

Sayers Common Sustainable Community

Masterplan Framework



Your feedback is important.

Please complete a feedback form and return it to us today or send it later by Freepost.

For more details, visit the project website or scan the QR code:

www.futureofsayerscommon.co.uk

info@futureofsayerscommon.co.uk

0808 143 4781 (freephone)

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CONSULTATION (no stamp required)

Welcome

Welcome to Berkeley Latimer's public consultation on the emerging Masterplan Framework to help guide future growth at Sayers Common.

Berkeley Latimer is preparing a masterplan for new community facilities, green spaces, infrastructure, and homes on land south of Reeds Lane. This will form part of a holistic Masterplan Framework to guide the future growth of Sayers Common as a sustainable and thriving community.

We are at an early stage and are exploring how a sustainable community here could look and feel. Our initial work has focused on understanding what residents value most about Sayers Common and the surrounding area, and how improvements to transport, community facilities, drainage, and other infrastructure could benefit both the local community and the environment.

This work has included engagement with parish and district council representatives and other stakeholders, whose initial views have helped shape the emerging Masterplan Framework.

This consultation provides an opportunity for you to help shape the proposals by sharing early ideas and providing feedback before any plans are finalised.



Berkeley development at Abbey Barn Park, High Wycombe



Berkeley development at Highwood, Horsham

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About Berkeley Latimer

Berkeley Latimer is a joint venture between Berkeley Group and Latimer, by Clarion Housing Group.

Berkeley

Designed for life

Berkeley Group builds homes and neighbourhoods across London and the South of England, creating around high-quality sustainable homes for people at all stages of life.

Our focus is on placemaking rather than just housebuilding. This means creating neighbourhoods where people can live comfortably, with access to green space, community facilities, local shops and safe routes for walking and cycling. We start with a vision for the community and plan for the things that matter most to residents – feeling safe, knowing your neighbours, and having spaces to come together.

For more information about Berkeley Group, please visit: **www.berkeleygroup.co.uk**



Latimer is part of Clarion Housing Group, whose history can be traced back to the early 1900s.

Today, Clarion is a social landlord and the country's largest housing association. We own 125,000 properties, homes for more than 350,000 people.

Latimer is Clarion's development arm. It was created to ensure that Clarion has an organisation capable of building homes of all tenures, for multiple communities and locations, realising our mission to play a part in tackling Britain's housing crisis.

The majority of homes we build will always be for affordable tenures, but building homes for outright sale is crucial for our business too. This allows us to develop mixed, sustainable communities and recycling any profits from those private sales back into building and maintaining more affordable homes.

For more information about Latimer, please visit: **www.latimerhomes.com**



Photography of developments by Berkeley and Latimer

Purpose of the Masterplan Framework

A holistic masterplan for the future

The Sayers Common sustainable community is being planned in accordance with the approach set out in the emerging Mid Sussex District Plan, which allocates five sites around Sayers Common as suitable for new development to support the village's long-term sustainability.

A key requirement of the District Plan is that these sites are considered collectively rather than individually, integrating with the existing settlement of Sayers Common, and promoting opportunities for enhanced connectivity between the sites and the existing community so that everyone can take advantage of the services and facilities being provided.

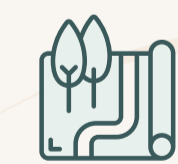
The purpose of this Masterplan Framework is to establish a coordinated and holistic vision to shape this planned growth, and guide the preparation and determination of planning applications.

A village-wide approach

To support the Mid Sussex District Plan, the Masterplan Framework will:



Set a holistic vision for how Sayers Common could grow over time, shaped by the five Vision Pillars developed through engagement with local community representatives.



Provide a joined-up approach for how homes, green spaces, community facilities and infrastructure could be delivered across all proposed allocation sites.



Ensure connectivity between the sites and the existing community.

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The Vision

Creating a connected sustainable community

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

The emerging Masterplan Framework promotes living greener to help achieve net zero carbon ambitions and support local wildlife. It also proposes new amenities to help residents access the things they need closer to their homes. This approach will enable healthier and more connected lives, encouraging living locally and actively, and supporting improved wellbeing, thriving communities, vibrant local businesses, and a more sustainable future.

Shaped around five Vision Pillars, the emerging Masterplan Framework reflects early engagement feedback and the priorities agreed with local community representatives.



Sayers Common Sustainable Community

Masterplan Framework

Understanding the Local Area

The preparation of the Masterplan Framework has started with developing a clear understanding of the local area, its character, amenities and connections.

This has been informed by engagement with local community representatives and has enabled the emerging Masterplan Framework to be respectful of the character of the existing communities, protect the environment and prioritise connectivity between the most important areas of community life.



