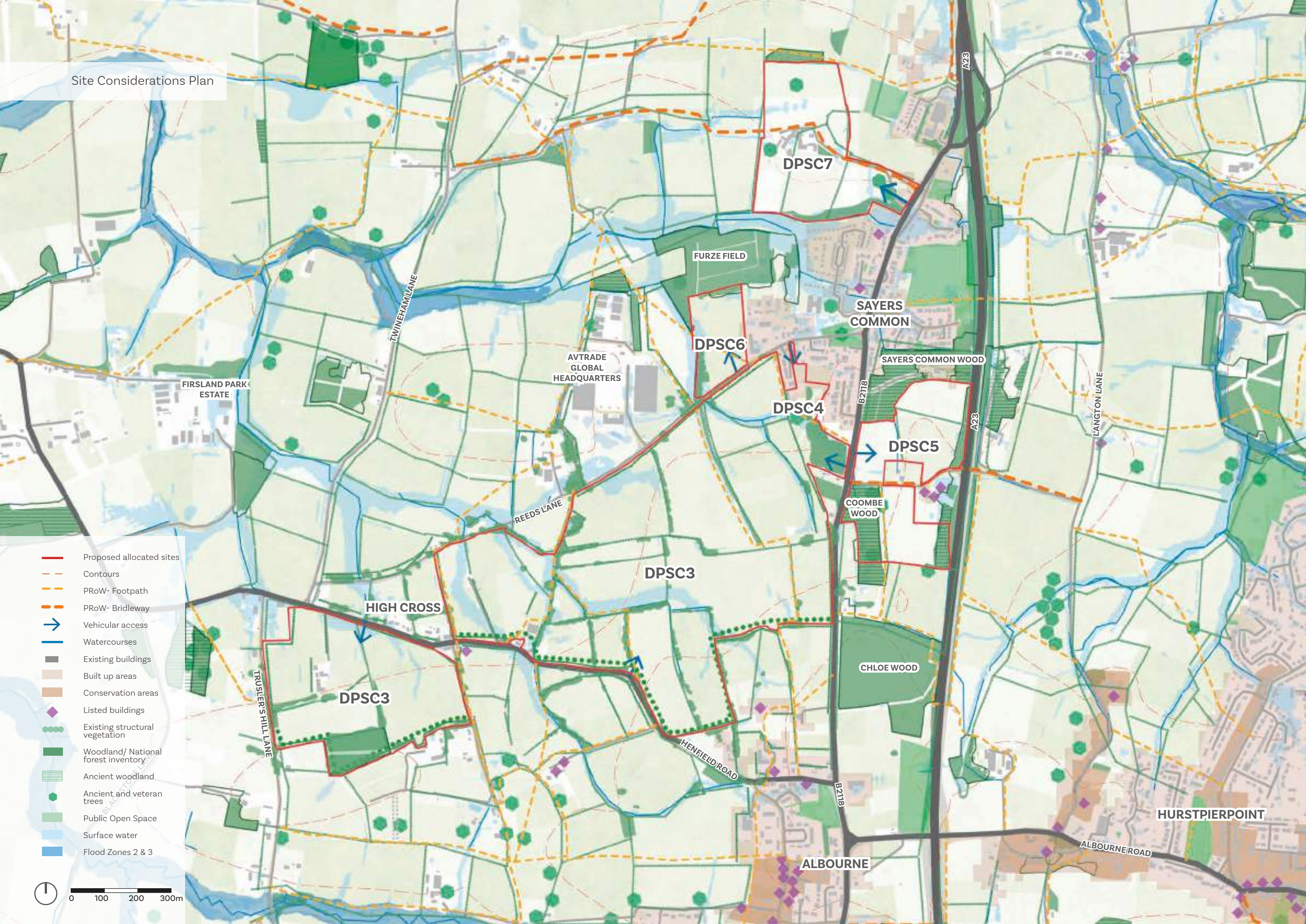
Agricultural fields across site DPSC3



Areas of shrub on site DPSC3



Existing mature trees on site DPSC3



1.5 The Site Characteristics - Land to the South of Reeds Lane (DPSC3)

Ecology

Initial ecology assessments indicate existing habitats on site are largely of low ecological value, although consideration should be given to retention of hedgerows, treelines, ditches and watercourses, established woodland and ponds within any future development layout. Site DPSC3 also offers potential for protected faunal species including bats, badger, dormouse, breeding birds, Great Crested Newt and reptiles, and as such, further surveys are recommended at the appropriate stage to determine presence/ absence of such species. However, following implementation of a sensitively designed proposal, together with provision of appropriate avoidance and mitigation measures, it is considered that faunal species can be safeguarded.

No ecological designations are located within or bounding the site. The nearest statutory designation is Wolstonbury Hill Site of Special Scientific Interest (SSSI) located approximately 3.2km to the south-east. The site is also situated 1.6km north of the South Downs National Park. These sites are not considered likely to be directly affected by the proposed plans due to the nature of the proposals, adequate mitigation and intervening landscape between the Site and designated sites. Indirect effects would be managed through standard ecological mitigation measures.



Coombe Wood along London Road

Heritage

Site DPSC3 does not contain any listed buildings or conservation areas. One Grade II listed building (Wellington Cottage) lies close to the south-western boundary of the northern site parcel on Henfield Road. Four other Grade II listed buildings lie within 250m of the site, and the Albourne Conservation Area lies around 280m to the south-east of the site.

The site does not contain or lie in the immediate vicinity of any designated archaeological assets such as Scheduled Monuments, World Heritage Sites or Registered Battlefields, and therefore there is not considered to be any Cultural Heritage constraint that would preclude the overall suitability and deliverability of the site for development.

Access and Movement

Active Travel

Site DPSC3 benefits from an extensive PRow network, although some of these routes are relatively overgrown and unmanaged. Pedestrian footways within the vicinity of the site are limited, with a footway provided along London Road (the B2118) and part of the Henfield Road only. This continuous footway provides a connection to Sayers Common, Albourne, and Hurstpierpoint.

Access to the site is currently taken in a variety of locations via existing field accesses, with a network of public footpaths running between Reeds Lane to the north and Henfield Road (B2116) and beyond to the south.

Vehicular Access

The site is bound by the B2118 to the east, Reeds Lane to the north, and bisected by the B2116 Henfield Road. The B2118 is subject to the national speed limit for the majority of its frontage with the site, reducing to 30mph in the vicinity of Sayers Common. Similarly, the B2116 is subject to the national speed limit across the entire site frontage, reducing to 30mph as it approaches Albourne. To the northeast of the site the B2118 has a junction with the A23 which forms part of the strategic road network, operated by National Highways. The Strategic Road Network provides access to the National Road Network providing access to destinations such as London and Brighton.

1.5 The Site Characteristics - Land to the South of Reeds Lane (DPSC3)



Lack of footways along Reeds Lane



Existing PRow stile into site DPSC3



Existing PRow route through site DPSC3



B2118 in Sayers Common



Henfield Road



Truslers Hill Lane junction with Henfield Road



Existing PRow route through site DPSC3



A new bridge along a PRow route through site DPSC3

1.6 Community and Stakeholder Engagement

Previous Masterplan

An initial Framework Masterplan for the proposed site allocations at Sayers Common was prepared by the site promoters in July 2024. This was included in a Statement of Common Ground between the site promoters and Mid Sussex District Council which set out an initial vision and key objectives for the proposed development at Sayers Common, how the relevant policy requirements could be achieved and indicative timescales and phasing for the delivery of the development.



Previous Concept Masterplan

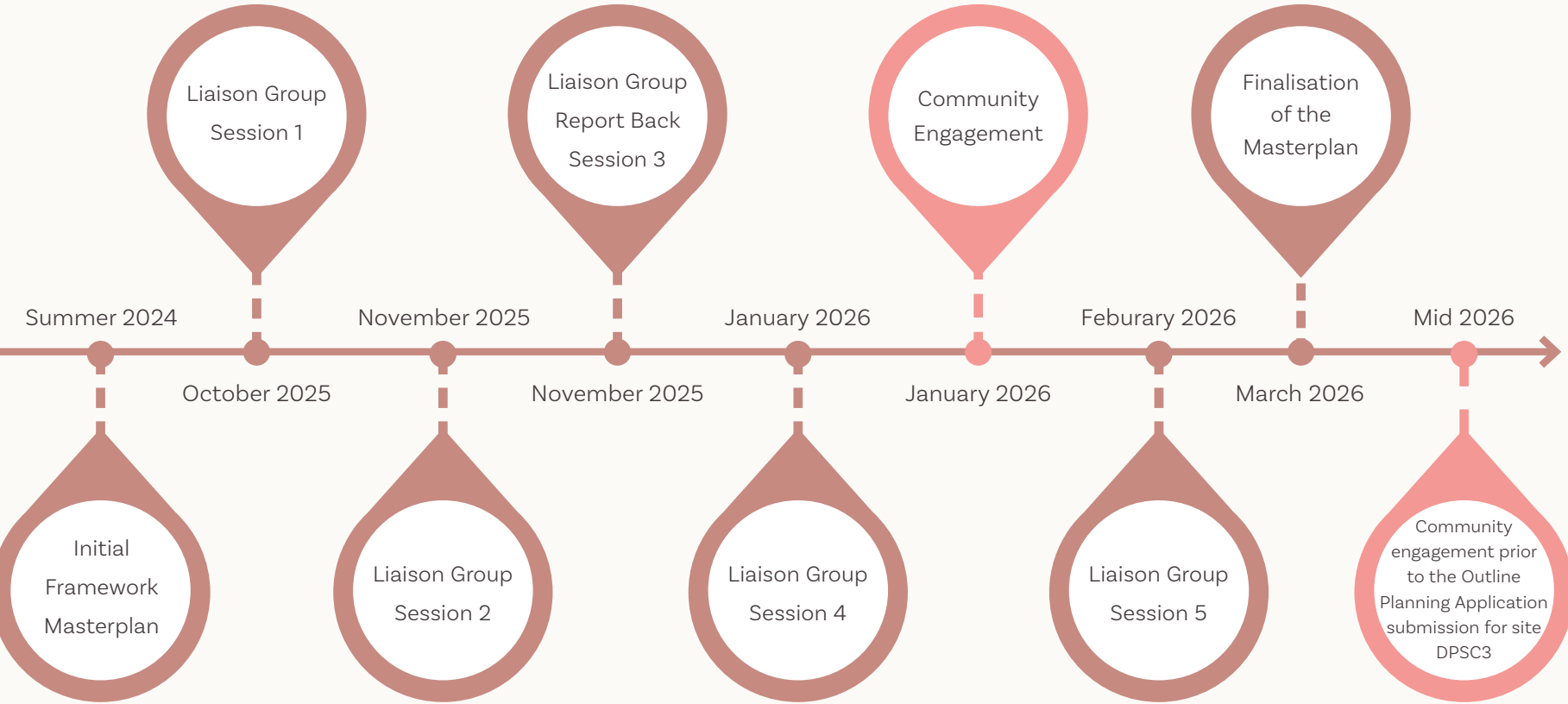
Engagement Process

The engagement strategy for the preparation of the MFD aims to build trust, meaningfully involve stakeholders and the community, and create a masterplan which will deliver genuine benefits for the local community and natural environment.

The engagement process carried out to date has directly informed the draft MFD. Regular Liaison Group meetings began in October 2025, which have established a continued dialogue with local key stakeholders to help shape a shared vision for

Sayers Common. In addition, the design team has met with stakeholders throughout the preparation of the draft MFD.

This draft MFD is being consulted upon for a period of 2 weeks, which will include a public consultation event on 30th January 2026. The outcome of the consultation with local stakeholders and the community will shape the final MFD.



Timeline of community and stakeholder engagement events

1.6 Community and Stakeholder Engagement

Liaison Groups

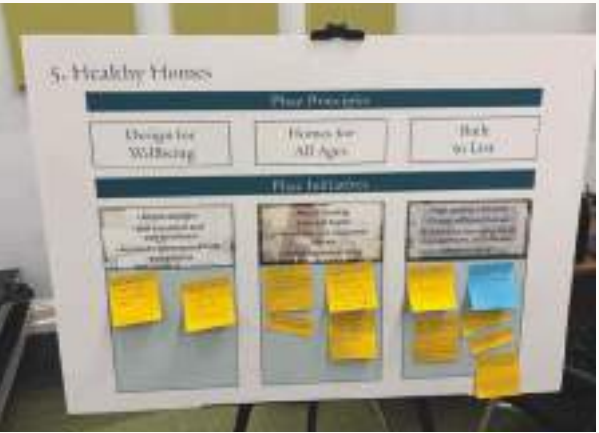
To help guide the preparation of the MFD, a Liaison Group has been established with representatives of Mid Sussex District Council, Hurstpierpoint and Sayers Common Parish Council, Albourne Parish Council and Twineham Parish Council.

This group met at key stages during the preparation of the draft MFD to discuss the vision, share views on local issues and opportunities, and review and comment on the emerging masterplan. The first meetings took place in October 2025, with a focus on providing an early forum for dialogue to ensure that local community representatives could help shape the emerging masterplan from the outset. Later Liaison Group sessions were focused on the vision and more detailed masterplan design.

Surrounding Site Promoters

Collaborative working with the other site promoters has been taking place for several years and has focused on:

- Identifying shared infrastructure requirements and delivery mechanisms.
- Co-ordinating the design of site access proposals and active travel links.
- Commissioning joint work on initial design and master planning.



Photos and plans from the Liaison Group workshops



Landscape and Heritage Plan - Annotated during the Liaison Group Workshop 2



Services and Facilities - Annotated during the Liaison Group Workshop 2

1.6 Community and Stakeholder Engagement

Response: How engagement has informed the masterplan

During the Liaison Group meetings a number of clear key themes were identified which have helped to shape the vision and draft masterplan.

Coherent Place

Members of the Liaison Group identified that it is essential to provide a holistic vision for the area by considering landscape, drainage, connectivity, and land use disposition comprehensively across all five sites and the existing villages to create a masterplan for one coherent place. This stimulated more strategic thinking by the design team, which in many cases included designing beyond the DPSC3 site boundary to ensure the Liaison Group’s vision for the area was achieved successfully and coherently.

Lifetime homes

Residents would ideally like to live in the area ‘from cradle to grave’ (quote from a Liaison Group member) and therefore lifetime homes, elderly care, and a variety of house types was seen as important by members.

Connected communities

Members commented on the importance of the new development being interconnected with the surrounding neighbourhoods of Sayers Common, Albourne and Hurstpierpoint forming a socially connected and environmentally balanced community.

Building on place identity

It was made clear that the Liaison Group members did not want to see a standard, homogenous development without an identity. Instead, the developments should offer locally inspired proposals which grounds them in the local area and creates distinctive places. Ideas regarding fruit foraging and heritage orchards were mentioned.

