

Approximate extent of the Site

PRoW Intersection

PRoW 15/1A1



Site Context Photograph 17: View looking north at PRoW 13AI intersection.

This panorama is not to scale. For contextual information only

90° Horiz act

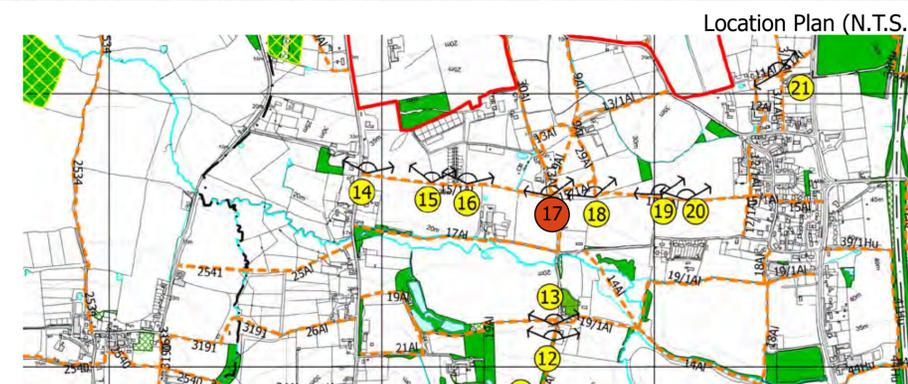


Easting / Longitude: 525620 / 50.93539°  
Northing / Latitude: 116625 / -0.213593°  
Elevation: 27.7 (AOD)  
Distance to the Site: 418m

Date Taken: 04/04/2023  
Camera: Canon 6D (Full Frame Sensor)  
Lens: [unclear] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
Enlargement Factor: 100%  
Projection: Cylindrical

Drawn By: WD  
Checked By: LT  
Approved By: XX



Approximate extent of the Site

PRoW 15/1AI

PRoW 29AI



Site Context Photograph 18: View looking north from PRoW 29AI

This panorama is not to scale. For contextual information only

90° Horiz act

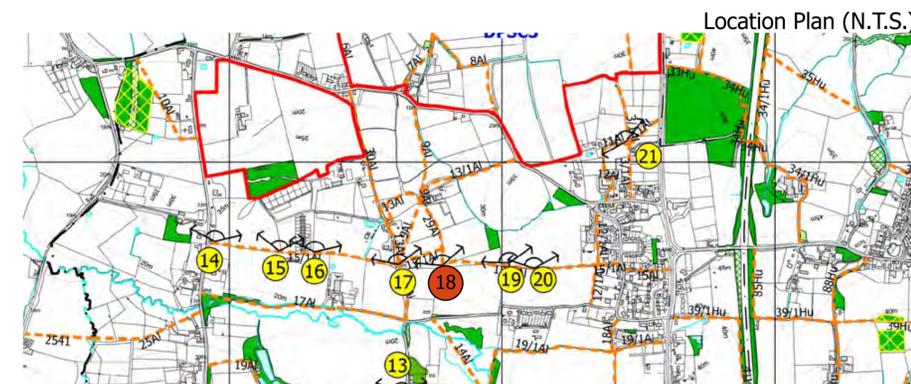


Easting / Longitude: 525780 / 50.935324°  
Northing / Latitude: 116621 / -0.211308°  
Elevation: 32.3 (AOD)  
Distance to the Site: 493m

Date Taken: 04/04/2023  
Camera: Canon 6D (Full Frame Sensor)  
Lens: 24mm f/2.8 lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
Enlargement Factor: 100%  
Projection: Cylindrical

