

## Mid Sussex District Local Plan Examination

March 2026

### Matter 7 Site Allocations

**As it relates to allocations in Albourne, and Hurstpierpoint and Sayers Common Parishes,  
DPSC3 to DPSC7 inclusive**

### Hearing Statement from Albourne Parish Council

#### Introduction

1. Despite our opposition to the proposal, we have been working with the Council and the developers of these sites through the jointly established Liaison Group for more than a year now in the interests of securing the best outcome for our existing residents. However, we remain highly concerned about the sustainability of the plan, and the deliverability of the project, given that several of the developers are site promoters, not builders, and so the ability to influence outcomes will be diminished once the construction phase starts.
2. This experience has led us to the conclusion that the integration of these five developments as envisaged in the "Vision and Objectives for Growth of Sayers Common" on page 170 of the Mid Sussex District Plan Submission Draft (December 2023) cannot be achieved without an additional policy in the Local Plan.
3. This policy would specifically require the integration of infrastructure planning for the five development sites and the existing settlements of Albourne and Sayers Common. Without this there is a significant risk of a fragmented approach which will fail to deal with *inter alia* the flood risk and highways safety issues which are the highest priority for our residents, and which are the subject of Matter 7.

#### Additional Policy regarding the Sayers Common Sites

4. We therefore propose the following additional policy, DPSC SAY, be added to the Local Plan to come before the policy "DPSC3: Land to the South of Reeds Lane", and after the "Vision and Objectives for Growth at Sayers Common."

##### *DPSC SAY: SAYERS COMMON INTEGRATED INFRASTRUCTURE DELIVERY PLAN*

*Given the scale and complexity of the social and physical infrastructure required to deliver sustainable development at Sayers Common, based on the five new allocations (DPSC 3 - 7) and the existing settlements of Sayers Common and Albourne, an Integrated Masterplan for the entire area is required, supported by an Integrated Infrastructure Delivery Plan, which will be a sub-set of the wider Mid Sussex Infrastructure Delivery Plan. This is in the interests of good planning to ensure that the Vision and Objectives for Growth at Sayers Common as set out in this Plan are delivered.*

*This Integrated Infrastructure Delivery Plan will have three components.*

##### *1 Transport*

*An integrated Transport Infrastructure Plan is required which will:*

- *Promote sustainable modes of transport for both new and existing residents, through the provision of mobility services which will provide a car club, cycle hire and a frequent bus service connecting Sayers Common and Albourne to neighbouring settlements, most importantly to Burgess Hill railway station*
- *Ensure that the adverse impact on the local highways network of the new developments will be limited, with a comprehensive programme of mitigation measures to be developed which will, inter alia, reduce speed, improve safety, restrict HGV traffic and reduce the congestion on the local highway network*
- *Provide a network of green routes designed for use by pedestrians, cyclists and wheelers that connect all the new development sites to the existing settlements at Sayers Common and Albourne, as well as to the existing network of paths and bridleways to connect to Burgess Hill and Hurstpierpoint.*

*All planning applications for development on sites DPSC3 - 7 will need to demonstrate that they are contributing to the delivery of this Transport Infrastructure Plan*

## *2 Flooding and Drainage*

*An integrated Water Management Plan is required which will:*

- *Ensure that surface water drainage infrastructure is provided which will improve the existing position for residents who currently experience surface water flooding, as well as ensuring that all new surface water drainage infrastructure is appropriately integrated into the existing network*
- *Ensure that there is a safe and reliable supply of potable water to both the new and existing houses in the area*
- *Ensure that the capacity of the foul drainage system for both new and existing houses in the area is sufficient to manage the increased demand from the new developments*

*All planning applications for development on sites DPSC3 - 7 will need to demonstrate that they are contributing to the delivery of this Water Management Plan*

## *3 Employment, Education, Retail and Leisure*

*An integrated Employment, Education, Retail and Leisure Strategy is required which will:*

- *Provide for sufficient school places for the additional homes, whilst also supporting the existing schools in the local area, not least Albourne Primary School*
- *Support the creation of sufficient retail space of the right kind to meet the day to day needs of new and existing residents*
- *Provide for sufficient new employment space of the right kind to provide at least one new job per new household*
- *Provide for a range of sports and leisure activities which will contribute to the health and wellbeing of the new and existing residents.*

*All planning applications for development on sites DPSC3 - 7 will need to demonstrate that they are contributing to the delivery of this Employment, Education, Retail and Leisure Strategy.*

*In addition, all planning applications for development on sites DPSC3 - 7 will need to demonstrate that they are consistent with the Integrated Masterplan and demonstrably contributing to the delivery of the Sayers Common Integrated Infrastructure Delivery Plan as a whole, as set out in this policy.*

5. To achieve the objectives of this policy we propose that the wording of paragraph 2 of the supporting text at page 170;  
*The Sustainable Communities site DPSC3: Land to the South of Reeds Lane to be integrated and master-planned to be the focal point of the village; be removed and replaced by the following:*  
*"To ensure that the planned growth at Sayers Common results in the creation of one or more sustainable neighbourhoods over time, a single masterplan incorporating all five allocations together with the existing settlements to be developed which will support the delivery of an Integrated Infrastructure Delivery Plan."*
6. We have additional data regarding traffic and car movements, and on drainage and flooding, which we can contribute to the development of the proposed Infrastructure Delivery Plan.
7. We would be happy to work with the Councils, the developers, the other Parishes and the relevant community organisations to finalise the wording of this additional policy and proposed amendment through the existing Sayers Common Liaison Group prior to submitting this as a proposed Modification to the Local Plan.

ENDS