Examination Statement: MM74 (Land North of Willow Way and Talbot Mead, Cuckfield Road)
Representor: Simon Daniels

a. Movement The allocation of MM74 fails to present a deliverable strategy for sustainable travel. Cuckfield 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 banks, already causing flooding to existing adjacent properties such as 3 Arunbeck. Adding 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 MM60 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.