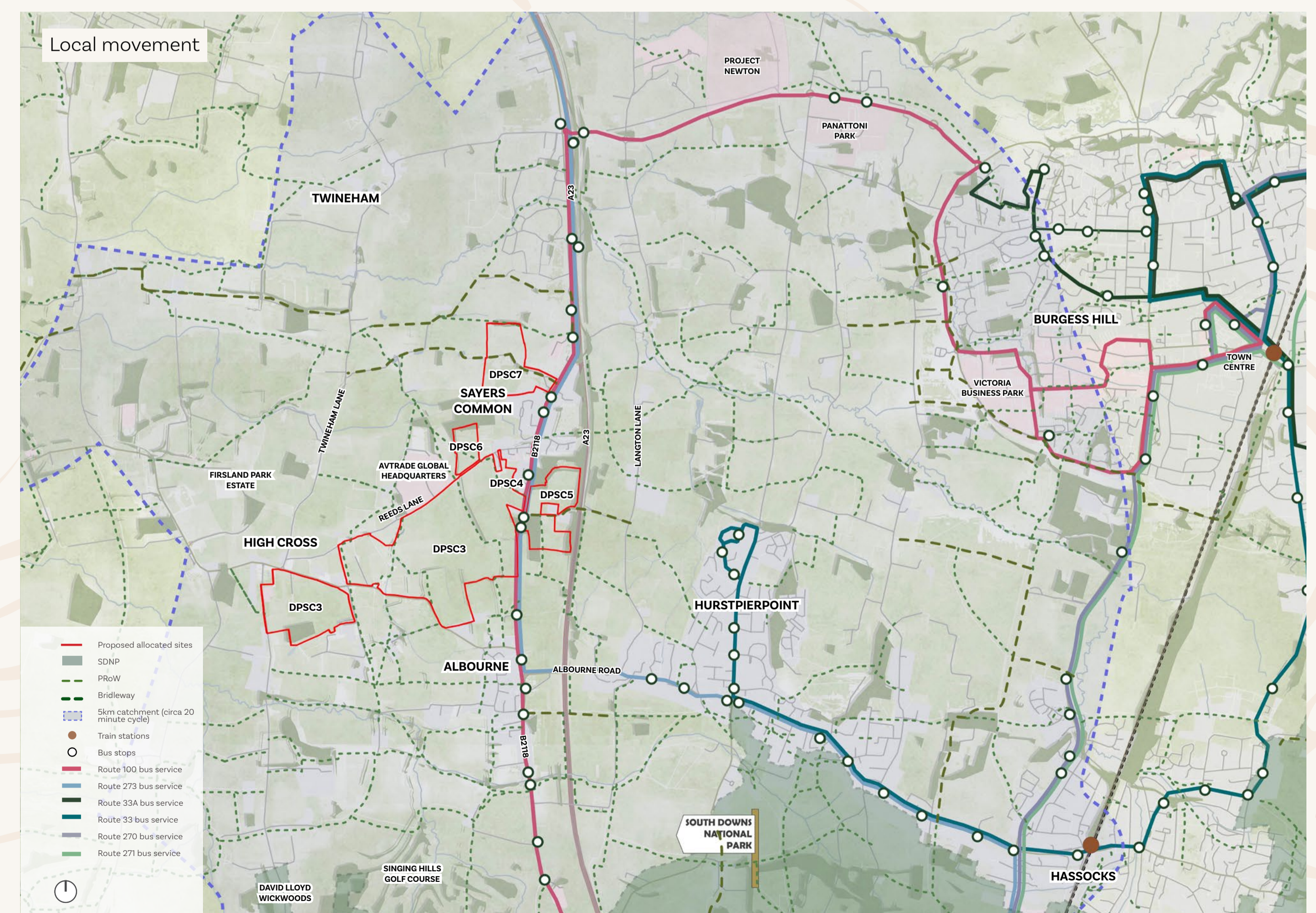
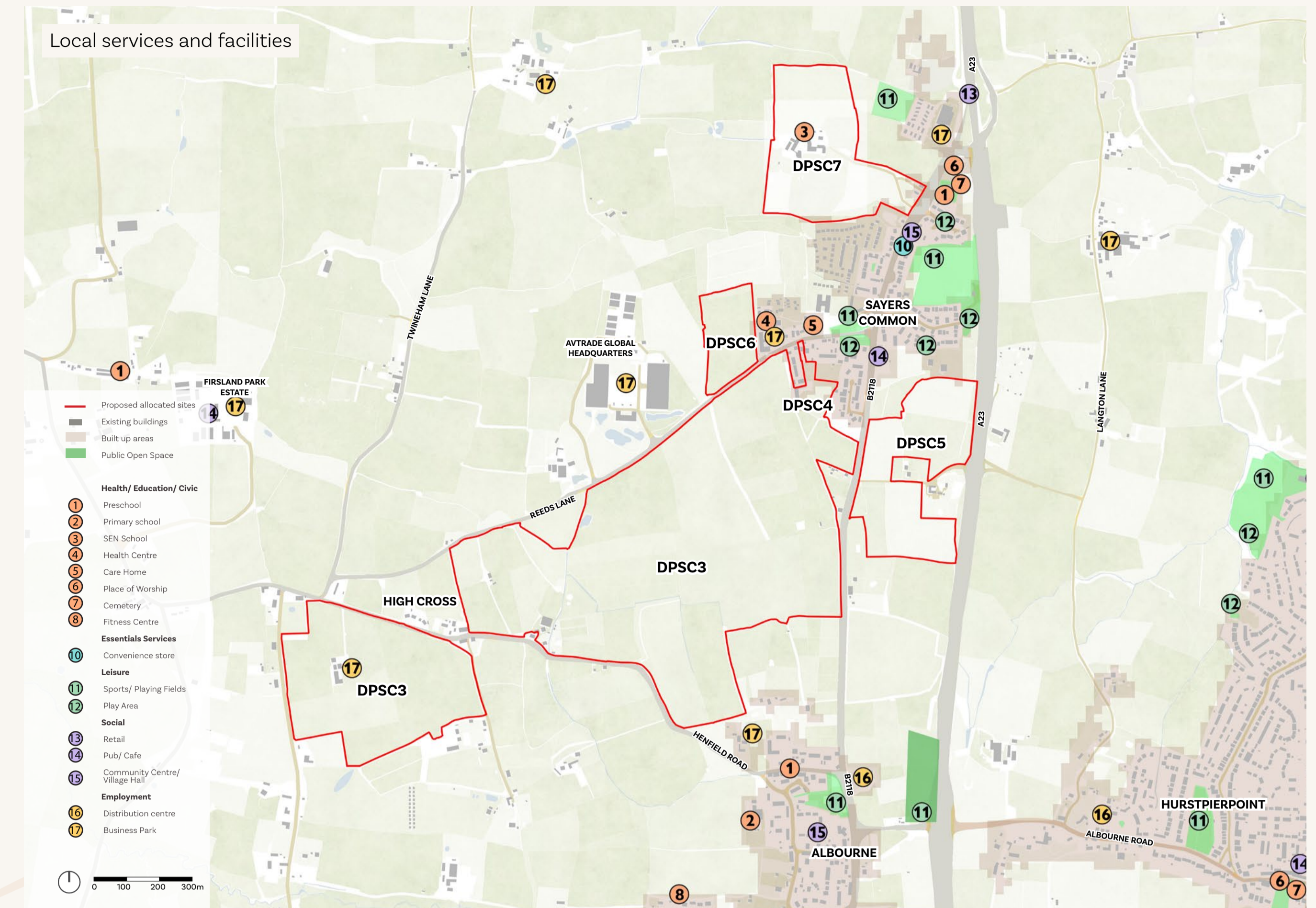
Bus through Sayers Common



Sayers Common Village Hall and Community Shop



Gateway into Sayers Common from Reeds Lane



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Place Pillars and Principles

The Vision for Sayers Common is structured around a series of Place Pillars that set out the overarching objectives for the area. These Pillars reflect a range of aspirations that have been used to guide the masterplan proposals.

Each Place Pillar is supported by three key Principles, which clarify the intent of the objectives, and how they are to be delivered through the masterplan.