Green corridor composition

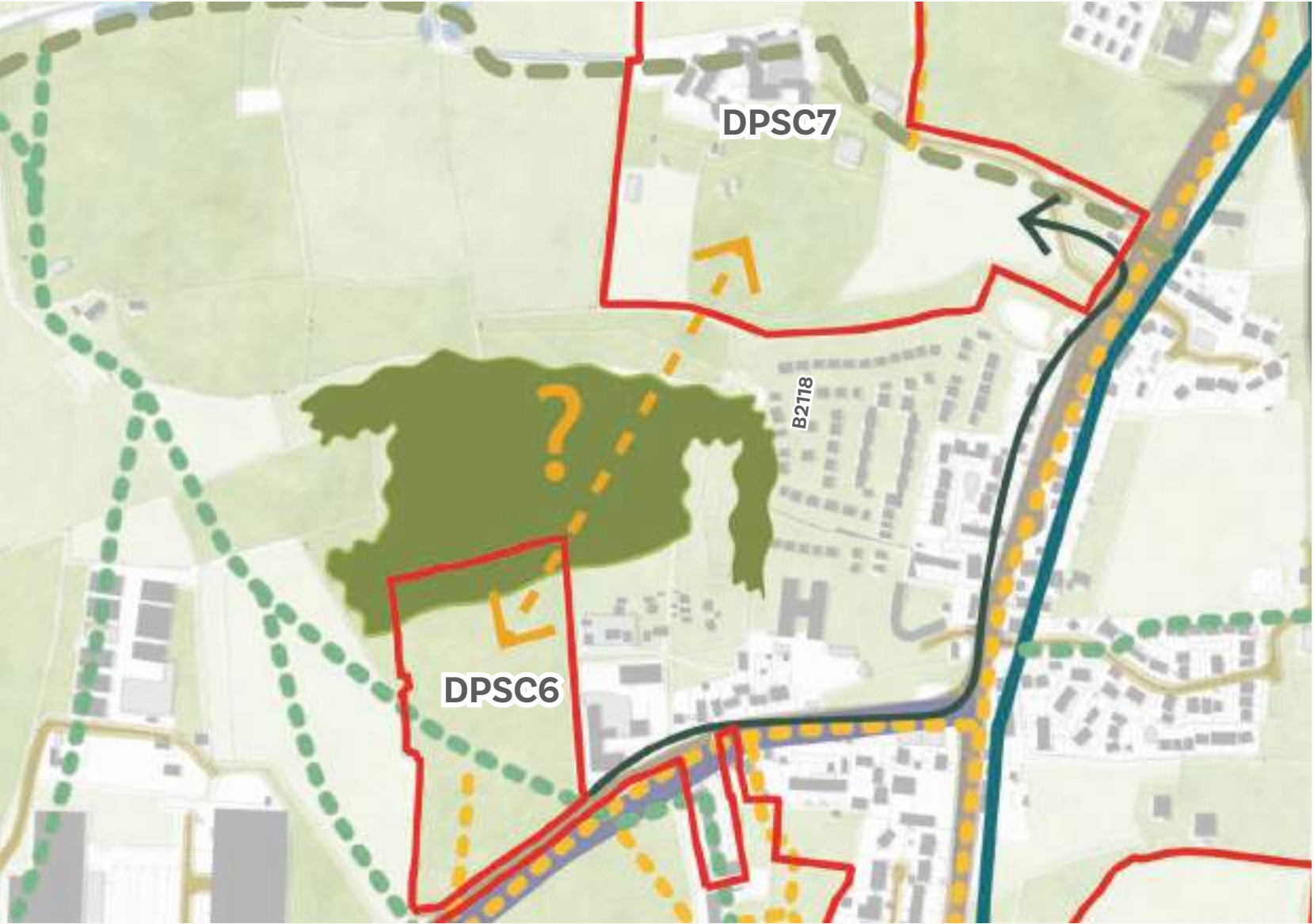
Members commented on the need for green corridors to not just retain existing landscape features, but to also bolster and enhance them to ensure genuine wildlife corridors can be established which can also operate as routes for walking and cycling.

Growing and play areas

Members spoke about the importance of designated play areas throughout the scheme allowing residents to safely walk to these facilities. They also wanted to promote locally grown produce through the allocation of allotments and community gardens.

1.6 Community and Stakeholder Engagement

Where possible these issues have been addressed within the MDF. However, in some instances it has not been possible to include within the MDF some aspirations that have been identified due to issues such as land ownership and technical deliverability. These aspirations have not been discounted but remain longer-term ambitions that may be able to be delivered through future development proposals or local community initiatives, such as a pedestrian link between DPSC6 and 7.



During the Liaison Group meetings, members raised the possibility of creating an active travel link between DPSC6 and DPSC7. However, due to land ownership and technical constraints, this is currently not deliverable.

Part 2: Design Response

2.1 The Vision and Principle Diagrams

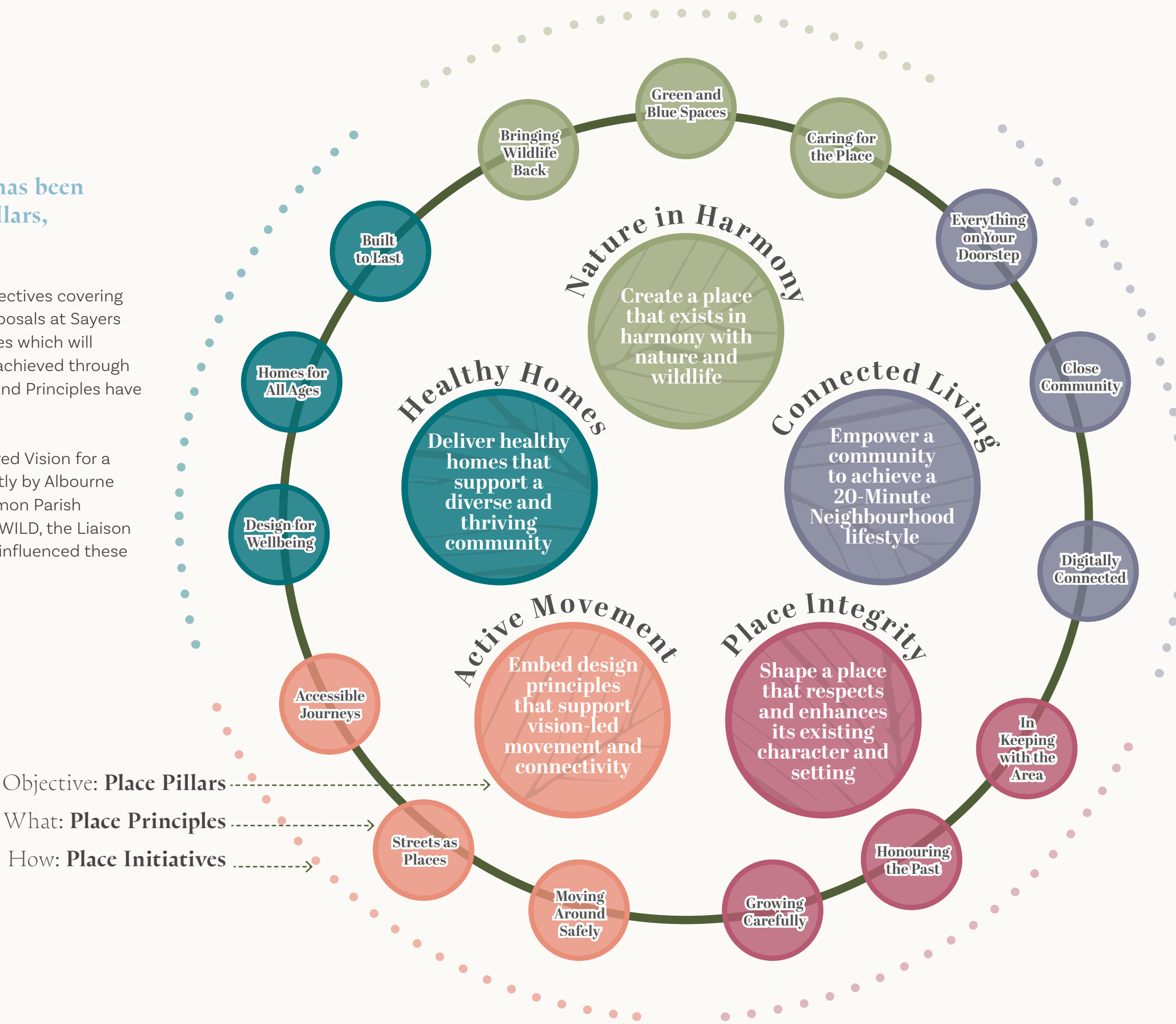
2.2 Masterplan Framework

2.1 The Vision

The Vision for Sayers Common has been structured upon a set of Place Pillars, Principles, and Initiatives.

The Place Pillars are a set of over-arching objectives covering a variety of aspirations that will influence proposals at Sayers Common. Each Place Pillar has three Principles which will help define the objectives, and these will be achieved through numerous Place Initiatives. The Place Pillars and Principles have helped to shape the Masterplan.

The draft Albourne & Sayers Common: A Shared Vision for a Connected Rural Future (ASCV) prepared jointly by Albourne Parish Council, Hurstpierpoint & Sayers Common Parish Council, Sayers Common Village Society and WILD, the Liaison Group workshops, and the site analysis have influenced these Initiatives.



2.1 Place Pillars

Nature in Harmony

Create a place that exists in harmony with nature and wildlife.



Place Principle 1: Bringing Wildlife Back

- Target priority nature recovery sites in partnership with local groups.
- Use BNG measures to deliver landscape-scale enhancements aligned with the Sussex Local Nature Recovery Strategy
- Create habitats: wildflower meadows, tree belts to preserve visual separation between settlements.
- Set up a community-led ecology and monitoring group.
- Maintain dark skies – avoid lighting wherever possible.
- Wildlife-friendly measures: hedgehog highways; swift boxes on new homes and hibernaculas.

Place Principle 2: Green and Blue Spaces

- Comprehensive blue & green infrastructure plan
- Deliver connected green corridors linking development sites, hedgerows, and woodland.
- Separate surface and foul water systems; construct shared pumping station early in programme.
- Flood management strategy will consider potential to reduce flooding beyond the site boundary.
- Consider need for a construction-pause clause for major flooding events.
- Integrate water circularity – harvesting, recycling, and permeable design.

Place Principle 3: Caring for the Place

- Local Authority to have role in management of some open spaces and community facilities.
- Oversee infrastructure delivery and Section 106 allocations.
- Coordinate construction traffic.
- Monitor compliance with design and sustainability standards.
- Administer pooled funds for biodiversity, infrastructure, and community projects.

2.1 Place Pillars

Connected Living

Empower the community to achieve a 20-Minute Neighbourhood lifestyle.



Place Principle 1:

Everything on Your Doorstep

- Centrally located Community Hub, equidistant between Sayers Common, Albourne and new development.
- Provide multi-use hall and flexible spaces for health, childcare, and community activities.
- Potential co-location with green space and recreation areas.
- Facilities designed to serve both new and existing communities.
- Ensure new facilities are complementary to the existing ones.
- Place Mobility Hubs at neighbourhood centres to connect all villages through active travel.
- Co-working spaces.

Place Initiatives

Place Principle 2:

Close Community

- Set medium-term community aspirations.
- Define unique features that foster pride and a strong sense of place.
- Phase delivery of facilities early, not as late-stage additions
- Retain and adapt existing village halls to complement the new hub.
- Create places for spending time together without the need to spend money.
- Place schools at the heart of the community.

Place Principle 3:

Digitally Connected

- Require EV charging, gigabit broadband, and digital inclusion for all homes.
- Provide options for remote working – at home, in cafés, or dedicated co-working spaces.
- Local groups establishment through apps.

Place Initiatives

2.1 Place Pillars

Place Integrity

Shape a place that respects and enhances its existing character and setting.



Place Principle 1:

In Keeping with the Area

- Adopt a shared design code aligned with National Design Guide principles: context, identity, and stewardship.
- Limit building heights to two storeys in rural areas.
- Preserve key views, heritage settings, and landscape patterns.
- Ensure architectural variety and use of locally appropriate materials.
- Design neighbourhoods inspired by local settlement patterns.

Place Initiatives

Place Principle 2:

Honouring the Past

- Install local interpretation boards explaining field names and heritage.
- Street naming to reflect local history – e.g., names from war memorials in village churches (Sayers Common church has a memory board).
- Showcase how Sussex communities evolved over time through visible building styles.
- Local history and discovery trail.
- Craft workshops (contributing to local tourism).
- Public art.

Place Principle 3:

Growing Carefully

- Establish locally informed governance structure.
- Ensure new facilities complement existing initiatives, not overshadow them.
- Actively manage impacts on current residents – positively wherever possible.
- Deliver landscape infrastructure early on.

Place Initiatives

2.1 Place Pillars

Active Movement

Embed design principles that support vision-led movement and connectivity.



Place Principle 1:
**Moving
Around Safely**

- Comprehensive movement framework.
- 20mph speed limit zones.
- Coordinate construction traffic management plans across development sites.
- EV charging points throughout
- Early delivery of active travel routes.
- Introduce pinch points to control traffic speeds.
- Discourage through traffic on the east-west axis.
- Ensure construction traffic avoids village centres and residential roads.

Place Initiatives

Place Principle 2:
**Streets
as Places**

- Designate Quiet Lanes – downgrade of Reeds Lane.
- Play street in each neighbourhood
- Shared surfaces
- Home zones - 5mph
- Street trees
- Play on the way
- Benches and resting places

Place Principle 3:
**Accessible
Journeys**

- ‘Neural network’ hub-and-spoke system of all-weather paths to key destinations.
- Provide cargo bike parking at mobility hubs.
- Upgrade cycle and walking routes towards Albourne, Hurstpierpoint, and Burgess Hill.
- Ensure legible access across Sayers Common.
- Support positive travel behaviour.
- Design well-overlooked active travel routes for safety.
- Prioritise walking, cycling, and wheeling in all layouts.
- Car club provision to reduce private car dependency.

Place Initiatives

2.1 Place Pillars

Healthy Homes

Deliver healthy homes that support a diverse and thriving community.



Place Principle 1:
**Design for
Wellbeing**

- Ample daylight
- Well insulated and well ventilated
- Access to greenspace from every home
- Each house to have private amenity space
- Larger rooms and gardens
- Room for home extensions
- Rainwater harvesting.

Place Initiatives

Place Principle 2:
**Homes for
All Ages**

- Provide a mix of housing types and tenures, including affordable and smaller homes for local people.
- Deliver affordable social housing – in line with local need and policy requirements.
- Provide a range of housing for older people and people with disabilities.
- Explore self-build opportunities.

Place Principle 3:
**Built
to Last**

- Use of decentralised, renewable and low carbon energy provision.
- Future Homes Standard or better, progressing toward net zero and passive house performance.
- Adopt Sussex style with varied homes, not uniform.
- Use Modern Methods of Construction to reduce build time, cut disruption, and improve energy efficiency.
- Encourage energy-efficient homes that minimise energy demand, reduce fuel poverty, and integrate renewable energy and smart-grid technology.
- Build with high-quality materials
- Offer resilient landscaping, flood management, and climate-adaptive design

Place Initiatives

2.1 Concept Diagrams

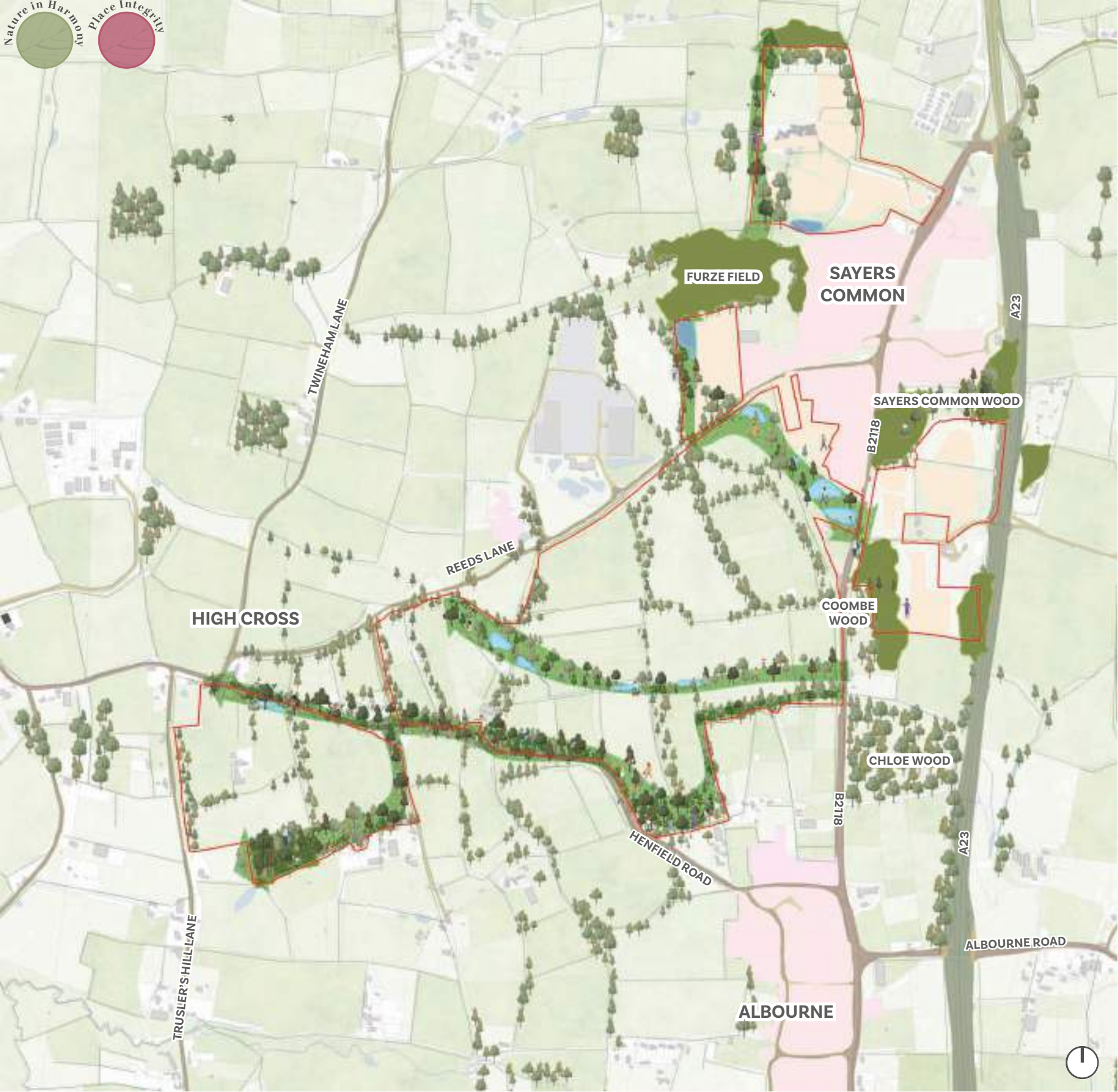
A set of concept diagrams have been established to help inform the Framework Masterplan. These diagrams aim to capture the Place Pillars, Principles, and Initiatives; the engagement discussions from the Liaison Group workshops; technical considerations; physical and cultural assets; and relevant local plan policies and recommendations.