Drawn By: WD  
Checked By: LT  
Approved By: XX



Approximate extent of the Site

PRoW 15/A1

Wind Turbine

PRoW 15/A1



Site Context Photograph 19: View looking north from PRoW 15/A1

This panorama is not to scale. For contextual information only

90° Horiz act

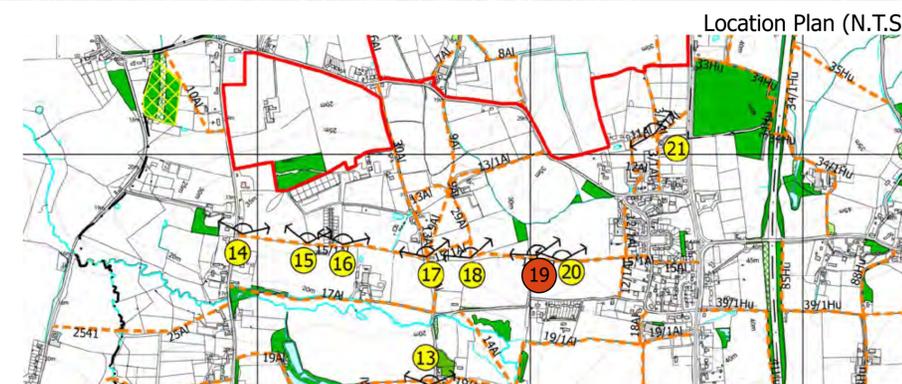


Easting / Longitude: 526026 / 50.93535°  
 Northing / Latitude: 116630 / -0.207815°  
 Elevation: 38.7 (AOD)  
 Distance to the Site: 0.66km

Date Taken: 04/04/2023  
 Camera: Canon 6D (Full Frame Sensor)  
 Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
 Enlargement Factor: 100%  
 Projection: Cylindrical

Drawn By: WD  
 Checked By: LT  
 Approved By: XX



Approximate extent of the Site

PRoW 15/A1

PRoW 15/A1



Site Context Photograph 20: View looking north from PRoW 15/A1

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 526117 / 50.935156°  
Northing / Latitude: 116611 / -0.206529°  
Elevation: 38.3 (AOD)  
Distance to the Site: 0.75km

Date Taken: 04/04/2023  
Camera: Canon 6D (Full Frame Sensor)  
Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
Enlargement Factor: 100%  
Projection: Cylindrical