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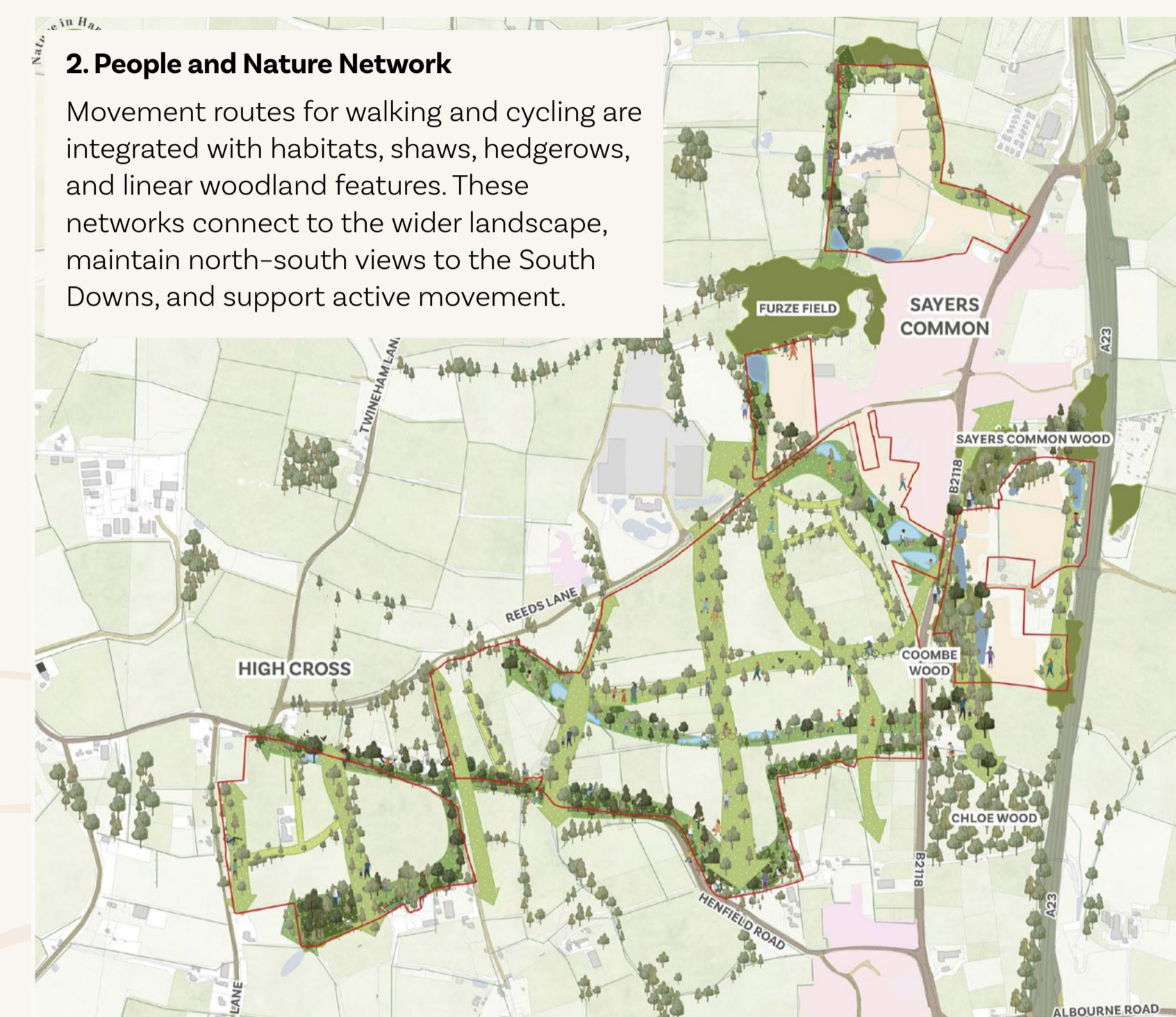
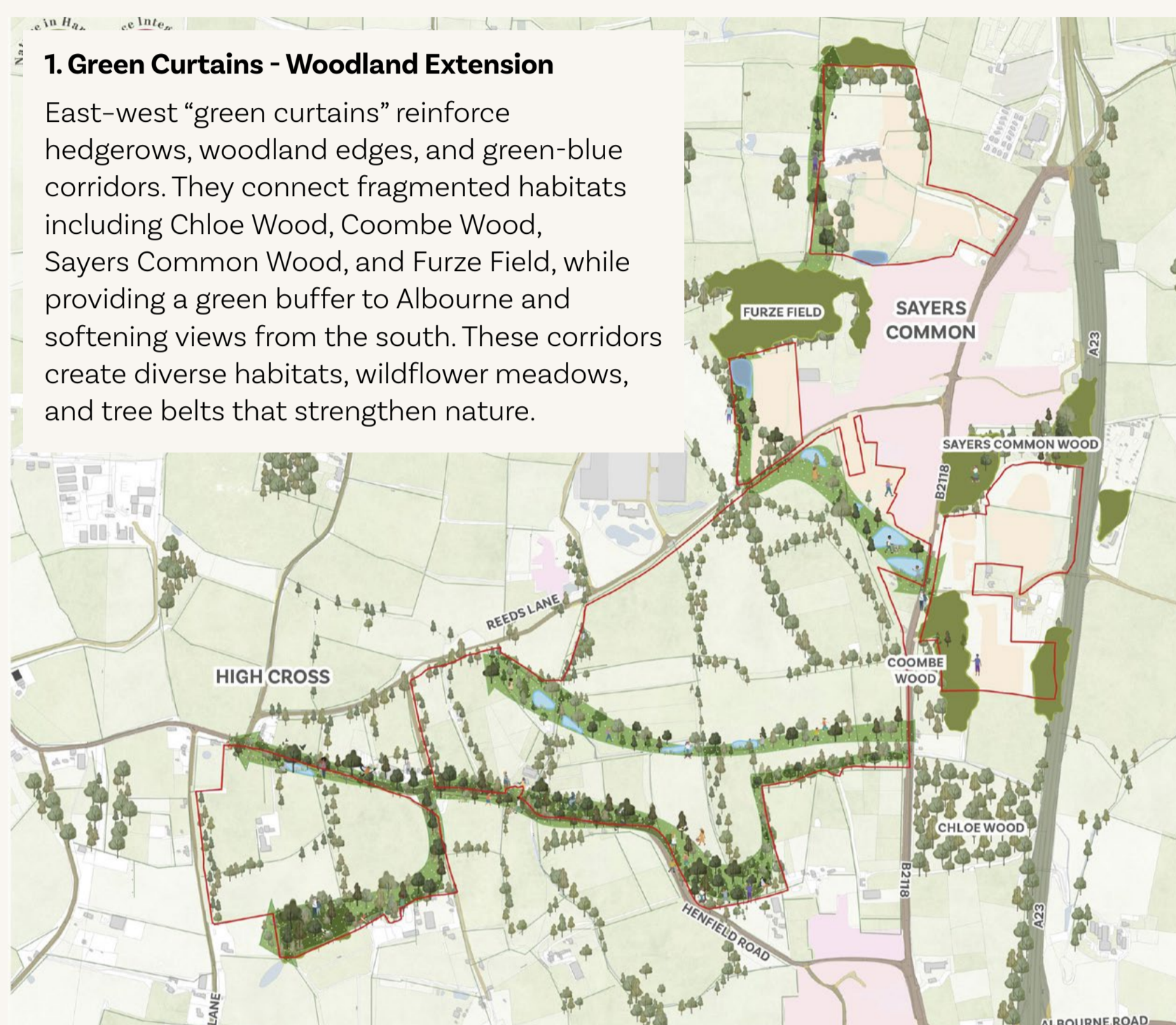
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Design Approach

A set of concept diagrams have been established to help inform the Framework Masterplan. These diagrams aim to capture the Place Pillars and Principles, key issues and aspirations identified through engagement with local community representatives, and the character of the local area.