1. Green Curtains

The landscape within site DPSC3 will feature east-west, multi-functional “green curtains” across the site which will reinforce existing hedgerows, woodland edges, and green-blue corridors. These curtains will form an important role in connecting existing fragmented habitats including Chloe Wood, Coombe Wood, Sayers Common Wood, and Furze Field.

These curtains will also provide a landscape buffer between the site and Albourne to avoid potential coalescence; help assimilate the proposed development into the landscape; soften long-distance views from the south; and provide varied green-corridor characters that respond to their setting and function. They will be particularly prominent in elevated areas where wooded routes reflect the traditional “wooded weald” character.

This design concept further contributes to the ‘Design and Delivery Principle: Nature & Biodiversity’ in the draft ASCV which strives to deliver connected green corridors linking development sites, hedgerows, and woodland edges, and create new habitats, wildflower meadows, and tree belts that maintain visual separation between settlements. The HSCPC Neighbourhood Plan (policies Countryside HurstC2 and HurstC3) and APC Neighbourhood Plan (policies Countryside ALC2 and ALC3) further support these principles.



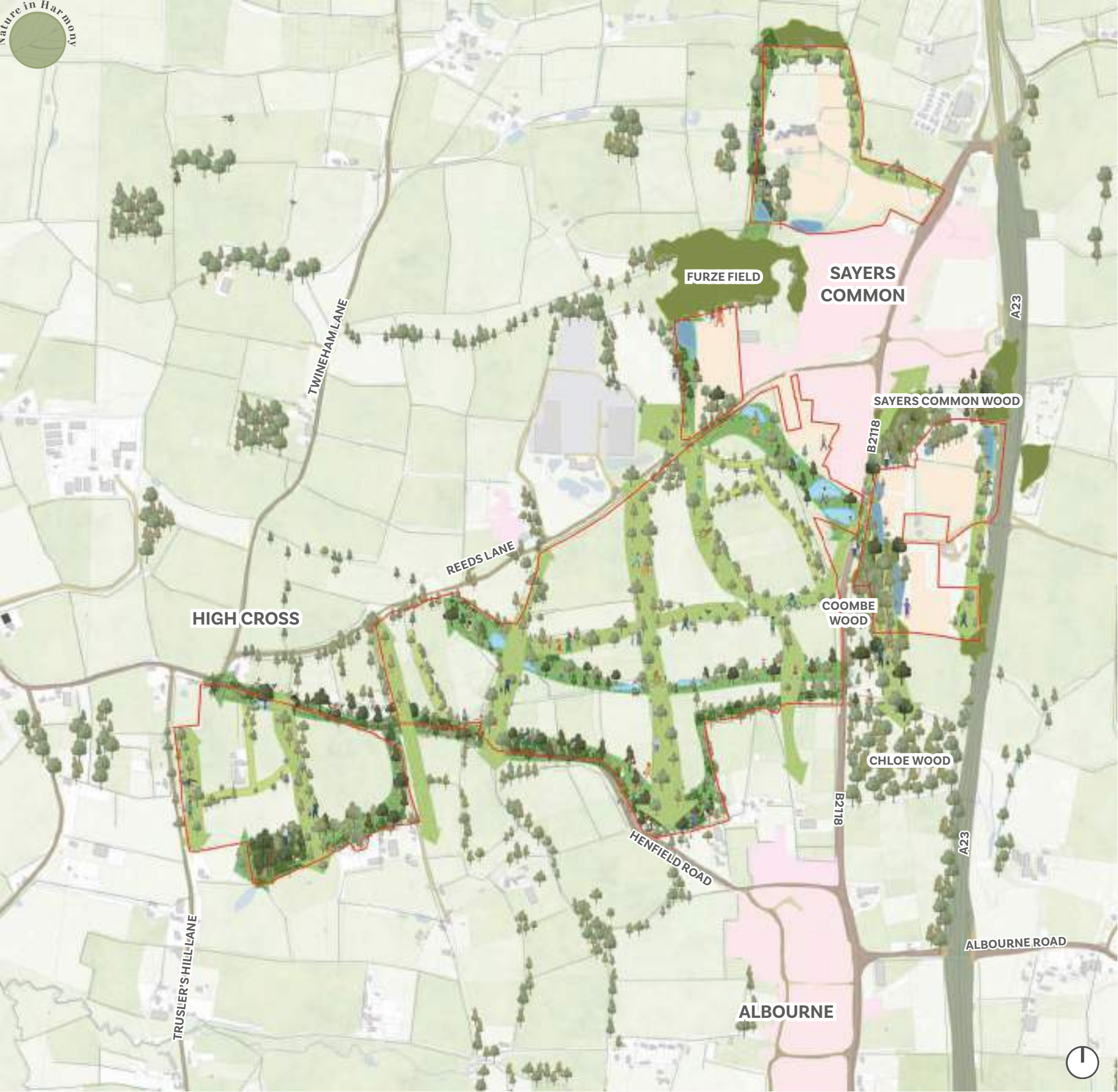
Concept Diagram - Woodland Extension

2.1 Concept Diagrams

2. People and Nature Network

People and nature-focused movement routes will be created through the DPSC3 site which will retain and enhance priority habitats such as shaws, hedgerows and linear woodland features. These networks, in addition to the Green Curtains, will form a comprehensive wildlife structure which connects Sayers Common into the wider environs.

These routes will additionally maintain key north-south view corridors towards the SDNP to aid legibility and help preserve the undulating landscape character.



Concept Diagram - Green Curtains

2.1 Concept Diagrams

3. Making Reeds Lane Greener

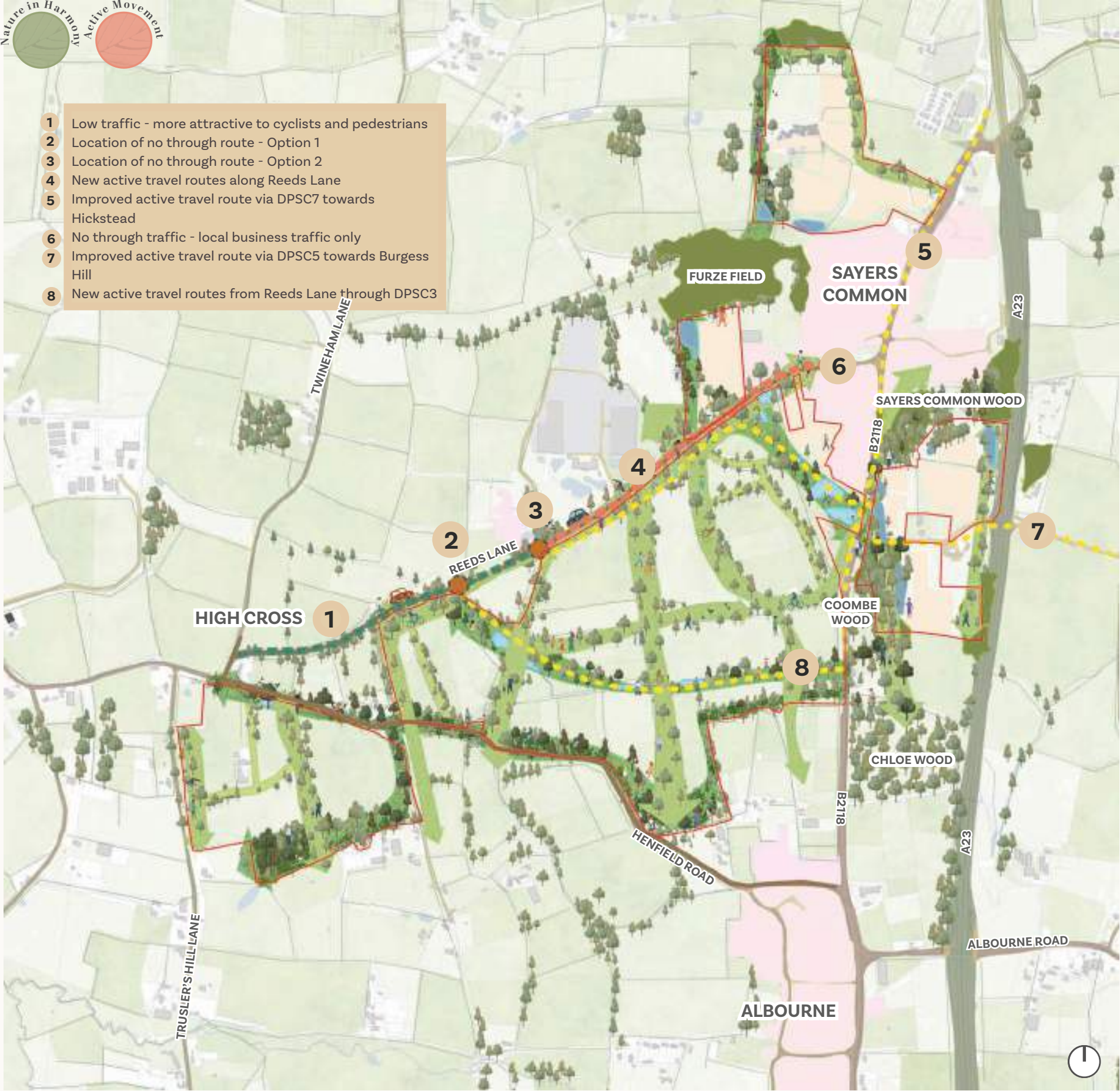
Reeds Lane is perceived as unsafe by the Liaison Group members due to the high volume of HGV traffic travelling between the A23, and the industrial estates in the west, Firsland Park Estate and Winterpick Business Park.

The MFD therefore proposes to downgrade Reeds Lane by restricting the central section of Reeds Lane to pedestrians and cyclists only. Vehicular access will be retained to AvTrade, Valley Farm Business Park, Reeds Farm and Reeds Cottage. The downgraded section of Reeds Lane will be stopped up, so existing through trips will reroute via B2116 Henfield Road, the new spine road through site DPSC3 and the A23 as appropriate using the main junctions. Signing and the physical closure will make the preferred route choice clear and will deter displacement onto smaller rural lanes.

This principle will enable Reeds Lane to form an active travel route comprising a dedicated footway for pedestrians, meanwhile, cyclists can cycle comfortably within the carriageway due to the low number of vehicular movements.

Additionally, the landscape along Reeds Lane will be enhanced through bolstered tree and hedgerow planting. Landscaped attenuation features will also be provided along its length to aid with drainage whilst also offering a diverse habitat.

The principle of making Reeds Lane greener is supported in the draft ASCV which suggests that Reeds Lane should become a '20mph rural zone' reinforced with physical traffic-calming measures. Furthermore, 'Countryside Aim 1' in the HSCPC Neighbourhood Plan encourages the creation of 'Quiet Lanes' to reduce vehicular speeds and encourage shared space between vehicles, pedestrians, cyclists and equestrians. Through traffic can instead use the better routes including the B2116 Henfield Road.



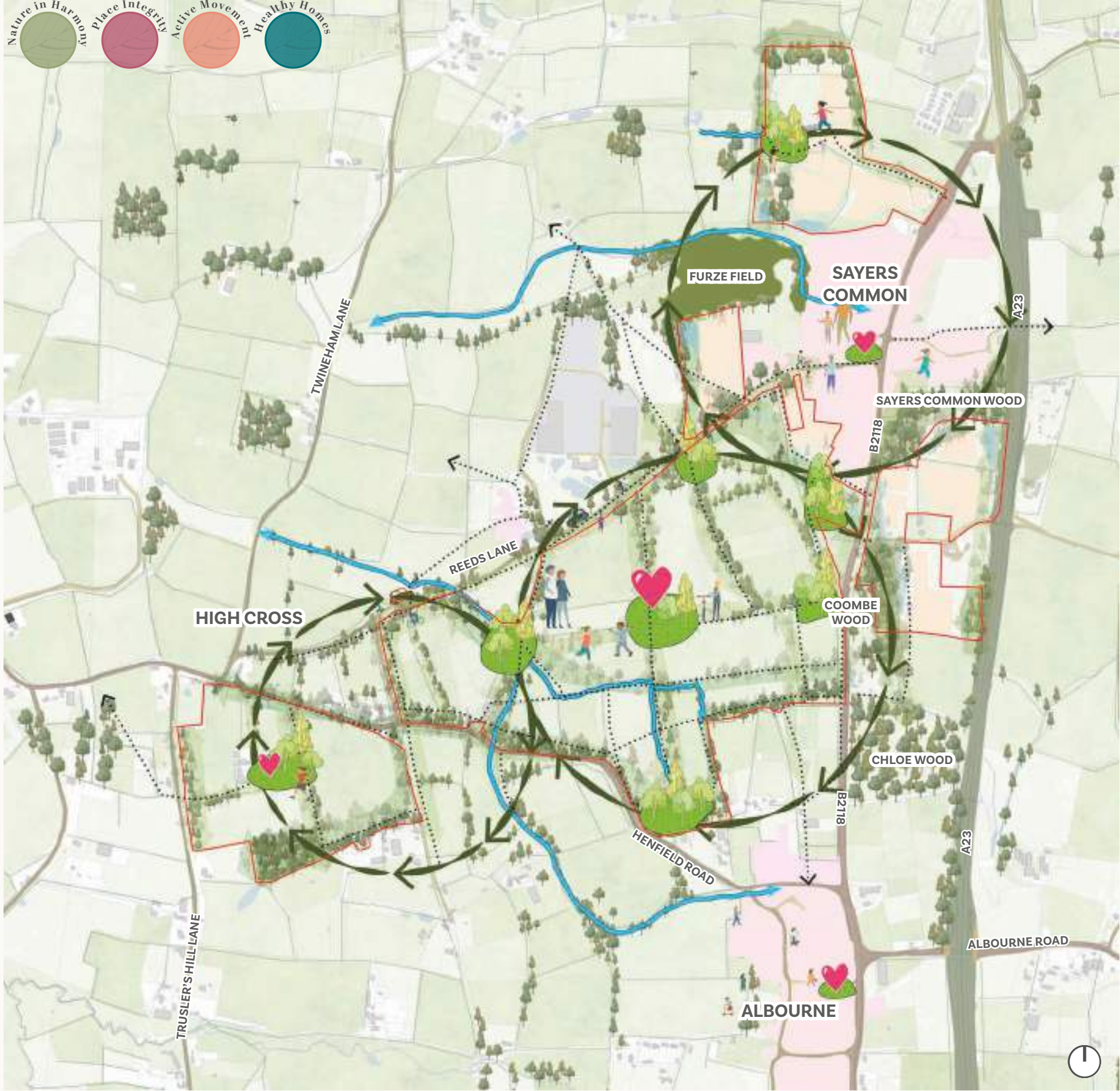
Concept Diagram - Making Reeds Lane Greener

2.1 Concept Diagrams

4. Greens, Glades and Groves

Inspired by the wider Sussex character, the proposals will offer characterful greens, glades and groves that will form a sequence of community-focused green spaces with varying characters. These will accommodate play, recreation, leisure and food growing. The green spaces will also reflect and link into existing open spaces, helping to bring communities together.