Drawn By: WD  
Checked By: LT  
Approved By: XX





**Site Context Photograph 21: View looking north from junction of PRoW 3/1A1 and 11A1 north of Albourne Green**

This panorama is not to scale. For contextual information only

90° Horiz act

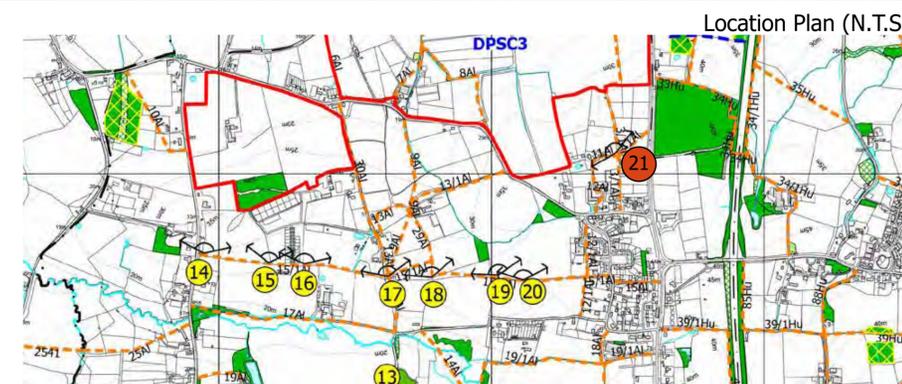


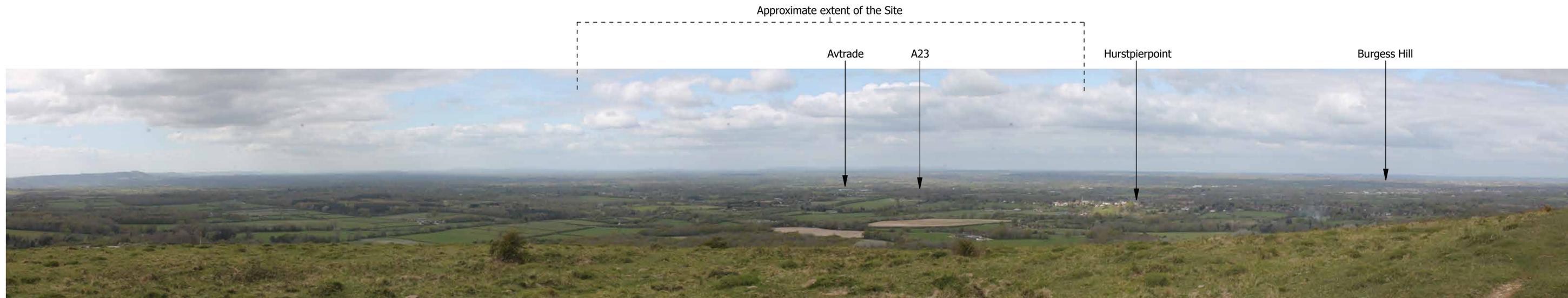
Easting / Longitude: 526455 / 50.93926°  
 Northing / Latitude: 117076 / -0.201555°  
 Elevation: 40.1 (AOD)  
 Distance to the Site: 0.96km

Date Taken: 04/04/2023  
 Camera: Canon 6D (Full Frame Sensor)  
 Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
 Enlargement Factor: 100%  
 Projection: Cylindrical

Drawn By: WD  
 Checked By: LT  
 Approved By: XX





**Site Context Photograph 22: View north-west from Wolstonbury Hill**

This panorama is not to scale. For contextual information only



Easting / Longitude: 528337 / 50.909957°  
 Northing / Latitude: 113862 / -0.175913°  
 Elevation: 202.2 (AOD)  
 Distance to the Site: 3.77km

Date Taken: 21/04/2021  
 Camera: Canon 6D (Full Frame Sensor)  
 Lens: 24mm f/2.8 IS USM lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
 Enlargement Factor: 100%  
 Projection: Cylindrical

Drawn By: OF  
 Checked By: LT  
 Approved By: XX





**Site Context Photograph 23: View looking north from Newtimber Hill**

This panorama is not to scale. For contextual information only

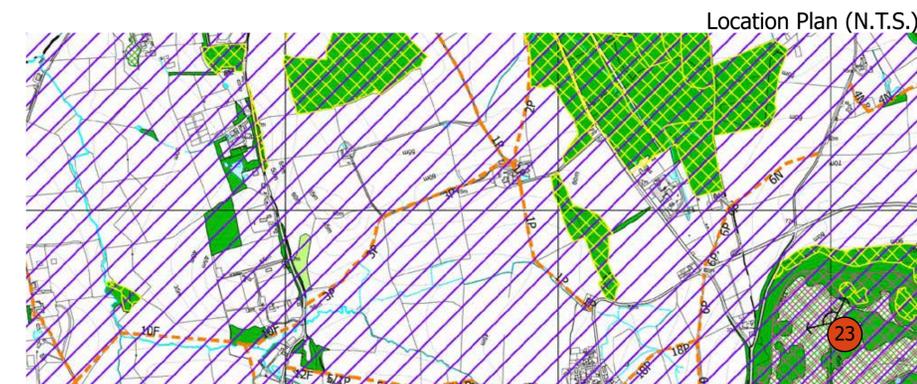


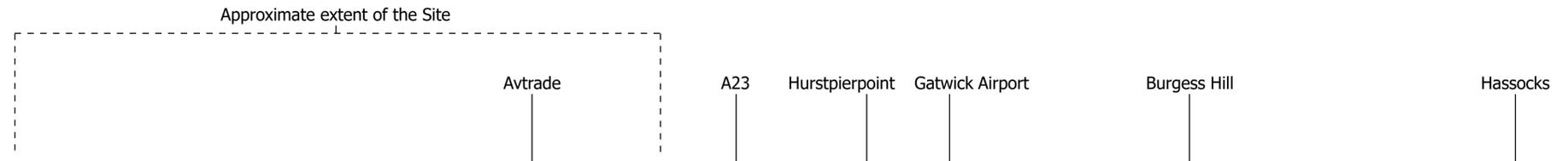
Easting / Longitude: 527009 / 50.898822°  
 Northing / Latitude: 112590 / -0.195231°  
 Elevation: 185.3 (AOD)  
 Distance to the Site: 4.48km