Design Approach

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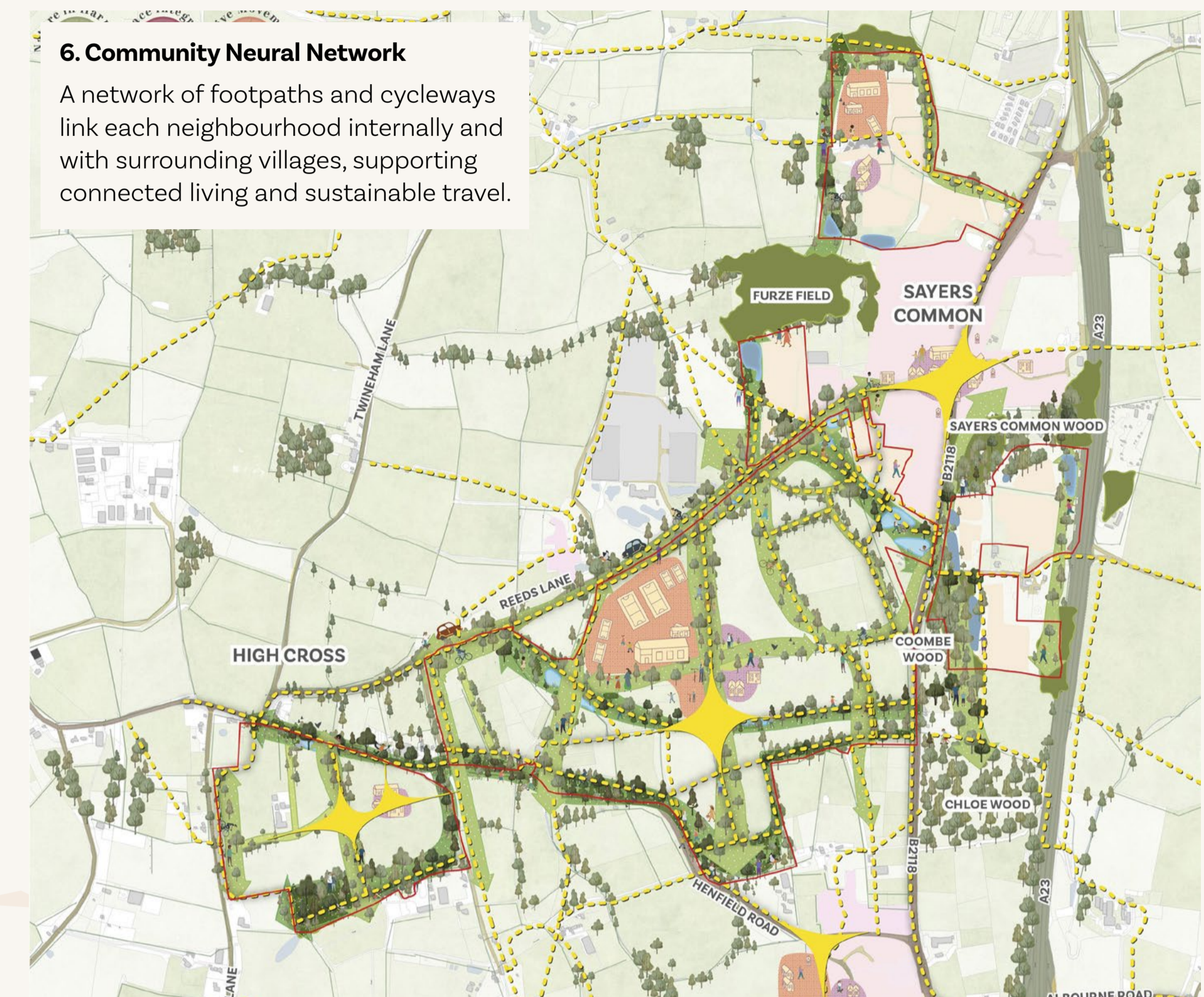
5. Connected Communities

Multiple neighbourhood nodes ensure all residents are within a 20-minute walk or cycle to key services, forming a socially connected and environmentally balanced community.



6. Community Neural Network

A network of footpaths and cycleways link each neighbourhood internally and with surrounding villages, supporting connected living and sustainable travel.



7. Complementary Neighbourhoods

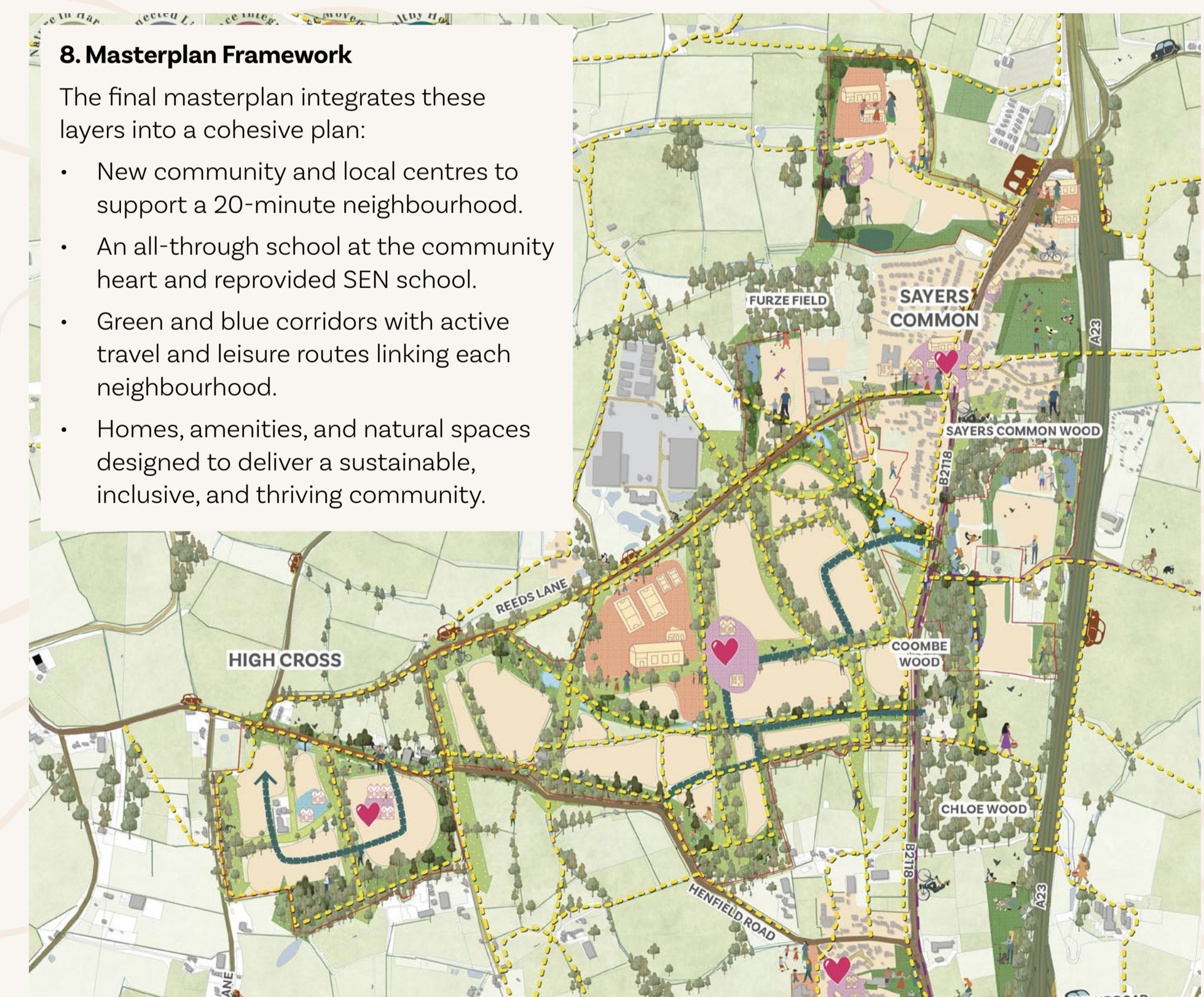
New neighbourhoods are designed to sit comfortably alongside Sayers Common and Albourne, reflecting village character and creating a stronger, more connected community.