They should each be overlooked by homes and mixed-uses to achieve sufficient natural surveillance and create safe spaces for all to enjoy.



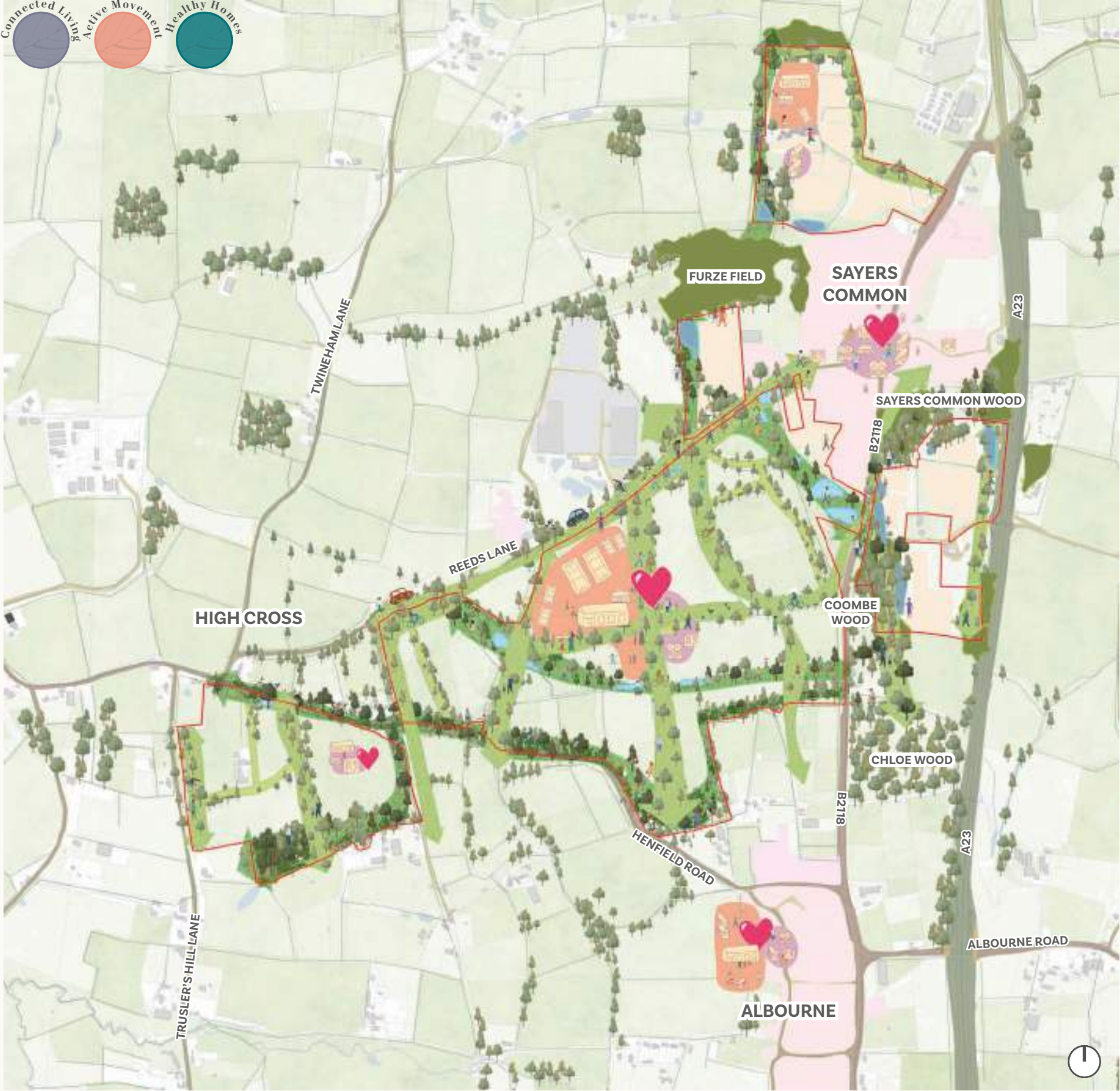
Concept Diagram - Greens, Glades and Groves

2.1 Concept Diagrams

5. Connected Communities

The size and distribution of the sites around Sayers Common warrants multiple neighbourhood nodes to help achieve a “20-minute landscape”, as envisioned in the draft ASCV. This will ensure that all residents - existing and new - can reach key services and amenities within 20 minutes by walking, cycling, or low-impact transport. This approach underpins a socially connected and environmentally balanced community.

As a result, the primary node will be located equidistant between Sayers Common and Albourne to ensure a majority of residents are within 20-minutes from this focal point. Other secondary nodes will be located in different neighbourhoods with varying characters and uses.



Concept Diagram - Connected Communities

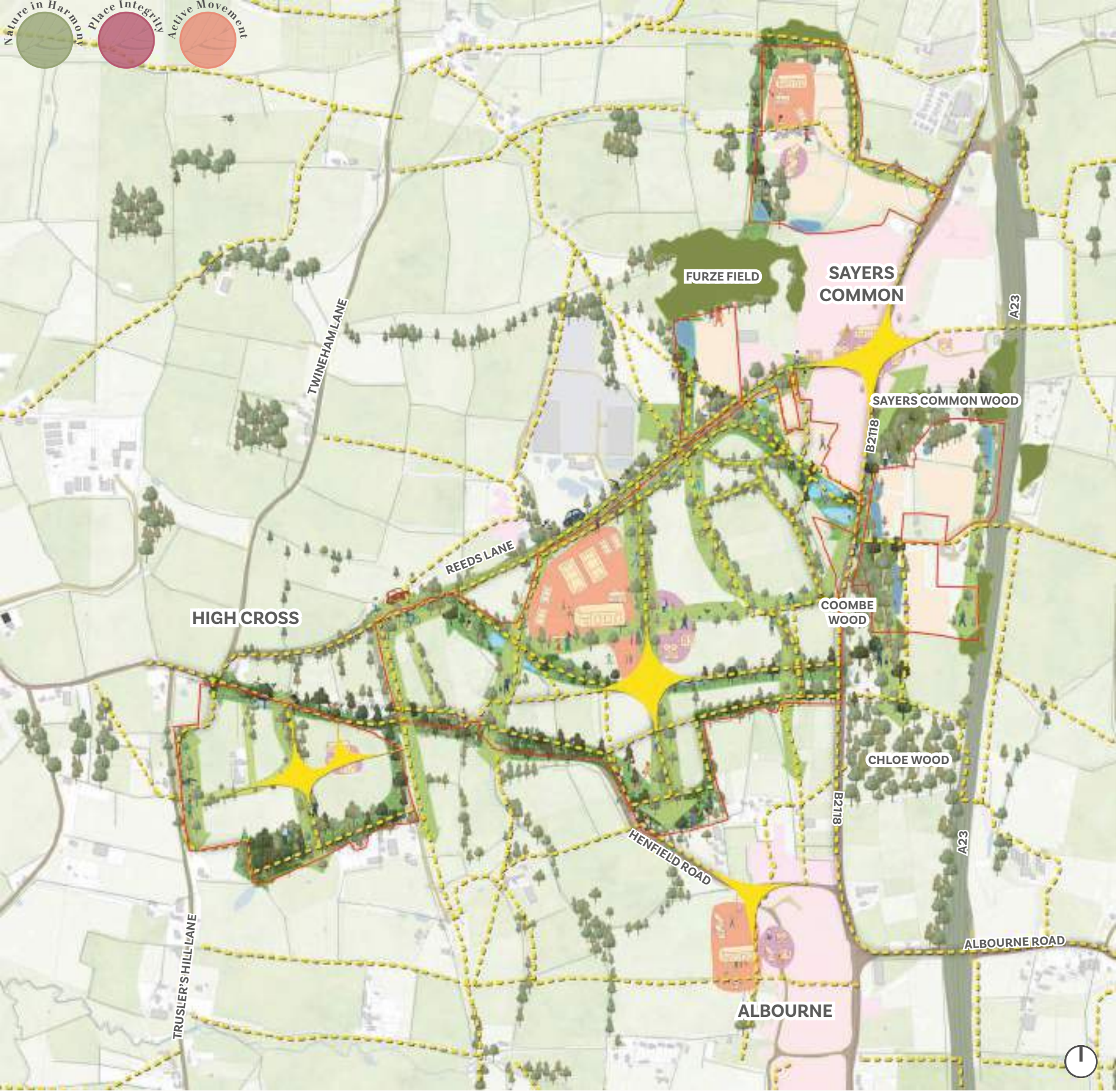
2.1 Concept Diagrams

6. Community Neural Network

To achieve the 20-minute landscape and encourage sustainable forms of travel, a well-connected network of footpaths and cyclepaths will be provided across the DPSC3 site. These routes will provide connectivity beyond the site boundary to create a comprehensive active travel network which connects easily to existing routes in Sayers Common, Albourne, and beyond to Hurstpierpoint and Burgess Hill. These routes will be aligned with those proposed within DPSC4, 5 and 6 to provide direct connectivity between these sites.

The MSDP (2014-2031) policy DPT3 states that proposals should help remove barriers to active and sustainable travel and create a healthy environment in which people choose to walk, wheel and use sustainable transport. In this way, the proposed active travel routes should be accessible for all users throughout different times of day and the year.

Indicative walking/cycling routes - - -



Concept Diagram - Connected Neural Network

2.1 Concept Diagrams

7. Complementary Neighbourhoods

Set within a rich natural framework, the new neighbourhoods will sit comfortably alongside the existing settlements of Sayers Common and Albourne, creating a stronger, more connected community for everyone's benefit.

The village character (refer to page 21) should be captured within each new neighbourhood, as recommended in policy Housing HurstH1 of the HSCPC Neighbourhood Plan.



Concept Diagram - Complementary Neighbourhoods

2.1 Concept Diagrams

8. Framework Masterplan

The Framework Masterplan is the result of the seven diagrammatic layers built up to achieve a cohesive, thoroughly-considered design which achieves the over-arching Vision for Sayers Common.

- 1 Enhancements to Reeds Lane
- 2 A new neighbourhood centre offering employment and amenities for the wider community, and a village green which accommodates community activity
- 3 New community centres / local centres helping to achieve a 20-minute landscape
- 4 An all-through school positioned at the heart of the community
- 5 The reprovided SEN school located just north of the existing facility
- 6 A network of green and blue corridors that enhance existing natural features and provide community amenities. These also include a network of integrated active travel and leisure routes which link into existing PRoW and other proposed development sites, helping to connect each neighbourhood

Proposals within Berkeley Latimer site DPSC3 ●
Proposals across the wider allocations ●



Concept Diagram - Complementary Neighbourhoods

2.2 Masterplan Framework

Landscape Strategy

Landscape Character Influences

The analysis of the Green Infrastructure context and initiatives has led to a clear understanding of the influences in the surrounding area. These provide a strong basis for the future Green Infrastructure framework for the proposed development.

ADUR VALLEY

- Conserve and enhance the Adur Valley and its drainage pattern.
- Reverse the loss of species-rich wetland/grasslands from drainage of wet meadows, by integrating biodiverse SuDS features within the Proposed Development.

LOST WOODS OF THE LOW WEALD

- Connect Ancient Woodland and rediscover the ‘Lost Woods’ of Sussex, through new woodland and enhanced hedgerow planting.
- Include wooded corridors (particularly in elevated areas), reminiscent of the ‘wooded weald’ character.
- Draw on historic land use of common land, ensuring proposed open spaces remain community focused with a variety of uses.

REEDS LANE

- Protect the character of rural lanes and manage road verges to enhance their nature conservation value.
- Prioritise pedestrians and active travel.

SOUTH DOWNS NATIONAL PARK

- Strengthen GI links to connect nature and people between the High Weald National Landscape in the north to the South Downs National Park in the south.
- Ensure development has a minimum impact on views from the SDNP and is well integrated within the landscape.



Landscape Character Influences

2.2 Masterplan Framework

Ecology and Biodiversity Net Gain

The proposed development offers opportunities for biodiversity net gain (BNG) and the support of local policy including:

- Opportunities for significant improvement of habitat connectivity within the wider area by linking the Priority Habitat to other areas of elevated ecological value within the site and priority woodland blocks across the sites
- Possibility of coordination of wildlife-beneficial greenspace provision with adjacent priority habitat areas to provide landscape-level ecological enhancements and improve ecological connectivity
- Creation of linear habitat corridors as part of the wider green infrastructure in an area of former arable land, improving ecological connectivity and increasing species diversity
- Increasing the number of ponds and wetland areas in an area devoid of such features through habitat creation works and also use of multi-functional SuDS (designed to benefit wildlife)
- Retention and buffering of protected and key habits such as woodland, neutral semi-improved grassland, and hedgerows for targeted protected and notable species recorded on site
- Provision of nature recovery network through areas designated for wildlife to help fauna and flora transverse through the site and wider landscape
- The retained mixed woodland features should be managed to qualify as lowland deciduous woodland priority habitat.



