Examination **Statement** MM74 (Land North of Willow Way **and Talbot** Mead**,** Cuckfield Road) Representor: Karen Glover

a. Movement The allocation **of** MM74 fails to present **a deliverable strategy** for sustainable travel. Cuckfeld Road is a **highly** hazardous**, fast**-moving route that currently presents severe safety risks for cyclists and pedestrians. The existing road perimeters physically cannot accommodate the mandatory walkways **and** cycle **lanes** required **to make active travel** viable or safe. Without deliverable active travel infrastructure, development here **will inevitably** generate a surge in car journeys into Hurstpierpoint. This **will** exacerbate existing **congestion and** air **pollution on** the High **Street**. Furthermore, the local **road** network is already degrading under current traffic **weights**, **with** existing HGV weight restrictions routinely ignored.

b. Village character, heritage and the **countryside** This allocation represents an **urbanizing** incursion **that** effectively erases the strategic settlement **gap** between Hurstpierpoint and Burgess Hill, fundamentally **destroying** the separate **identity** and rural **character of the** immediate **area**. Furthermore, the site provides vital habitat for biodiversity, including **protected** pipistrelle **bats**, newts, and diverse bird species. If the site capacity **has been** calculated without fully accounting for the extensive physical land buffers **required** to **legally mitigate** impacts on **these** protected species, the proposed **delivery** rates are unjustified and **unachievable**.

c. Infrastructure The site faces critical, unmitigable constraints regarding infrastructure **and flood** risk. **The** targeted area is highly prone to significant flooding; Herons Stream regularly breaches its banke, already causing flooding to existing adjacent properties **such** as 3 Arunbeck. Acking extensive impermeable **surfaces** will drastically increase surface water runoff, worsening this **established risk**. The Council must robustly demonstrate **that** this site passes the Sequential Test for surface water **flood** risk. Additionally, local utilities are operating beyond **capacity**, evidenced by persistent low water pressure and failing drains.
The **Goddards** Green **wastewater** treatment plant is under immense strain, rendering the site undeliverable unless statutory providers **can** guarantee funded, timely infrastructure upgrades prior **to occupation**.

Examination Statement MM60 **(**Land East and West of Malthouse Lane, Burgess Hill) Representor: Simon Daniels

a. Movement

While situated in Burgess Hill, the cumulative traffic impact of MM50 will spill over into the already crumbling local road networks connecting the surrounding settlements. **The road** infrastructure is not equipped to handle the residual cumulative impacts of this allocation when **combined** with concurrent developments like MM74. If **active** travel linkages from this site to **wider** community facilities **cannot** genuinely replace **car** journeys, the resulting pressure on the highway network **will** be **severe** and detrimental to the safety **of** all users.

b. Landscape**,** countryside and heritage

MM60 poses a severe threat to the separate identity of **settlements**. When assessed alongside proposed developments on **the** Hurstpierpoint boundary, this allocation contributes to the total obliteration **of** the strategic settlement **gap** from the Burgess Hill side. **The** destruction **of this** gap **irreparably** damages the rural **character of** the countryside. Landscaping and planting buffers are insufficient to mitigate the fundamental merging **of these two** distinct settlements.

c. Infrastructure, delivery and capacity The deliverability of MM60 is **severely** compromised **by** the lack **of utility** capacity. The Goddards Green wastewater **treatment** plant serves this wider area and is already operating under immense strain**,** having **necessitated** major overhaul works to the **water** supply network this year. Allocating **MM60** without **a** comprehensive cumulative impact assessment; one that evaluates the combined capacity demands of all **proposed** developments in the immediate vicinity renders the Council's infrastructure **strategy** unjustified. **Adding** this site's housing capacity to an **already** fragile system is **entirely** unfeasible.