8. Masterplan Framework

The final masterplan integrates these layers into a cohesive plan:

- New community and local centres to support a 20-minute neighbourhood.
- An all-through school at the community heart and reprovided SEN school.
- Green and blue corridors with active travel and leisure routes linking each neighbourhood.
- Homes, amenities, and natural spaces designed to deliver a sustainable, inclusive, and thriving community.



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Embracing the Landscape

The masterplan for Sayers Common is underpinned by a landscape-led approach where existing green infrastructure and landscape features are woven into the masterplan from the outset.

The landscape design approach seeks to draw the best from the site features, landscape character and local context. It responds to the setting of the South Downs National Park, ecology, access, landscape character and surface water management in an integrated way to create a multi-functional landscape for people and nature.

A Landscape That Works for People and Wildlife

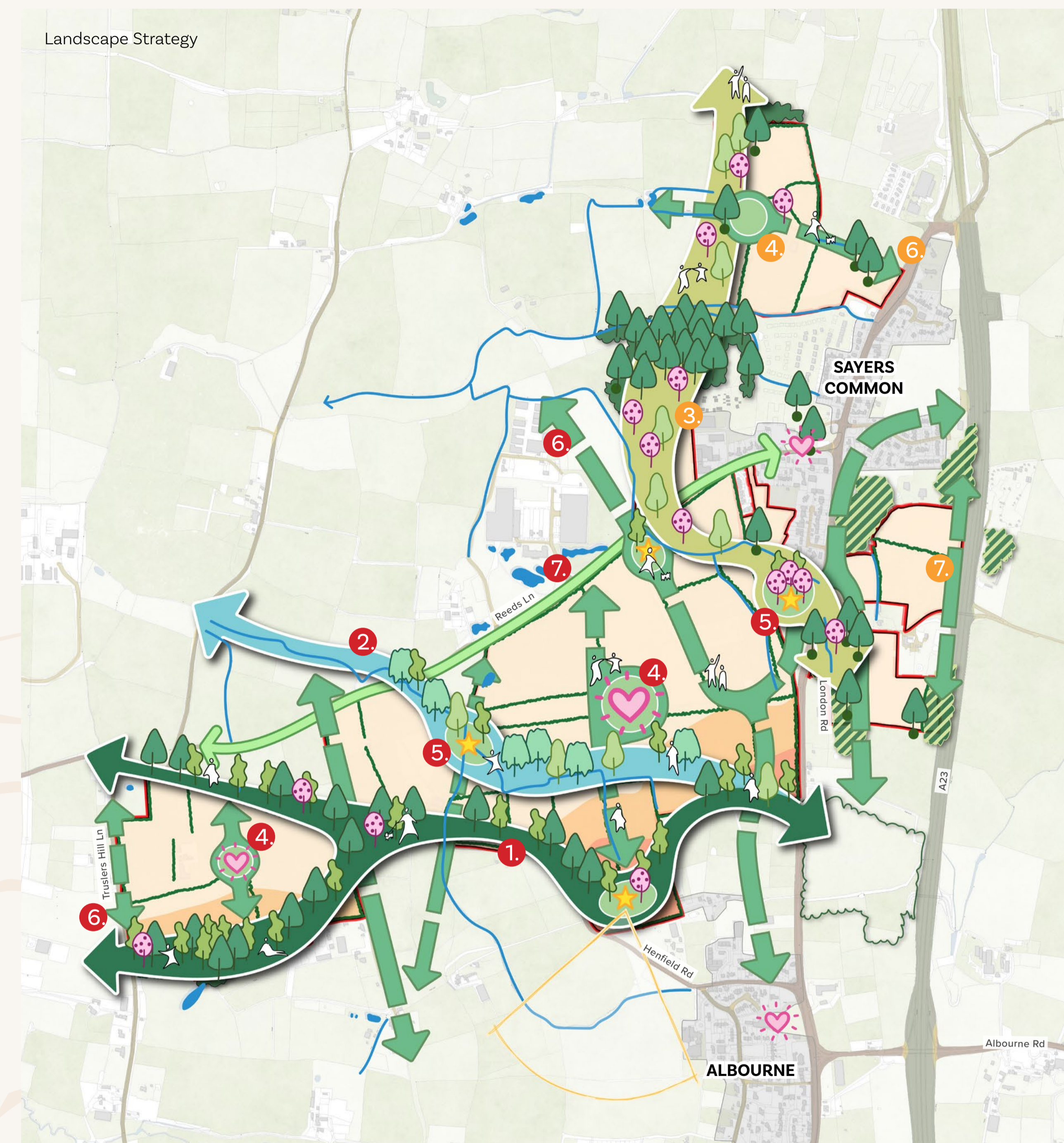
This approach will create a high quality landscape that supports biodiversity, manages water naturally, encourages active travel and strengthens the relationship between the development and its surrounding countryside.

Landscape Design Principles: Respecting the South Downs National Park

- Create green curtains to structure the landscape.
- Integrate development while screening views from the south.
- Strengthen blue corridors and existing vegetation.
- Reflect the wooded weald character through new planting.



Berkeley development at Taplow Riverside, Maidenhead



Key

1. A southern wooded green curtain protects views from the SDNP and strengthens the currently limited woodland network.
2. A central riparian curtain enriches habitats and reinforces natural landscape features.
3. A north-south parkland curtain enhances accessibility and connects key woodland areas.
4. Central green spaces foster community life at the heart of the villages, featuring play facilities.
5. Glades and groves create varied characters for informal play, recreation, and productive landscapes, strengthening connections between people and nature.
6. Green driveways support active travel for both people and wildlife, linking the PRoW network and prioritising habitat connectivity.
7. Reeds Lane is enhanced as a dedicated active-movement corridor.