Precedents of neighbourhoods by Berkeley



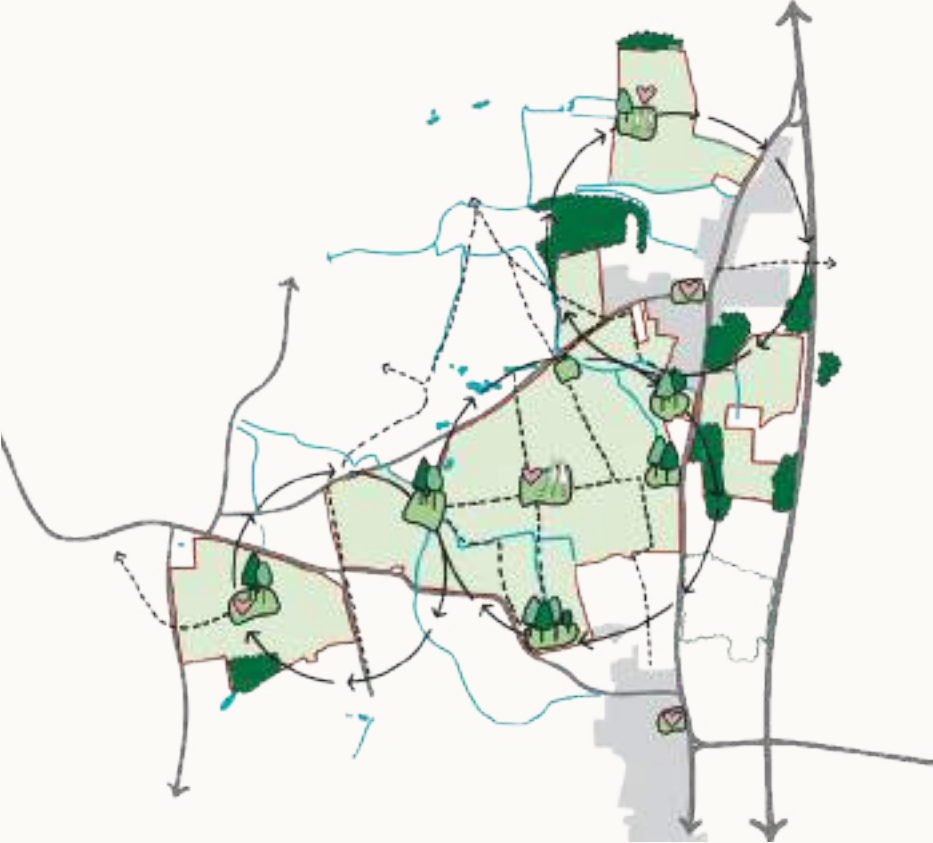
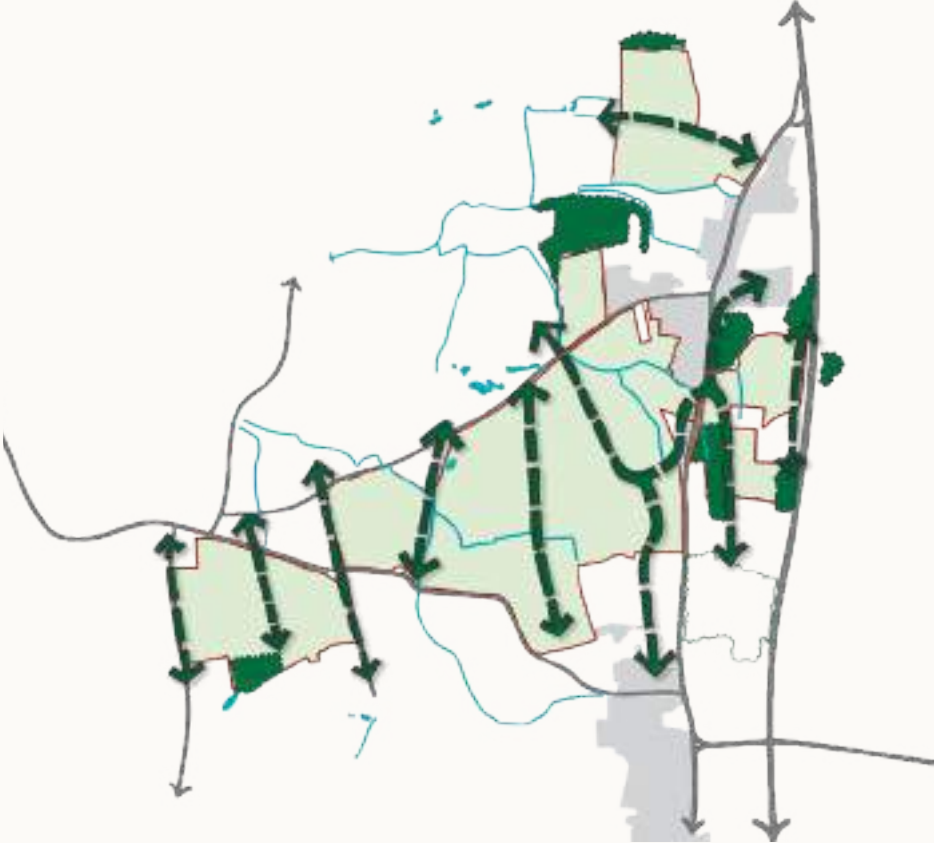
2.2 Masterplan Framework



- 01 - Respecting South Downs National Park**

 - Create “Green Curtains” to structure the landscape.
 - Assimilate development and screen views from the south.
 - Strengthen green/blue corridors and existing vegetation.
 - Reflect ‘wooded weald’ character through new planting.
 - Vary green curtain typologies from north to south.
- 02 - Creating a Green Lattice of Droveways**

 - Create uninterrupted, people and nature focused green grid movement network through the site.
 - Maintain key SDNP escarpment views out via north-south corridors for orientation.
 - Retain and enhance priority habitats (linear hedges & ditches)



- 03 - A Linked Necklace of Low Weald Typologies**

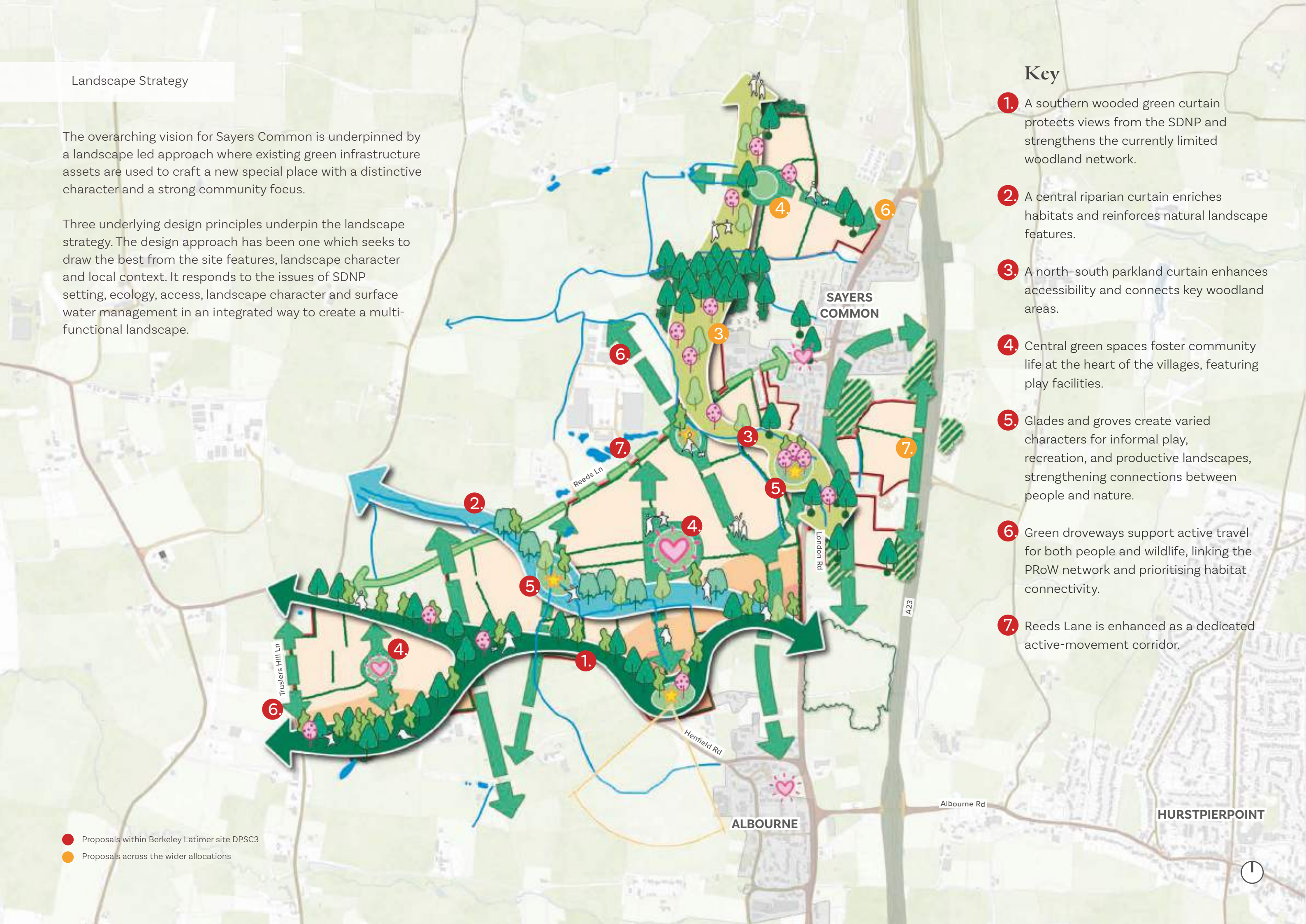
 - Stepping stones with character: Greens, Glades & Groves
 - People and community focused parkland destinations for children's play, recreation, leisure and food growing
 - Uniting communities through existing and proposed open spaces which bring people together



Landscape Strategy

The overarching vision for Sayers Common is underpinned by a landscape led approach where existing green infrastructure assets are used to craft a new special place with a distinctive character and a strong community focus.

Three underlying design principles underpin the landscape strategy. The design approach has been one which seeks to draw the best from the site features, landscape character and local context. It responds to the issues of SDNP setting, ecology, access, landscape character and surface water management in an integrated way to create a multi-functional landscape.



2.2 Masterplan Framework

Access and Movement

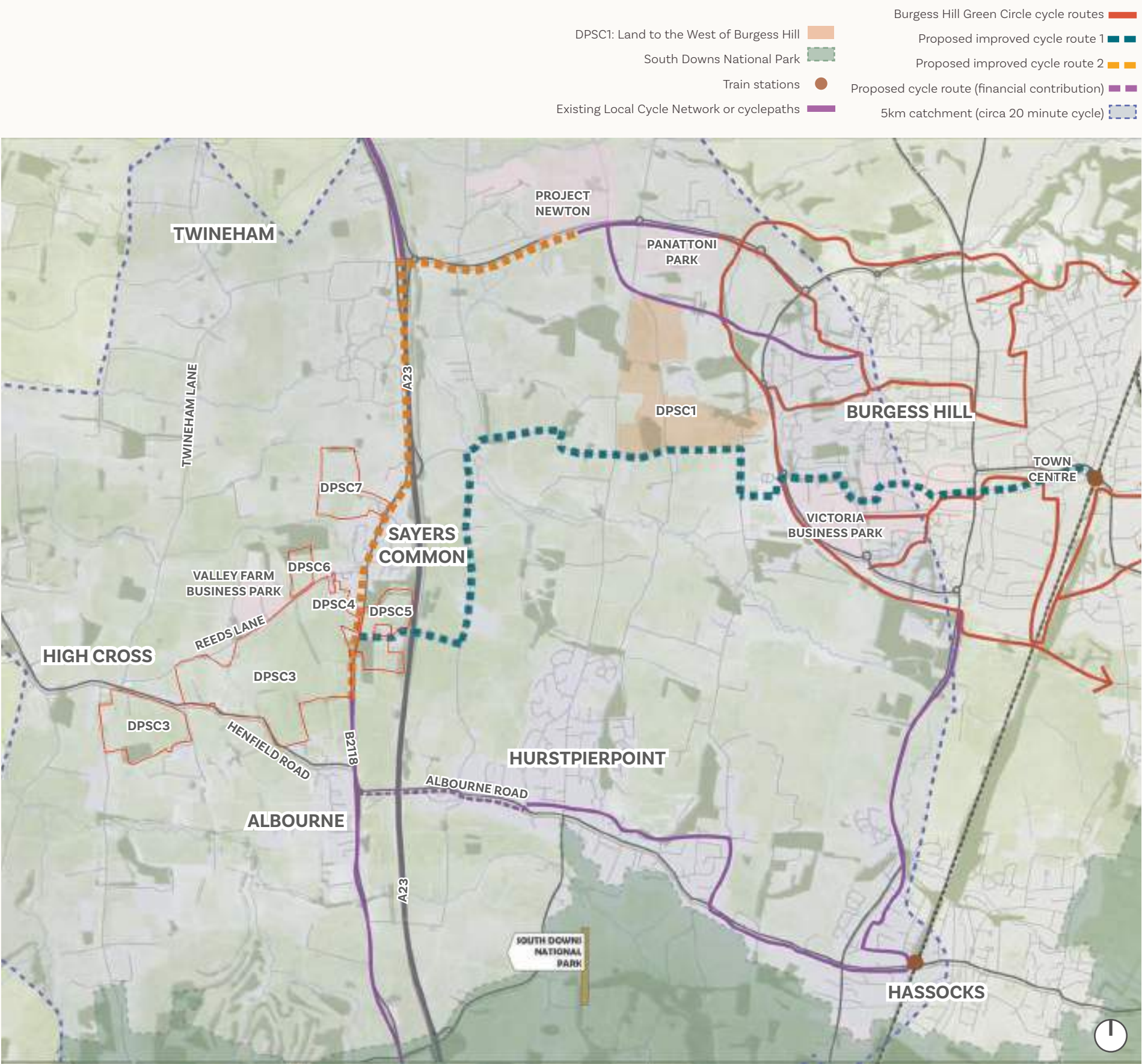
Strategic Cycle Network

To encourage future residents to travel sustainably, adequate cycle infrastructure needs to be provided from the outset and where possible designed to a Local Transport Note 1/20 July 2020 standard. Cycleways will be integrated into the masterplan to connect different neighbourhoods and provide safe and direct access to local amenities and services as well as provide connectivity between the proposed development sites.

Proposals also include an improved cycle connection to the centre of Burgess Hill from Sayers Common. Route one includes routes through DPSC5 and DPSC1. It will be delivered through a combination of on-site improvements through DPSC5 and DPSC1 and S106 contributions towards improvements within the existing public highway. This route will connect into the existing Local Cycle Network and the Green Circle which provides cycle routes around and into Burgess Hill.

Route two provides cycle access to DPSC7 and onward connections to Hickstead, Project Newton and the Northern Arc Sports Centre. Improvements will be delivered through S106 contributions towards improvements within the existing public highway.

Additionally, the development will provide a financial contribution to deliver a cycle connection between Sayers Common and the existing cycle route through Hurstpierpoint and Hassocks.



Strategic Active Travel

2.2 Masterplan Framework

Local Active Travel

The existing PRoW and footpath network will be enhanced and extended by a series of high-quality footpaths and cyclepaths to successfully connect the proposed development sites with Sayers Common, Albourne, and the wider environs. Many of these routes should be hard-surfaced to enable accessibility for those with walking disabilities or prams.

Internally, site DPSC3 will provide Mobility Hubs to encourage more sustainable forms of travel. These should include parking for bikes and cargo bikes, e-bike and e-scooter hire, and delivery lockers. These should be located adjacent to mixed-uses and public transport nodes, where commuters can drop their bikes off and complete the rest of their journey via bus (or vice-versa). Car Clubs could also be provided within the site to reduce the reliance on private vehicles.