Date Taken: 21/04/2021  
 Camera: Canon 6D (Full Frame Sensor)  
 Lens: 24mm f/2.8 lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
 Enlargement Factor: 100%  
 Projection: Cylindrical

Drawn By: OF  
 Checked By: LT  
 Approved By: XX

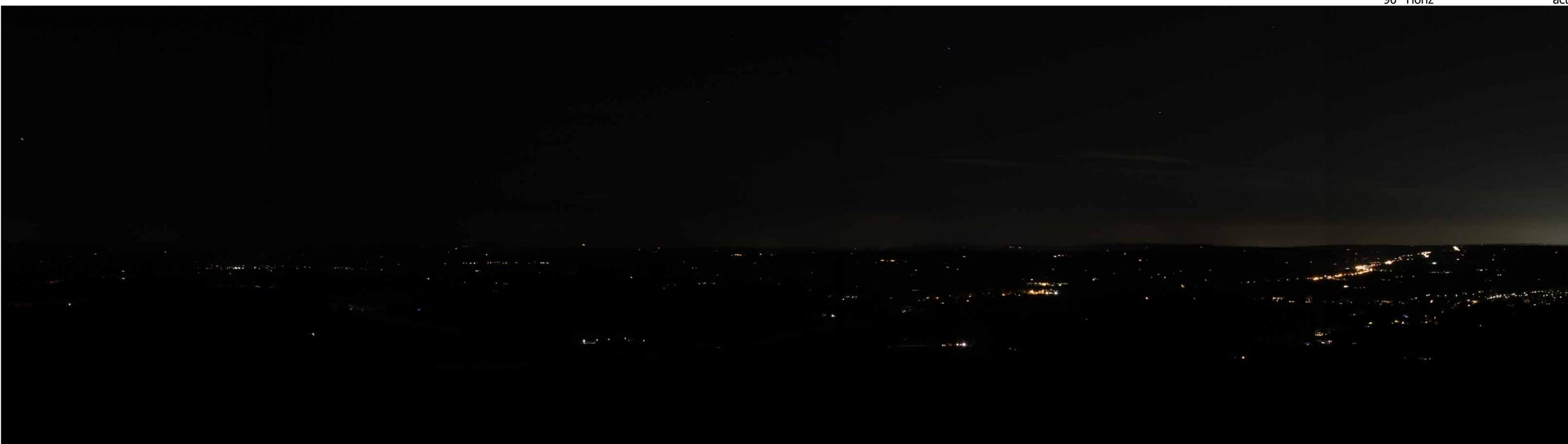




**Site Context Night-time Photograph N22: View north-west from Wolstonbury Hill**

This panorama is not to scale. For contextual information only

90° Horiz act

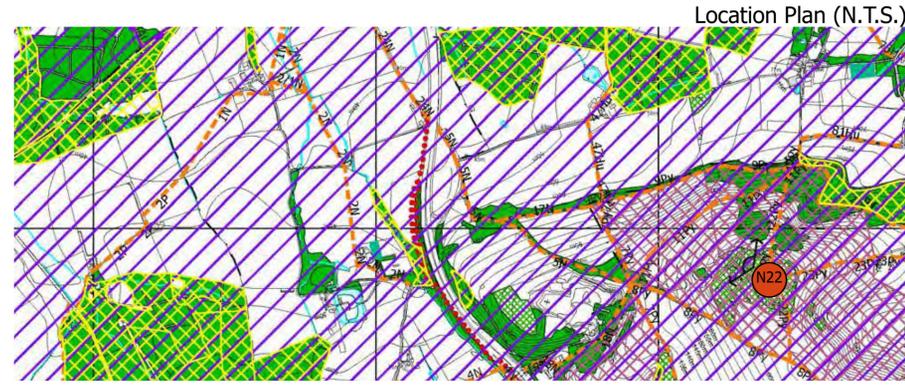


Easting / Longitude: 528359 / 50.909909°  
 Northing / Latitude: 113857 / -0.175595°  
 Elevation: 203.6 (AOD)  
 Distance to the Site: 3.79km