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Access and Movement

Encouraging Sustainable Travel

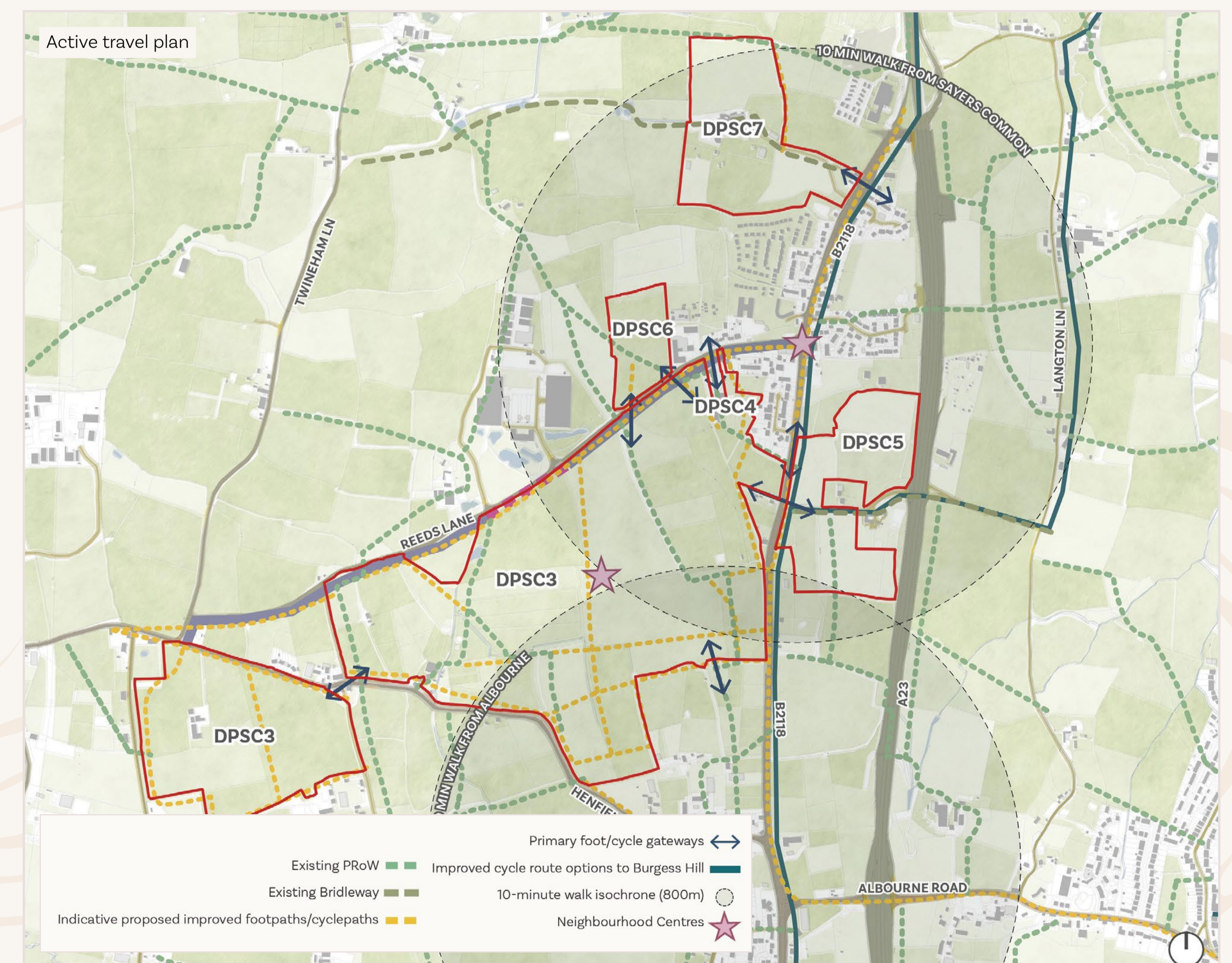
Our aim is to create a well-connected community by providing a wide range of amenities to reduce the need to travel, alongside enhanced walking, cycling, and public transport infrastructure, thereby reducing private car use.

Walking and cycling

- Integrated walking and cycling routes throughout the masterplan connecting different neighbourhoods.
- Improved cycle route between Sayers Common and Burgess Hill, connecting into the existing Local Cycle Network and the Burgess Hill Green Circle.
- Improved walking and cycling routes between Sayers Common, Albourne and Hurstpierpoint
- Safe, direct and accessible routes for all users.
- Mobility hubs near mixed-use areas and transport stops offering bike/e-bike parking, e-scooter hire, delivery lockers, and car clubs to support multi-modal travel.



Development by Berkeley at Broadacres, Southwater



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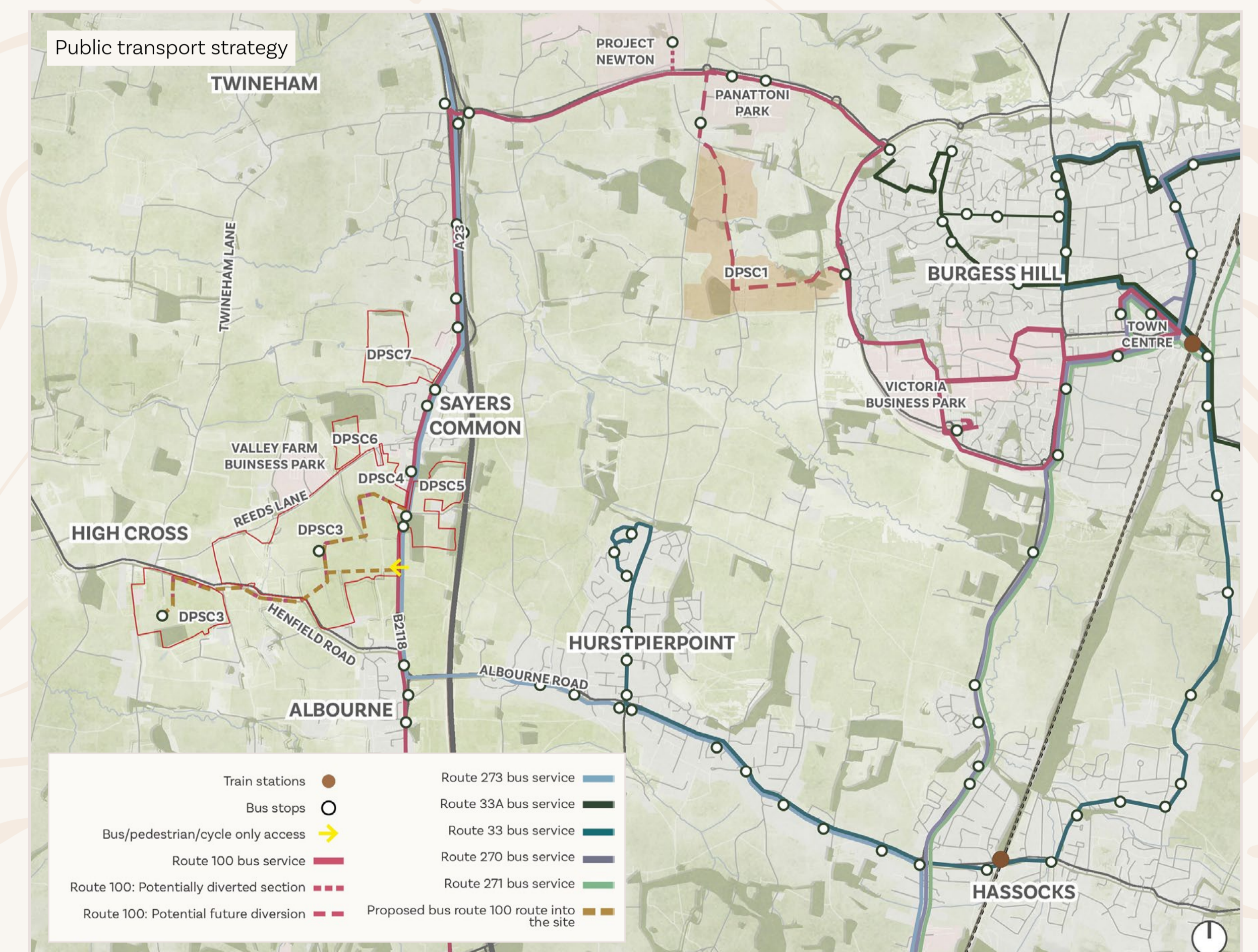
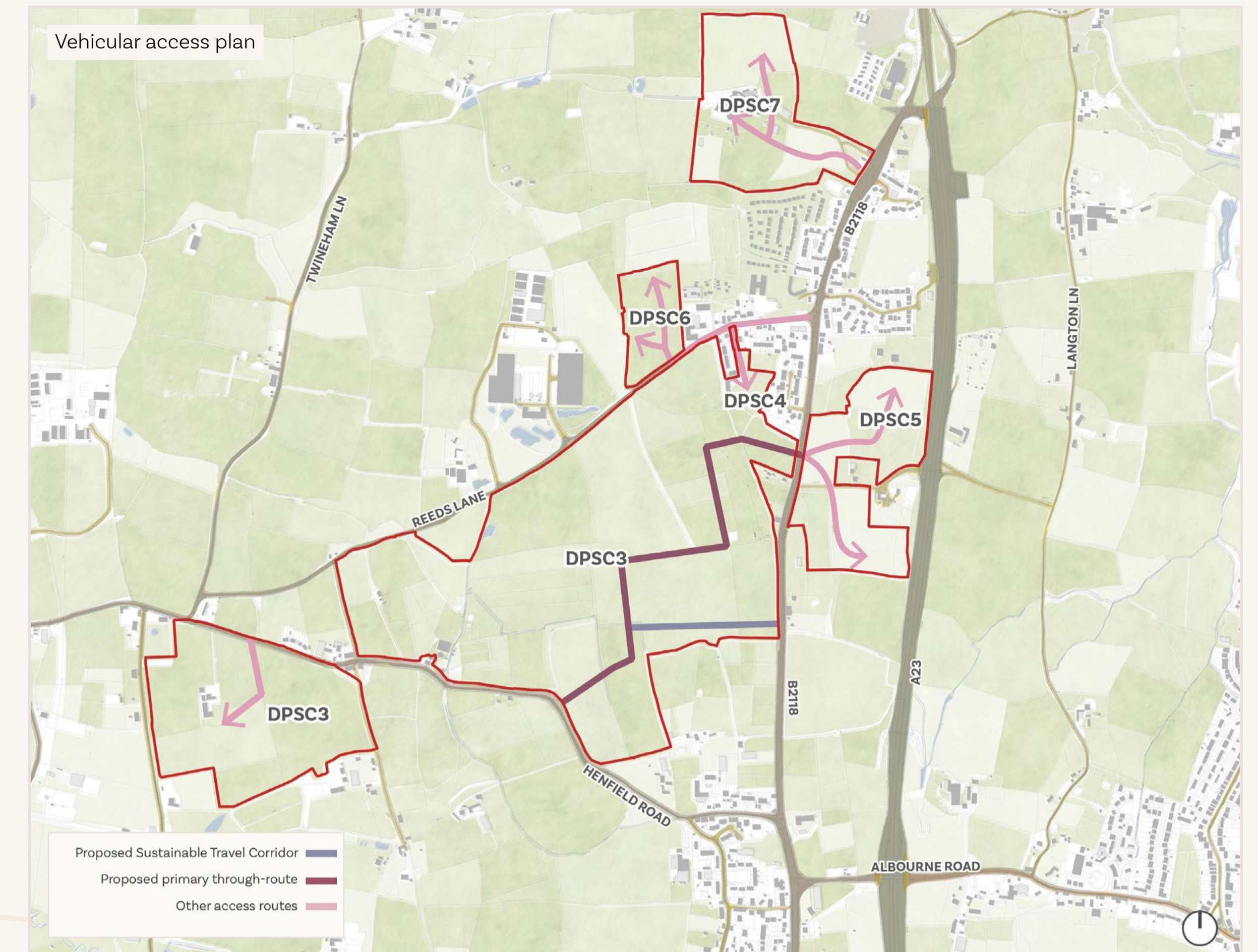
Access and Movement