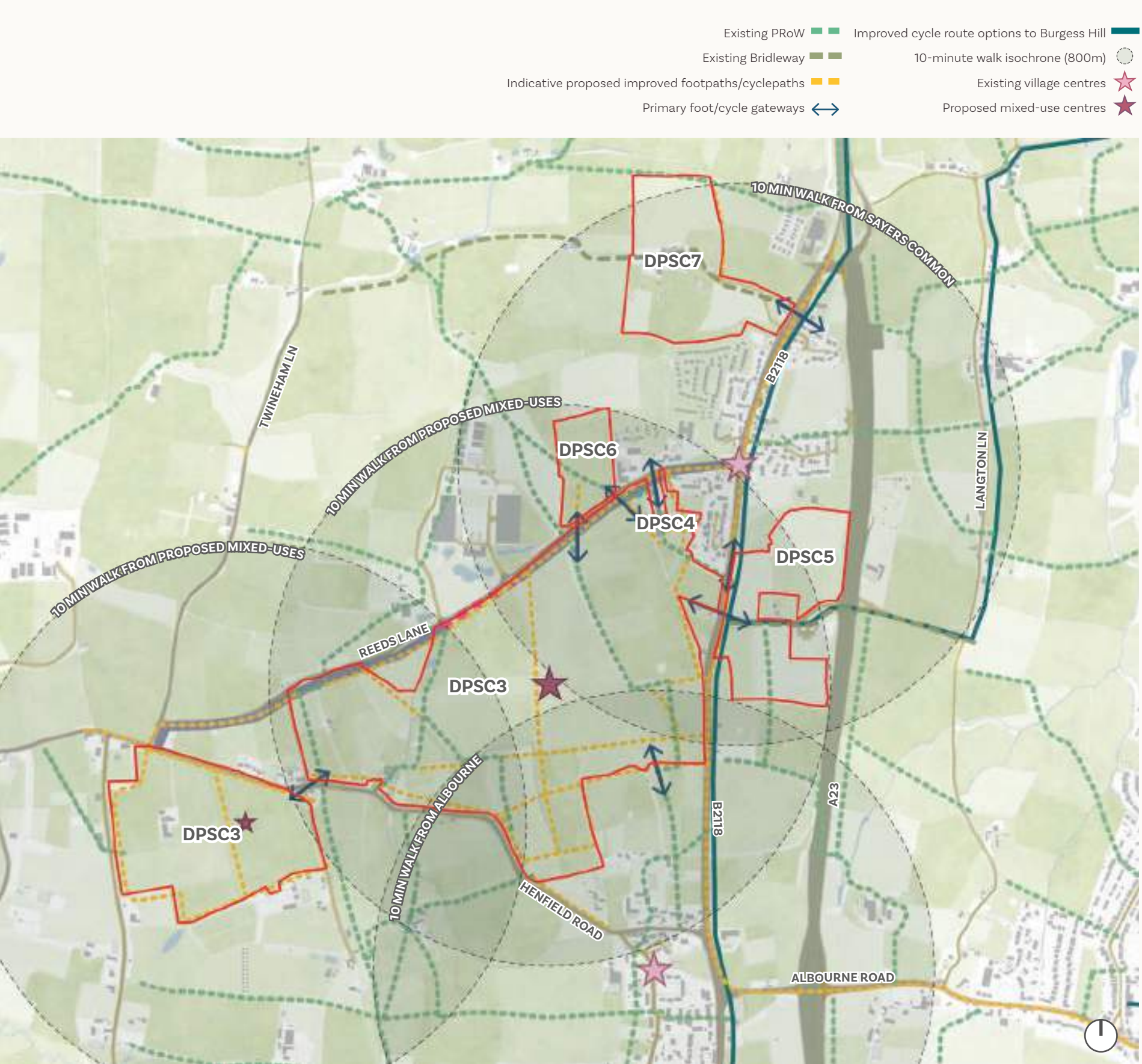
Hassocks Community Cycle Hire and delivery locker



Precedent of a cycle hub



Precedent of footpaths



Strategic Active Travel

2.2 Masterplan Framework

Bus Network

A staged bus strategy has been developed allowing for alterations/ improvements to the existing service and/ or a new service which could evolve with the requirements of future residents. The existing 100 bus service could be diverted into site DPSC3 from the B2118, and run through the proposed neighbourhood centre to provide a majority of the site with direct access to the service to Burgess Hill.

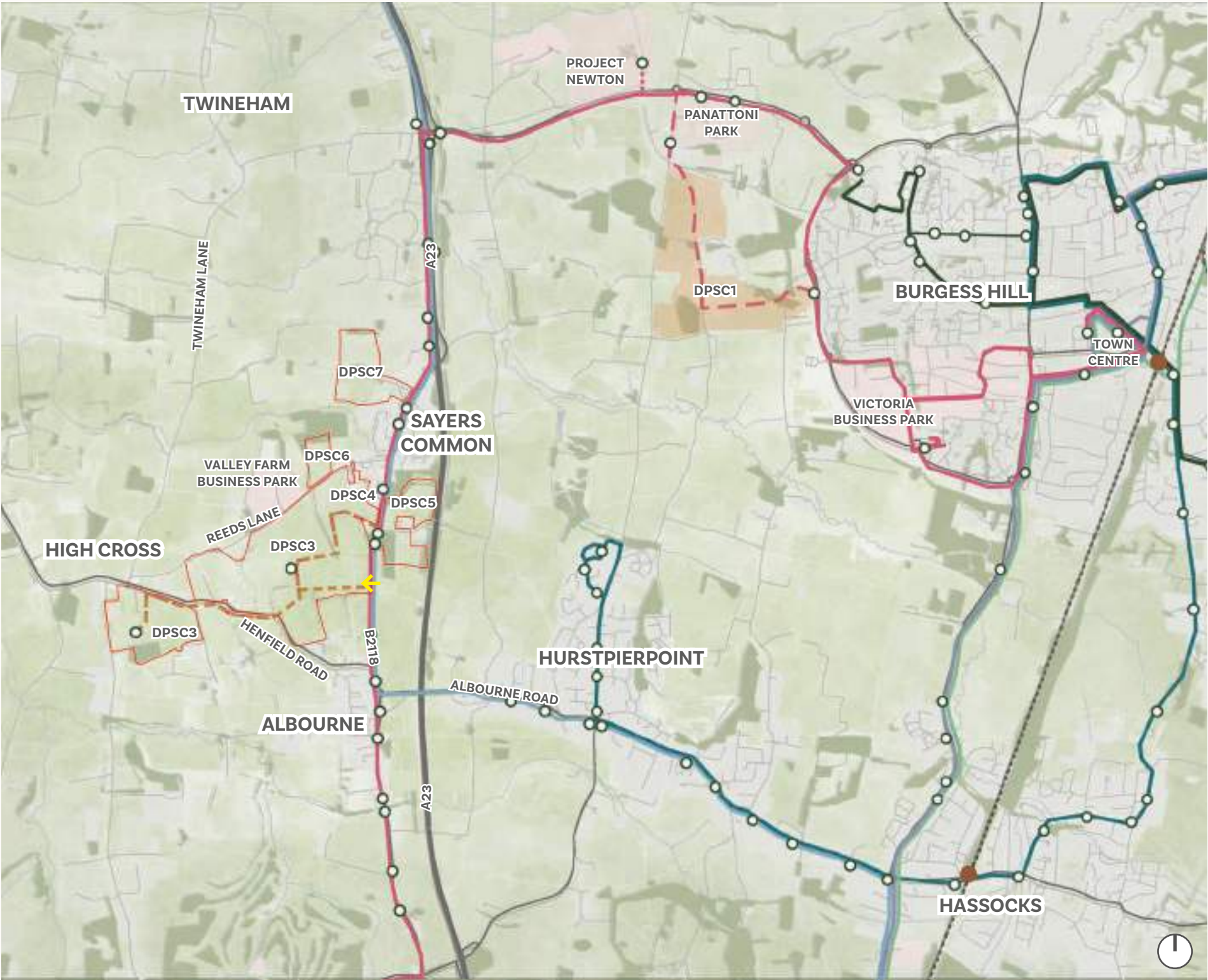
Alternatively, a 100A service could be provided which would provide a service between site DPSC3 and Burgess Hill.

The future diversion route shown on the adjacent plan allows for integration with the other allocated site west of Burgess Hill (DPSC1) if this comes forward.

Engagement will take place with West Sussex County Council to determine the feasibility of expanding upon West Sussex's Digital Demand Responsive Transit (DDRT).



Precedent of a bus gate



Public transport strategy

2.2 Masterplan Framework

Vehicular Access and Movement

The site locations have been determined to maximise the permeability of the site by active and shared modes of travel, prioritising routes that lower the reliance on the private car. All accesses into DPSC3 will be suitable for buses. Additionally, a Sustainable Travel Corridor will be provided through DPSC3, providing a bus link from London Road (the B2118) to the new primary road through the site. Alongside this new bus link dedicated pedestrian and cycle infrastructure will form an active travel route along its entire length.

Assessment of off-site highway effects will be undertaken through a multi-modal analysis which will be aligned with the emerging District Plan evidence and the proposed movement strategy. Mitigation will be developed following a clear hierarchy that first seeks to avoid and reduce vehicular impacts via on-site proposals, before addressing impacts through existing junction improvements, traffic calming and speed management, and targeted upgrades to crossing facilities and active travel routes. A Framework Travel Plan and Construction Traffic Management Plan will be developed and submitted in support future planning applications and will mitigate any residual impact, thereby safeguarding the operation and safety of the wider transport network.



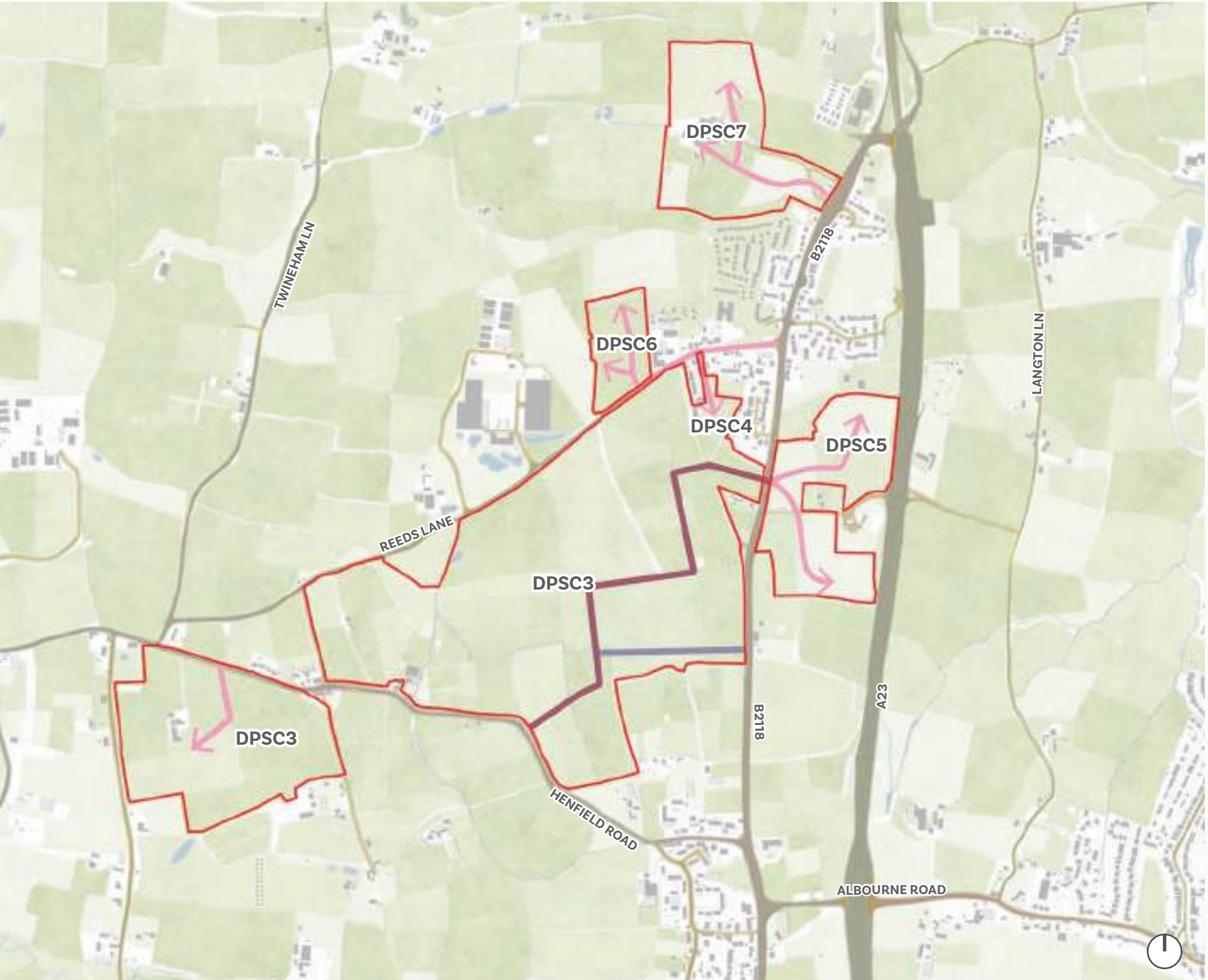
Precedent of a primary street with bus stop



Precedent of a tertiary street



Precedent of a landscaped street



Vehicular Access and Movement

2.2 Masterplan Framework

Illustrative Masterplan

The five sites that are identified for development in the emerging Mid Sussex District Plan can provide up to 2,543 high-quality homes set within the landscape. These include:

- **DPSC3:** Land to the South of Reeds Lane – 2,000 dwellings and other uses (see below)
- **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 and Community Centre



Precedents of neighbourhoods by Berkeley

Land South of Reeds Lane (DPSC3) can deliver:

- Approximately **2,000 homes** including **30% affordable housing**
- **Retail and community uses** which could include a nursery, library, leisure facilities, cafe, co-working space, community centre, and shops
- **Employment** of commercial and business space
- **Older Persons Accommodation** such as Extra Care or Later Living housing
- An **all-through school** with 2FE (expandable to 3FE) at Primary and 4FE (expandable to 6FE) at Secondary
- **Public open spaces** including allotments and a community orchard, amenity green areas, and natural green spaces
- **Enhanced landscapes** along green corridors including tree planting and habitat creation
- **Spaces for young people** including play areas
- An extensive network of new **footpaths and cyclepaths** which connect into the existing routes
- **Mobility Hubs** offering the co-location of delivery lockers and shared transport facilities
- Potential extension or diversion to the existing **bus route 100**, or a new 100A service between site **DPSC3** and Burgess Hill.
- **Landscaped drainage features** which will reduce flooding on Reeds Lane and London Road



Precedents of built neighbourhoods by Berkeley

Indicative housing density, heights, and mix

The masterplan for DPSC3 will provide housing at a range of densities across the site reflecting areas of varying character. Lower density neighbourhoods will be located around the periphery of the site and in elevated locations. Densities will gradually increase to include apartments of up to 3.5 storeys around the mixed-use hubs to help create vibrant and viable centres where residents are in proximity to services and employment opportunities.

To help meet the local housing need and to cater for a diverse demographic, a variety of housing typologies will be provided across the site ranging from 1-bedroom apartments to 5-bedroom houses.

To achieve this varied housing mix, the site will be predominantly comprised by 2 storey homes, with taller buildings of up to 3.5 storeys located strategically around mixed-use centres to minimise the impact of long-distance views from the SDNP, and to retain the rural character of the area.



2.2 Masterplan Framework

Character Areas

The approach to the character of the area comes from analysing the local towns and village character, with particular reference to Sayers Common, Albourne, and drawing on the rich conservation history of Hurstpierpoint.

The site DPSC3 has been divided into five character areas:

- 1

Reeds Gate

- This neighbourhood positively responds to Sayers Common by utilising low-to-mid density scale and built form to create a more gradual transition between the existing homes and newer character of the central site. The western edge will be bound by enhanced woodland planting to reflect the ‘woodland necklace’ which bounds the existing village (refer to page 17).
- 2

Albourne Gate

- Similarly, this neighbourhood positively responds to Albourne and comprises low-to-mid density housing set within the landscape. Building heights will be limited to 2-storeys along the southern edge to minimise potential visual impact from Albourne and the SDNP. Subtly gridded parcels reflect the ‘permeable block’ character of the existing village (refer to page 17).
- 3