Bus Network

- A staged bus strategy will improve or introduce services as the development grows.
- Existing or new bus services will be routed through Site DPSC3 and the neighbourhood centre for direct access to Burgess Hill.
- Future routes can link to adjacent development sites.
- Engagement with WSCC will explore expanding the Digital Demand Responsive Transit (DDRT) service.

Vehicular Access

- Access points maximise permeability while prioritising walking, cycling, and shared travel.
- All Site DPSC3 accesses will accommodate buses.
- A Sustainable Travel Corridor through DPSC3 will encourage active and public transport over car use.
- Reeds Lane will be restricted to local traffic, with through trips redirected via Henfield Road and through Site DPSC3. Signage will guide drivers and deter rat-running.



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Sustainability and Biodiversity

Protecting and enhancing nature

Berkeley Latimer are committed to creating a sustainable community that supports wildlife, enhances habitats, and delivers Biodiversity Net Gain (BNG). The emerging masterplan provides opportunities to restore and connect habitats while supporting local and national environmental policy.

Site Ecology

- Existing habitats, including hedgerows, treelines, ditches, ponds, and woodland, will be retained and enhanced.
- Protected species such as bats, badgers, dormice, breeding birds, newts, and reptiles may be present, and further surveys will guide mitigation to safeguard wildlife alongside the development.

Biodiversity Net Gain Opportunities

The site offers opportunities to enhance biodiversity and create a connected, resilient environment for people and wildlife. The strategy focuses on:

- **Connecting habitats** by linking priority areas, woodland blocks, and green spaces to support species movement.
- **Creating wildlife corridors and wetlands** including ponds and multifunctional drainage areas to increase biodiversity.
- **Retaining and enhancing key habitats** such as woodlands, hedgerows, and grassland for protected and notable species.
- **Developing a Nature Recovery Network** to allow plants and animals to move through the site and into the wider countryside.
- **Managing mixed woodland** to enhance its ecological value.



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Homes and Community

The emerging Masterplan Framework sets out how new amenities and homes can be brought forward to create a sustainable new community where residents are able to access day to day facilities within a 20-minute walk of their home.

To achieve this, our initial proposals for the Land to the South of Reeds Lane (Site DPSC3) include:

Neighbourhood Centre

- A new neighbourhood centre located centrally within the site, meaning the facilities within it are accessible to all new residents and the existing residents of Sayers Common and Albourne.

Facilities & Amenities

- Community hall providing flexible spaces for local groups, public services, and recreation.
- Spaces for shops and a café.
- Co-working space.
- New all-through school providing primary and secondary education and a nursery.
- Parks, play areas, trim trails and meeting places.
- Allotments.
- Mobility hubs.

Mix of Sustainable Homes

- Approximately 2,000 homes using high-quality materials.
- 30% affordable homes, including homes to rent at below market levels to those on the housing register.
- A variety of homes from 1-bedroom apartments to 5-bedroom houses.
- Specialist housing for older people.
- Use of low-carbon technology, such as air source heat pumps and solar PV to deliver net-zero carbon-ready homes.
- Installation of energy-efficient lighting and appliances.
- Use of water-efficient fittings to minimise water consumption.
- Provision of EV charging points for all new homes.

Your input will help to determine which types of amenities are most valuable to local people and should be provided.



Illustration of neighbourhood centre



Highwood, Horsham



Broadacres, Southwater

Illustrative Masterplan

Creating a Connected, Sustainable Community

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Key principles

- Well-connected and walkable neighbourhoods.
- Active travel and sustainable transport integrated into daily life.
- Community hubs with services, education and leisure in close proximity.
- Balanced mix of housing types and tenures to meet local housing needs
- Landscaped open spaces and green corridors supporting wildlife and wellbeing.