Neighbourhood Centre

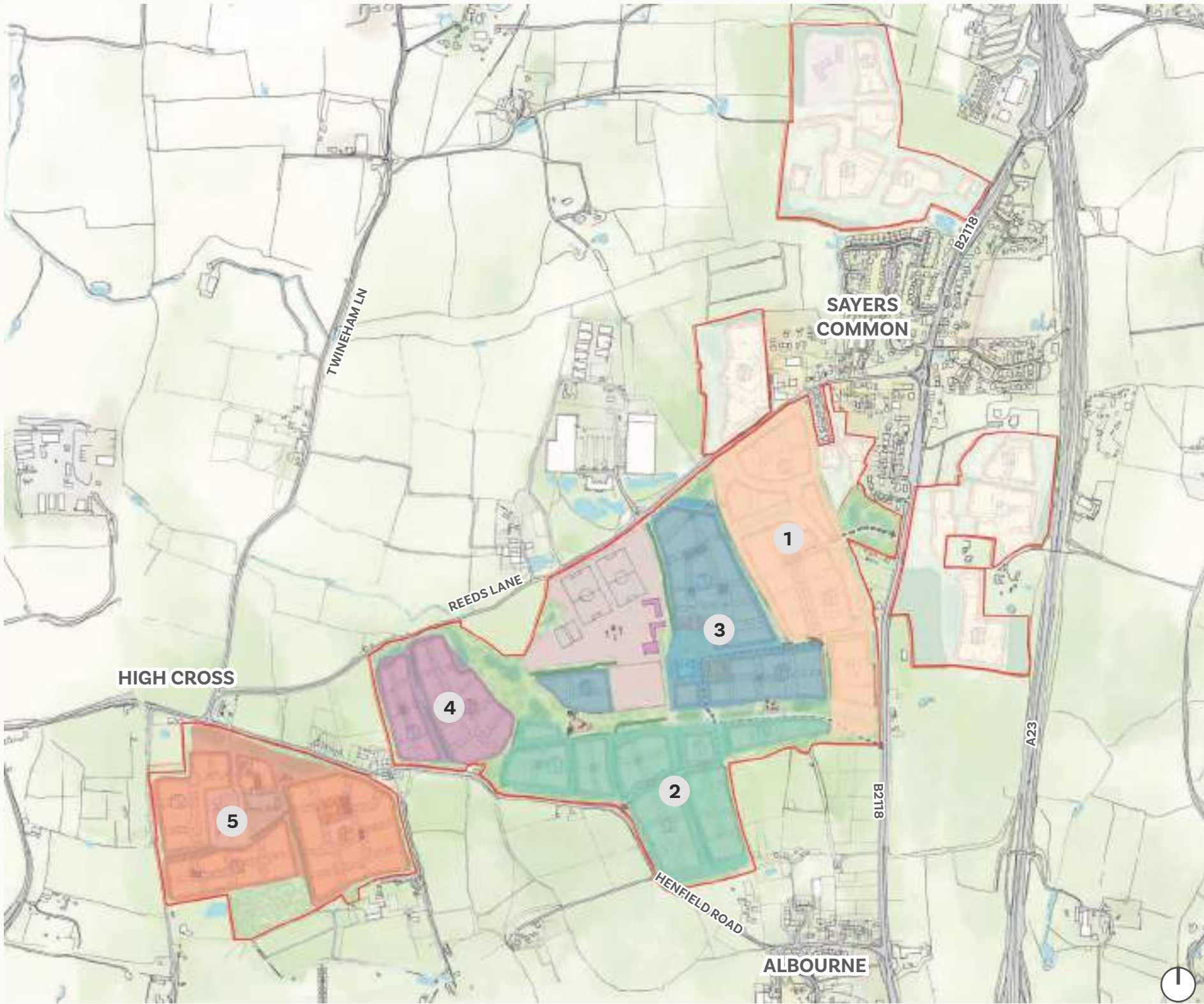
- Reflecting the vibrant ‘connected crossroad’ character of Hurstpierpoint (refer to page 17), this neighbourhood provides mid-to-higher density housing centred around the mixed-use centre. This highly-connected place benefits from its proximity to the proposed schools, and being located along a future bus route to Burgess Hill.
- 4

Reeds Quarter

- This neighbourhood has the opportunity to offer a more distinctive character whilst still respecting the building scale and material palette of the local area.
- 5

High Cross Gardens

- This neighbourhood is centred around the existing High Cross light-industrial estate. It offers expanded employment opportunities and a secondary mixed-use centre helping to create an active community.



Phasing Plan

2.2 Masterplan Framework

Character Precedents

The building heights, typologies, densities, and frontages must all be carefully considered for each character area. These neighbourhoods should be distinctive and respond positively to the existing context, meanwhile, their materiality should be tailored specifically to Sayers Common and the local area.



Neighbourhood Centre	
Land Uses	Mixed-Uses, employment, school and residential
Building Heights	Up to 2.5-storeys, with occasional marker buildings up to 3.5-storeys
Housing Typologies	Predominantly terraces, townhouses, and apartments with additional detached and semi-detached homes mostly located along the edges
Building Line	Formal arrangement
Set-back	Buildings can be sat directly on the footway or behind shallow front gardens



2.2 Masterplan Framework



Albourne Gate	
Land Uses	Residential
Building Heights	Up to 2-storeys, with occasional marker buildings up to 3-storeys except along the southern edge
Housing Typologies	Predominantly detached, semi-detached, and terraced homes with occasional apartment blocks focused in the west
Building Line	Informal arrangement in the south and east, semi-formal elsewhere
Set-back	Homes set behind front gardens





Reeds Gate	
Land Uses	Residential
Building Heights	Up to 2-storeys, with occasional marker buildings up to 3-storeys
Housing Typologies	Predominantly detached, semi-detached, and terraced homes with occasional apartment blocks
Building Line	Semi-formal arrangement
Set-back	Homes set behind front gardens



2.2 Masterplan Framework



Reeds Quarter	
Land Uses	Residential
Building Heights	Up to 2.5-storeys, with occasional marker buildings up to 3-storeys
Housing Typologies	Predominantly detached, semi-detached, and terraced homes with occasional apartment blocks
Building Line	Semi-formal arrangement
Set-back	Homes set behind front gardens





High Cross Gardens	
Land Uses	Mixed-Uses, employment, and residential
Building Heights	Up to 2-storeys, with occasional marker buildings up to 3-storeys. The mixed-use centre may go up to 3.5-storeys
Housing Typologies	Predominantly detached, semi-detached, and terraces with occasional instances of apartment blocks
Building Line	Formal arrangement around the mixed-use centre, less formal arrangement around the edges
Set-back	Homes set behind front gardens



2.2 Masterplan Framework

Utilities and Drainage Strategy

Multi-functional SuDS features will be incorporated throughout the site, in line with the drainage hierarchy, creating a network of blue-green infrastructure through the development. Typically for the Weald, much of the site is underlain by clay and a surface water management strategy will likely incorporate attenuation through a series of swales and basins before discharge to the existing watercourse network. Measures such as swales, attenuation basins, wetlands, green roofs and rainwater harvesting will be considered, which can enhance landscape, amenity and biodiversity as well as manage surface water.

There is a history of flooding from foul sewers in Sayers Common and Southern Water is improving their sewer network currently. The design team will work closely with Southern Water to understand capacity within the network and what improvements are required to the network and when. A potential location for a new wastewater treatment works has been identified and safeguarded in the draft District Plan on land to the east of the A23, should this be required in the future, to serve the development and the wider community.

In addition, a surface water drainage strategy for the site will be prepared, in accordance with national and local policy and the National Standards for Sustainable Drainage Systems (SuDS) (July 2025). This will manage both water quantity, peak flows, and water quality, to ensure that there is no detriment to the water environment as a result of the development.

The water environment strategy will seek to reduce flood risk to existing communities, over and above national planning policy which requires no increase in flood risk to third parties. Opportunities to alleviate existing flooding hotspots on the local highway network, such as on the B2118, will be developed. This could include the incorporation of positive drainage measures swales and wetlands adjacent to existing highways.



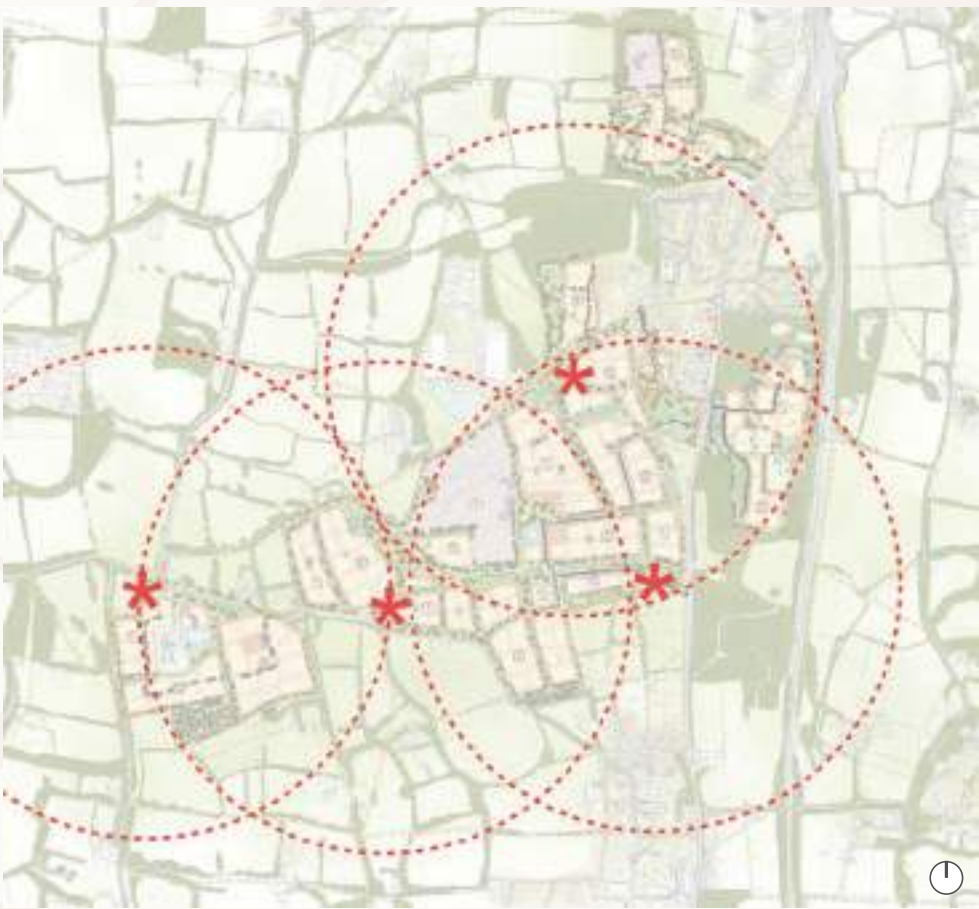
Precedent images of landscaped attenuation features

2.2 Masterplan Framework

Sustainability Strategy

Our approach to creating low-carbon homes and places which are resilient to climate change focuses on sustainability through the following measures:

- A **fabric-first approach** to new buildings, incorporating high standards of insulation and glazing.
- Adoption of **low-carbon technologies**, such as air source heat pumps and solar PV, in place of gas-powered boilers, to deliver homes that are net-zero carbon ready.
- Installation of **energy-efficient lighting and appliances** throughout.
- Use of **water-efficient fittings** to minimise water consumption.
- Provision of **EV charging points** for all new homes.
- **Bespoke travel planning** to encourage and embed sustainable travel habits within the community.
- Creation of **allotments, community gardens and orchards** to promote locally grown produce.
- Investment in **local transport services**, including enhanced bus provision, improved walking and cycling routes, and the introduction of car clubs.



Indicative allotment location
720m walking catchment isochrones in line with the Mid Sussex Play and Amenity Green Space Strategy



Indicative allotment location plan



Precedent images of sustainability features

2.2 Masterplan Framework

Ecology

Ecological and biodiversity enhancements for flora and fauna will be integrated throughout the development of site DPSC3. A range of bat and bird boxes are to be installed along with hedgehog highways, invertebrate features, log piles and hibernacula suited for both reptiles and amphibians. Habitat enhancements are to be designed to include native species planting, wildflower and SuDs, to work in tandem with linear features to form ecological corridors and buffers.

Green spaces around the site, will be created comprising of both natural character and usability. The landscape treatments will include amenity grassland for recreational use and areas of wildflower meadow to increase biodiversity.

To provide increased species diversity and enhance habitat creation, a mix of species rich meadow grassland (wildflower meadow) will be incorporated along woodland and scrub edges. Native species-rich hedgerows will be specified to infill and enhance existing site boundaries. They will be incorporated at key points within open spaces, to help define public and private ownership/boundaries. Native tree planting will be implemented to enhance the existing vegetation on site and increase screening along site boundaries and incorporating additional fruiting/flowering species.

The landscape specification will seek to increase species diversity and provide foraging opportunities for local wildlife. SuDS features will be created within the green corridors and open space. This will provide seasonally wet habitats to increase species diversity and provide additional habitat for aquatic/semi-aquatic species.



Precedent images of ecology features

2.2 Masterplan Framework

The development offers the following opportunities for biodiversity net gain and supporting local policy including:

- Opportunities for significant **improvement of habitat connectivity** within the wider area by linking the Priority Habitat to other areas of elevated ecological value within the site and priority woodland blocks across the site;
- Possibility of **coordination of wildlife-beneficial greenspace provision** with adjacent priority habitat areas to provide landscape-level **ecological enhancements** and improve ecological connectivity;
- Creation of **linear habitat corridors** as part of the wider green infrastructure in an area of former arable land, improving ecological connectivity and increasing species diversity;
- Increasing number of **ponds** and **wetland areas** in an area devoid of such features through habitat creation works and also use of **multi-functional SuDS** (designed to benefit wildlife);
- **Retention** and buffering of protected and key habits such as woodland, neutral semi-improved grassland, and hedgerows for targeted protected and notable species recorded on Site;
- Provision of **Nature Recovery Network (NRN)** through areas designated for wildlife to help fauna and flora transverse through the site and wider landscape; and
- The retained mixed woodland features should be managed to qualify as lowland deciduous woodland priority habitat.



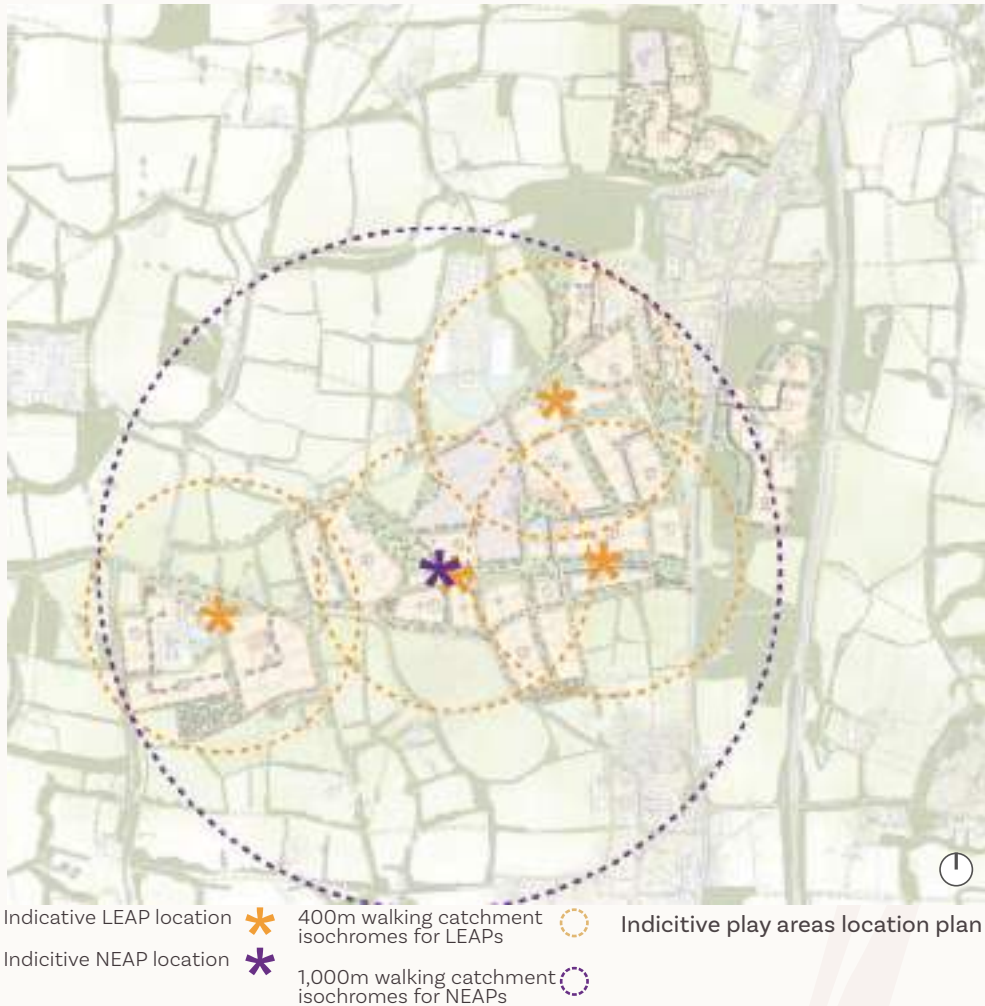
Precedent images of biodiversity features

2.2 Masterplan Framework

Play Strategy

The play strategy for the Masterplan Framework interacts with existing and proposed landscape elements and will offer equipped designated play spaces and informal natural play opportunities. The Masterplan Framework will provide the quantum of play required as per the **‘MSDC Play and Amenity Green Space Strategy (2019)’** and the **‘Fields in Trust Standards (FiT) 2024’**. The play strategy will not only ensure that play meets the minimum size and walking distances required, but will cater for all ages, offer opportunities for social interaction and provide a range of experiences. A network of open spaces will be provided throughout the development featuring **‘Destination Play Spaces’**, which are large, unique, themed, or inclusive play areas designed to combined Neighbourhood Equipped Areas of Play (NEAP) and Local Equipped Areas of Play (LEAP). Informal play will be provided through landscape design elements such as: changes to levels, boulders, logs and other engaging natural features to create incidental play opportunities, such as **‘Play on the Way’** as well as within pocket parks in development areas.

- The masterplan will deliver a range of play experiences that suit all ages, abilities and will be connected by a network of active travel routes that encourage social interaction and a healthy community. Where possible, play spaces should:
- Be based on FiT benchmark guidelines, policy standards and design requirements for minimum activity zones and walking distances;
 - Be accessible via pedestrian and cycle routes, providing safe, inclusive and sustainable movement between open space destinations;
 - Provide adequate seating, be well overlooked and enclosed by landscape features rather than fencing; and
 - Respond to the individual character of their setting, landscape and ecological assets and offer unique play experiences that create stimulating spaces to promote imaginative play.



Precedent images of formal and informal play facilities

2.2 Masterplan Framework

Sport and Recreation Strategy

The Masterplan Framework proposes outdoor sports provision as part of the All Through School and it is envisaged some of these facilities, such as All Weather Pitches (AWP) and courts will be available for community use.

The open spaces within the development provide the opportunity to accommodate informal sport such as outdoor gym facilities, running /walking /cycling trails and recreation areas for informal kickabouts.



Precedent images of formal and informal sport facilities

3.1 Infrastructure and Phasing

Infrastructure Delivery & Phasing

Infrastructure Delivery Strategy

The emerging Mid Sussex District Plan requires the proposed allocations at Sayers Common to be planned and considered collectively. This is to ensure a cohesive, integrated, and master-planned approach to development. The phased delivery of infrastructure is central to achieving the vision for sustainable growth at Sayers Common.

This Infrastructure Delivery Strategy sets out the infrastructure required to support development at Sayers Common, identifies which sites will contribute to and/or deliver each element, and explains how the costs of shared infrastructure will be fairly apportioned across the allocations.

Infrastructure Requirements

A schedule of the infrastructure required to support development at Sayers Common is provided as an appendix to this document. These infrastructure requirements are informed by the draft District Plan site allocation policies (DPSC3-DPSC7), the Mid Sussex Infrastructure Delivery Plan, Position Statement 2: Infrastructure, and engagement with key stakeholders and infrastructure delivery partners.

The schedule also sets out which sites will contribute to the provision and/or deliver each item of infrastructure and the likely timing of infrastructure delivery based on anticipated housing delivery rates, infrastructure capacity thresholds and the vision for the creation of a more sustainable community.

This schedule will be refined as planning applications are prepared and determined, enabling greater detail to be provided on the required infrastructure and the timing of delivery. It will also be necessary to demonstrate that all requirements are fair, reasonable, and directly related to the development.

Infrastructure Delivery Strategy

1. Site-Specific Infrastructure

Each site will be responsible for delivering the infrastructure needed to support its own development.

2. Shared Infrastructure

Some infrastructure will serve all proposed sites at Sayers Common collectively. This shared infrastructure will be delivered either within the Land South of Reeds Lane allocation (Site DPSC3) or at appropriate off-site locations.

To fund shared infrastructure, Mid Sussex District Council and West Sussex County Council will secure proportionate financial contributions from all Sayers Common sites, and potentially from other sites in the district. These contributions will be pooled to support delivery of shared infrastructure on Site DPSC3 or in the wider local area.

Each site will contribute in proportion to the number of homes within its allocation or planning application.

If Site DPSC3 does not progress as expected, the pooled contributions from other sites may be redirected to deliver suitable alternative infrastructure improvements in the local area.



Precedents of neighbourhoods by Berkeley

3.1 Infrastructure and Phasing

Indicative Phasing

An indicative phasing plan has been prepared which illustrates one way in which the development at Sayers Common could be phased:

- Phase 1a: DPSC 4 (Delivery 2026-2028)
- Phase 1b: DPSC 5, 6 & 7 (Delivery 2027-2032)
- Phases 2 onwards: DPSC3 (Delivery 2029-2041)
- Phase for Primary and Secondary School (delivery 2032 onwards depending on timing of need as identified by West Sussex County Council)

The smaller sites (DPSC4-7) will be delivered first, contributing to the short-term local housing supply. The largest site (DPSC3) will be delivered in multiple phases and the Neighbourhood Centre should begin to be delivered within an early phase of the development. This will ensure that services and facilities can lay the foundations for a vibrant and thriving community from the outset, ready for residents to occupy the site without relying on cars to access external amenities.

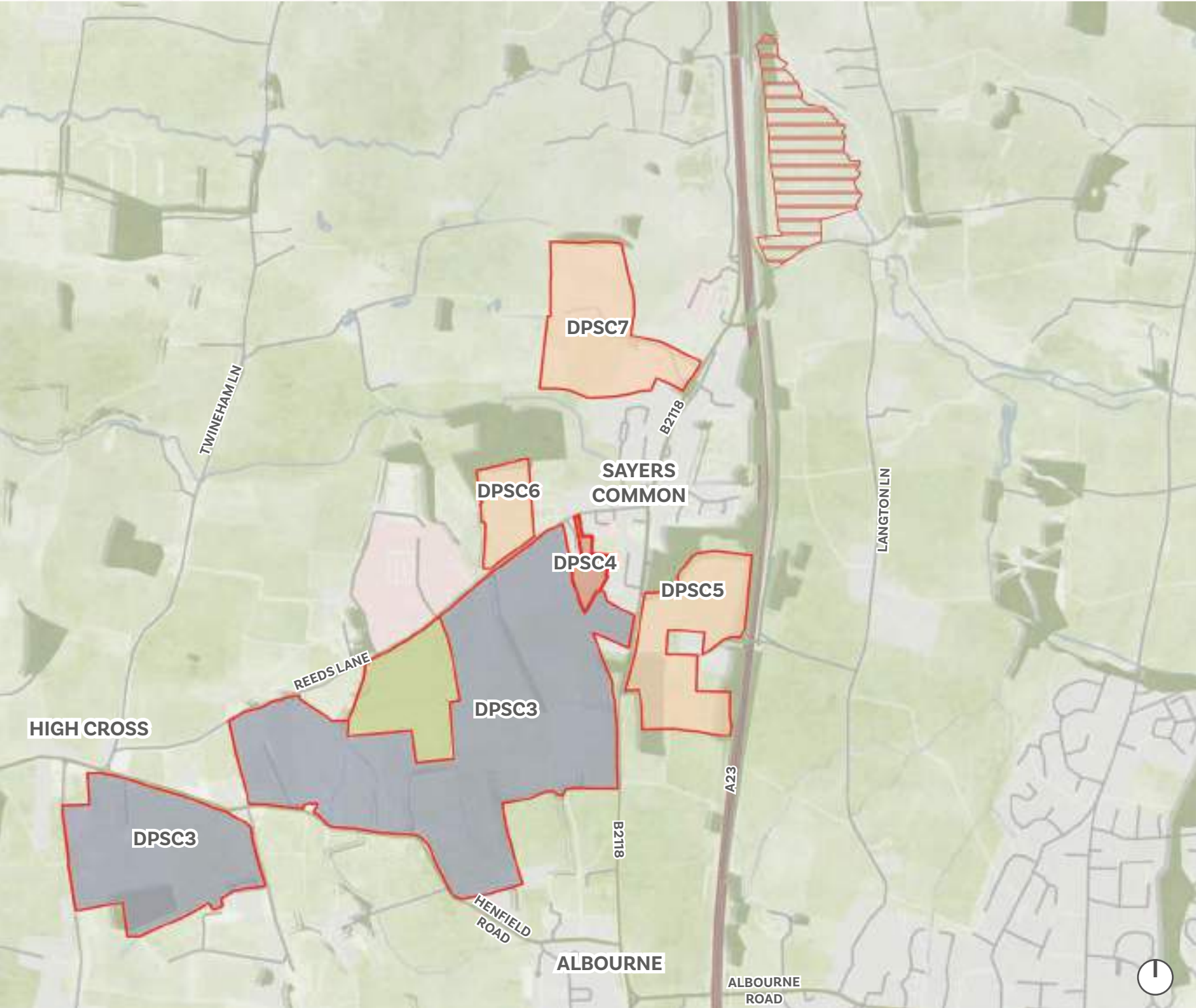
This phasing sequence has helped to inform the preparation of the infrastructure delivery schedule (refer to the Appendix).

Safeguarded land east of the A23

Land located to the east of the A23 and north of Mill Lane is safeguarded in the emerging District Plan for a potential sewage treatment works.

This land is controlled by Berkeley Latimer and could be brought forward as part of the proposals for the development of Site DPSC3 to deliver additional infrastructure. If necessary, this infrastructure could include a new sewage treatment works, serviced permanent pitches for Gypsies and Travellers, and additional BNG.

- Safeguarded area within Berkeley Latimer control



Phasing and safeguarded land Plan

3.2 Development Benefits

Development Benefits

Together, the neighbourhoods at Sayers Common can grow harmoniously through thoughtful masterplanning, shared infrastructure, and a strong sense of place, while safeguarding the quality of life, environment, and rural identity of existing residents.

The proposed development can offer a wide range of benefits for the local community, businesses, wildlife, and environment by achieving the five core Place Principles and associated Place Initiatives. Collectively, Sayers Common will promote Living Wilder, Greener, and Healthier.



Precedents of neighbourhoods by Berkeley



3.3 Next Steps

Next Steps

The Masterplan Framework Document will guide the production of an Outline Planning Application (OPA) for the Land to the South of Reeds Lane. This OPA will delve into further technical detail and offer additional community engagement opportunities, both of which will feed into the proposals and further help develop the Illustrative Masterplan for DPSC3. The aim is to submit this OPA in Autumn 2026.



Appendices

Housing Delivery and Infrastructure Trajectory

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	Total
DPSC3 South of Reeds Lane					60	170	180	180	180	180	180	180	180	180	180	150	2,000
DPSC4 Land at Chesapeake & Meadow View		13	20														27
DPSC5 Coombe Farm			10	50	50	50	50										210
DPSC6 West of Kings Business Centre			50	50													80
DPSC7 Land at LVS Hassocks			30	50	50	50	30										210
Total		13	110	150	160	270	260	180	180	180	180	180	180	180	180	150	2,527
Cumulative position		13	123	273	433	703	963	1,143	1,323	1,503	1,683	1,863	2,043	2,223	2,403	2,553	2,527
Infrastructure phasing ¹																	
Short term																	
Medium term																	
Long term																	
Transport																	
Individual site access junctions		DPSC4, 5, 6 and 7 Provision by developers			DPSC3 Provision by developer				DPSC3 Provision by developer								
Joint access / coordinated access to serve DPSC3 and DPSC5 ²				DPSC3 and 5 Provision by developers													
Active travel – upgrades to / new pedestrian and cycle links within / between sites / to Sayers Common including upgrades to existing public rights of way through sites.		DPSC4, 5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contributions / provision by developer								

¹ Financial contributions from DPSC4 – 7 may be pooled towards the delivery of onsite infrastructure on DPSC3 and if not spent in (5) years from the grant of planning permission for DPSC3, will be used on other community facilities within Sayers Common or the immediate area, as defined through future legal agreements. The precise timing of the delivery of works will be discussed and agreed with the delivery partner(s) during the determination of planning applications to align with the masterplan, infrastructure delivery plan and phasing plan.

² Discussions are ongoing about this junction arrangement and therefore this is yet to be finalised.

Appendices

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	Total
Sustainable transport – enhanced bus facilities and services between sites and to / from Sayers Common		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution								
Mobility Hubs					DPSC3 Provision by developer				DPSC3 Provision by developer								
Sayers Common to Burgess Hill Cycle Route		DPSC4, 5, 6 and 7 Financial contributions. Potential on-site improvements as part of DPSC5 development			DPSC3, 5 and 7 Financial contributions												
Sayers Common to Hassocks Cycle Route		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution								
Improved cycle storage and access at Hassocks Station		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution								
Off-site highway improvements (identified in Mid Sussex Transport Study including A23 slip road improvements)		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution								
Off-site highway improvements (local area improvements including Reeds Lane works & TRO)		DPSC4, 5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contribution / provision by developer								
Travel Plan contribution		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution								

Appendices

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	Total
Community Facilities																	
Neighbourhood centre / community buildings		DPSC4, 5, 6 and 7 Financial contributions Alternatively, for DPSC7 on site provision of building for community use			Delivery on DPSC3 with financial contributions pooled from all sites.				Delivery on DPSC3 with financial contributions pooled from all sites.								
Tier 7 Library		DPSC4, 5, 6 and 7 Financial contributions			Delivery within community building on DPSC3 with financial contributions pooled from all sites.												
Contribution towards expansion of Burgess Hill HWRs		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution								
New or expanded fire and rescue station		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution								
Local Community Infrastructure		DPSC4, 5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contribution / provision by developer								
Health																	
Contribution towards new or expanded GP provision		DPSC4, 5, 6 and 7 Financial contributions subject to evidence of need being demonstrated			DPSC3, 5 and 7 Financial contributions subject to evidence of need being demonstrated				DPSC3 Financial contribution subject to evidence of need being demonstrated								
Education ³																	
All-through school, including early years provision (located on site DPSC3):																	
(i) 2FE Primary and Nursery (expandable to 3FE)		DPSC4, 5, 6 and 7 Financial contributions			Delivery on DPSC3 (provision of land and financial contributions) with pooled financial contributions from all sites. The precise timing of the delivery of these works requires further discussion with WSCC Education during the determination of the planning application to align with the masterplan and phasing plan.												
(ii) 4FE Secondary (expandable to 6FE)		DPSC4, 5, 6 and 7 Financial contributions			Delivery on DPSC3 (provision of land and financial contributions) with pooled financial contributions from all sites. The precise timing of delivery requires further discussion with WSCC Education during the determination of the planning application to align with the masterplan and phasing plan.												
New or expanded Sixth Form facilities		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions												
New or expanded SEND facilities		DPSC4, 5 and 6 Financial contributions			DPSC3 and 5 Financial contributions												
Relocation of SEND school on DPSC7		DPSC7 on site provision by developer															

³ WSCC Education have indicated that the new secondary school will be required at circa 600 occupations on DPSC3 with the primary school required before that time.

Appendices

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	Total
Open Space & Green Infrastructure																	
Allotments		DPSC7 – on site provision of community growing area							DPSC3 On site provision by developer / financial contribution								
Expansion / enhancement of outdoor sports facilities		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions												
Play areas		DPSC4, 5, 6 and 7 Financial contributions / on site provision by developers			DPSC3, 5 and 7 On site provision by developers				DPSC3 On site provision by developer								
Other outdoor provision (i.e. MUGA / skate park		DPSC4, 5, 6 and 7 Financial contributions			DPSC3 On site provision by developer / financial contribution				DPSC3 On site provision by developer / financial contribution								
Provision / enhancement of parks & gardens		DPSC4 and 6 Financial contribution			DPSC3 On site provision by developer / financial contribution				DPSC3 On site provision by developer / financial contribution								
Amenity and Natural green space		DPSC5, 6 and 7 On site provision by developers			DPSC3, 5 and 7 On site provision by developers				DPSC3 On site provision by developer								
Drainage & Utilities																	
Surface water attenuation		DPSC4, 5, 6 and 7 On site provision by developers			DPSC3, 5 and 7 On site provision by developers				DPSC3 On site provision by developer								
Foul sewer reinforcement & pumping stations		DPSC5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contribution / provision by developer								
Wastewater treatment capacity		All sites. Necessary improvement TBC pending further engagement with Southern Water – potential reinforcement of existing treatment works at Goddards Green or new facility located on safeguarded land to the east of the A23.															