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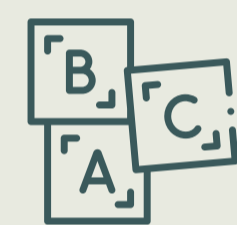
Key Benefits

Creating a vibrant, inclusive and sustainable community

The emerging Masterplan Framework is designed to deliver more than just new homes. Our approach focuses on creating a vibrant, inclusive and sustainable place that enhances quality of life for both existing and new residents.

As an integrated part of the Masterplan Framework, the Land to the South of Reeds Lane (Site DPSC3) can provide a range of homes, community spaces, and amenities for the benefit of existing and new residents, and nature.

Community and education



A new all-through school and nursery providing education and nursery facilities for the local community.



A new neighbourhood centre with shops, café, community spaces and co-working facilities.



Multi-use community hall for events and local gatherings.



Employment space for local business.

Green spaces, recreation and nature



Generous green spaces containing play areas, trim trails, community meeting places and opportunities for relaxation.



Allotments, community orchard and growing space.



Habitats for wildlife supporting biodiversity throughout the site.

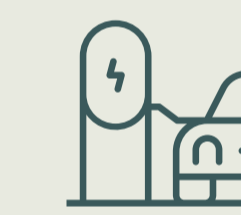


Landscaped drainage areas to reduce flooding on London Road and Reeds Lane

Sustainable travel



Safe and convenient walking and cycling links along green routes to Sayers Common and beyond.



Mobility hubs providing cycle hire and storage, bus services, parcel collection and EV charging.



Changes to Reeds Lane to make it a greener route for walking and cycling.



Improved bus services to Burgess Hill.

Homes for everyone



A mix of high-quality low-carbon homes, including 30% of homes as affordable.



Homes for families, younger people and older residents.



Variety of homes from 1-bedroom apartments to 5-bedroom houses.



Berkeley development at Edenbrook, Fleet

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Next Steps

Help Shape the Future of Sayers Common

We are sharing our initial proposals with you now and welcome your feedback by 16th February 2026.

Following this consultation period, all the comments received will be carefully considered by the design team and the Masterplan Framework will be amended where necessary before it is finalised.



Development by Berkeley at Woodhurst Park, Warfield

Our Timeline:

Autumn 2025 – Winter 2025

Liaison Group workshops on vision principles and early masterplan.

January – February 2026

Public consultation on draft Masterplan Framework.

March 2026

Submission of Masterplan Framework to Mid Sussex District Council.

Mid 2026

Further community engagement before a planning application is submitted for the Land to the South of Reeds Lane.

Autumn 2026

Submission of a planning application for the Land to the South of Reeds Lane.

Find out more:

There are several ways to share your feedback, both digitally and in-person:



Complete the feedback form by scanning the QR code.



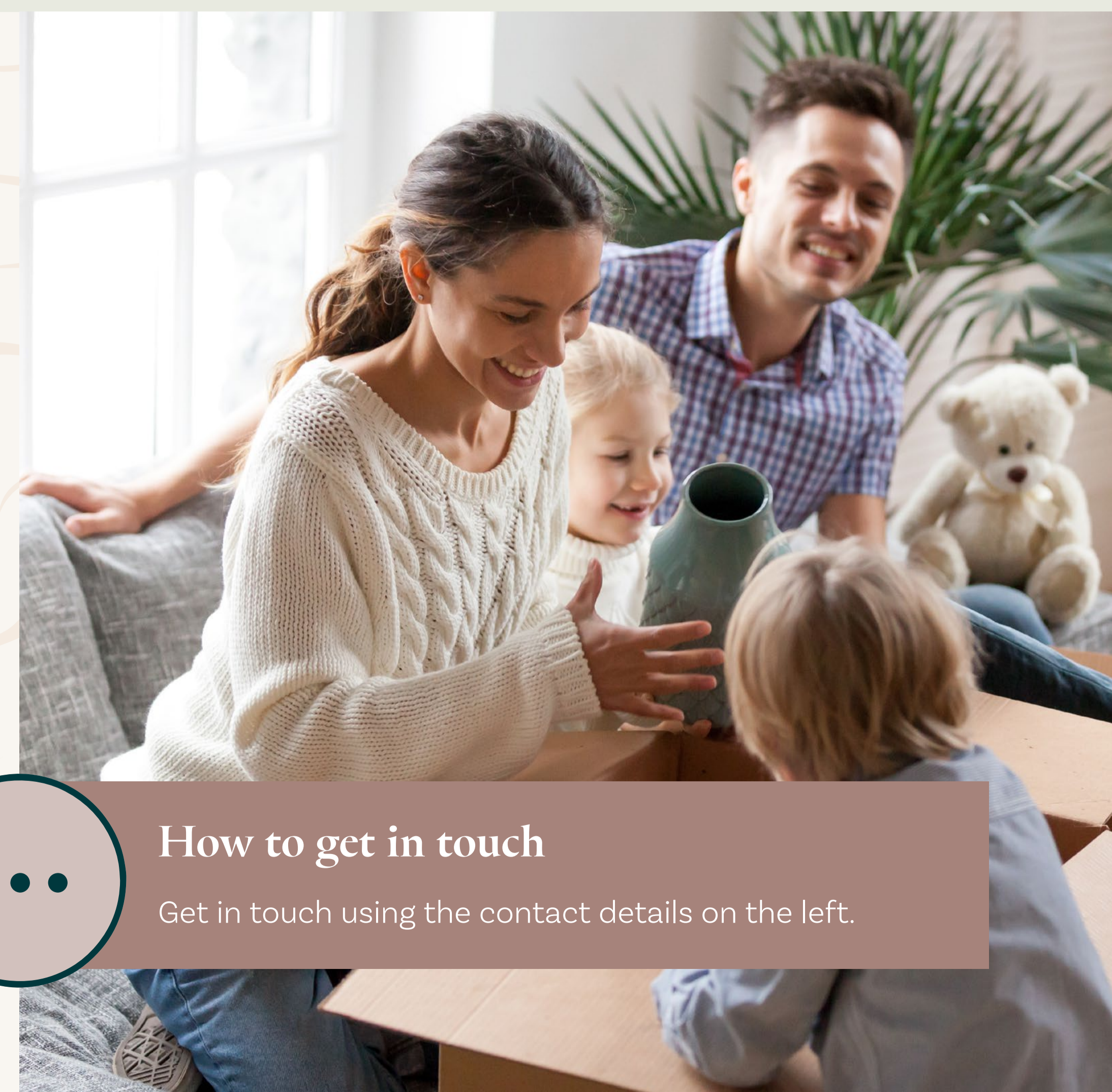
Write to us directly via email or Freepost using the contact details provided.



Discuss your ideas with a member of the project team here today.

Paper feedback forms are also available to complete and either return to a member of the project team here today or leave in the ballot box. You can also take it with you and return it to **Freepost MEETING PLACE CONSULTATION** (no stamp required).

We value your feedback and will consider all comments to help shape the final Masterplan Framework for Sayers Common wherever possible.



How to get in touch

Get in touch using the contact details on the left.