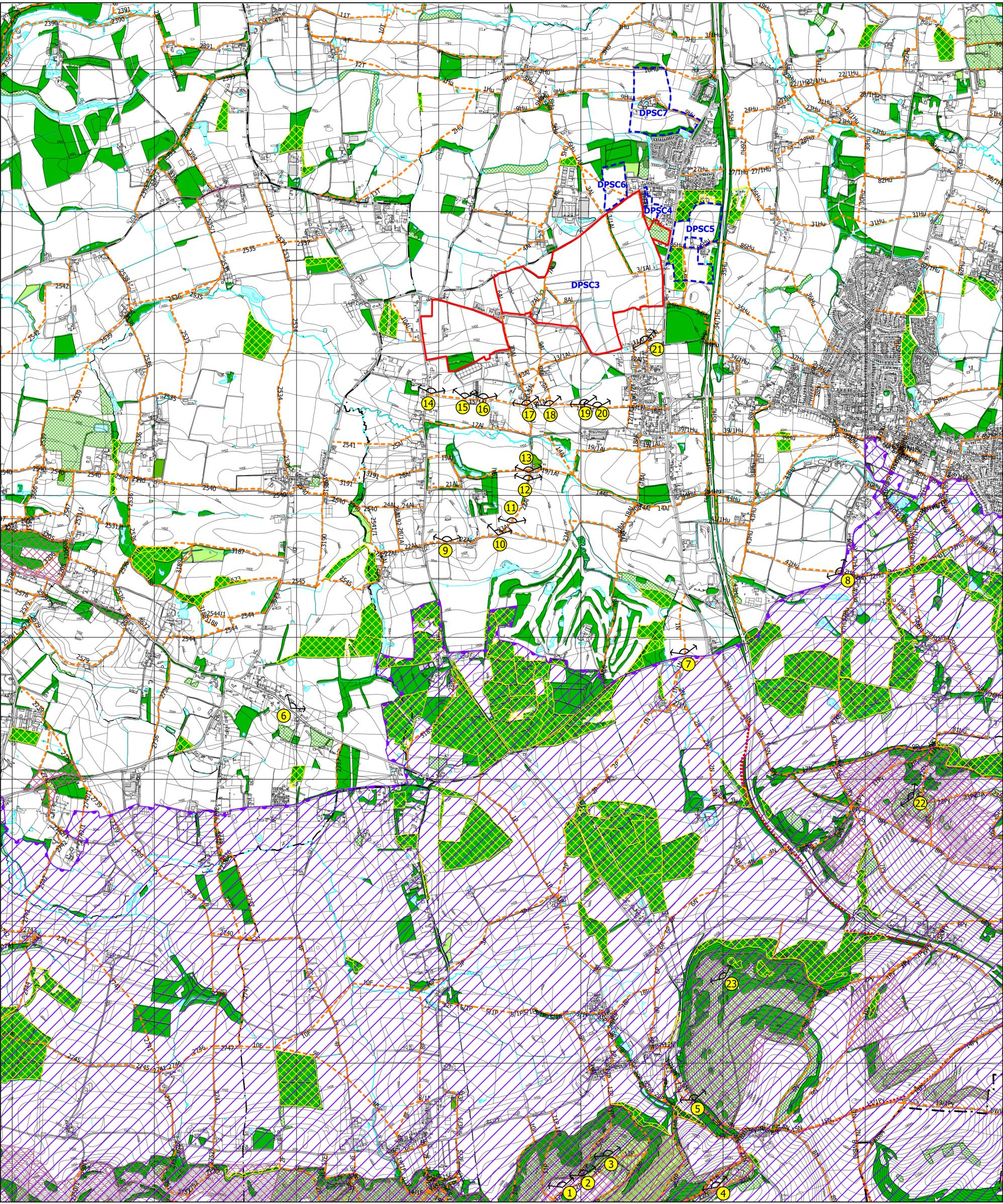
Date Taken: 29/04/2024  
 Camera: Canon EOS 6D M(Full Frame Sensor)  
 Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph  
 Enlargement Factor: 100%  
 Projection: Cylindrical

Drawn By: EJ  
 Checked By: OF  
 Approved By: LT



**Appendix B: Site Appraisal Photographs for DPSC7**



**LEGEND**

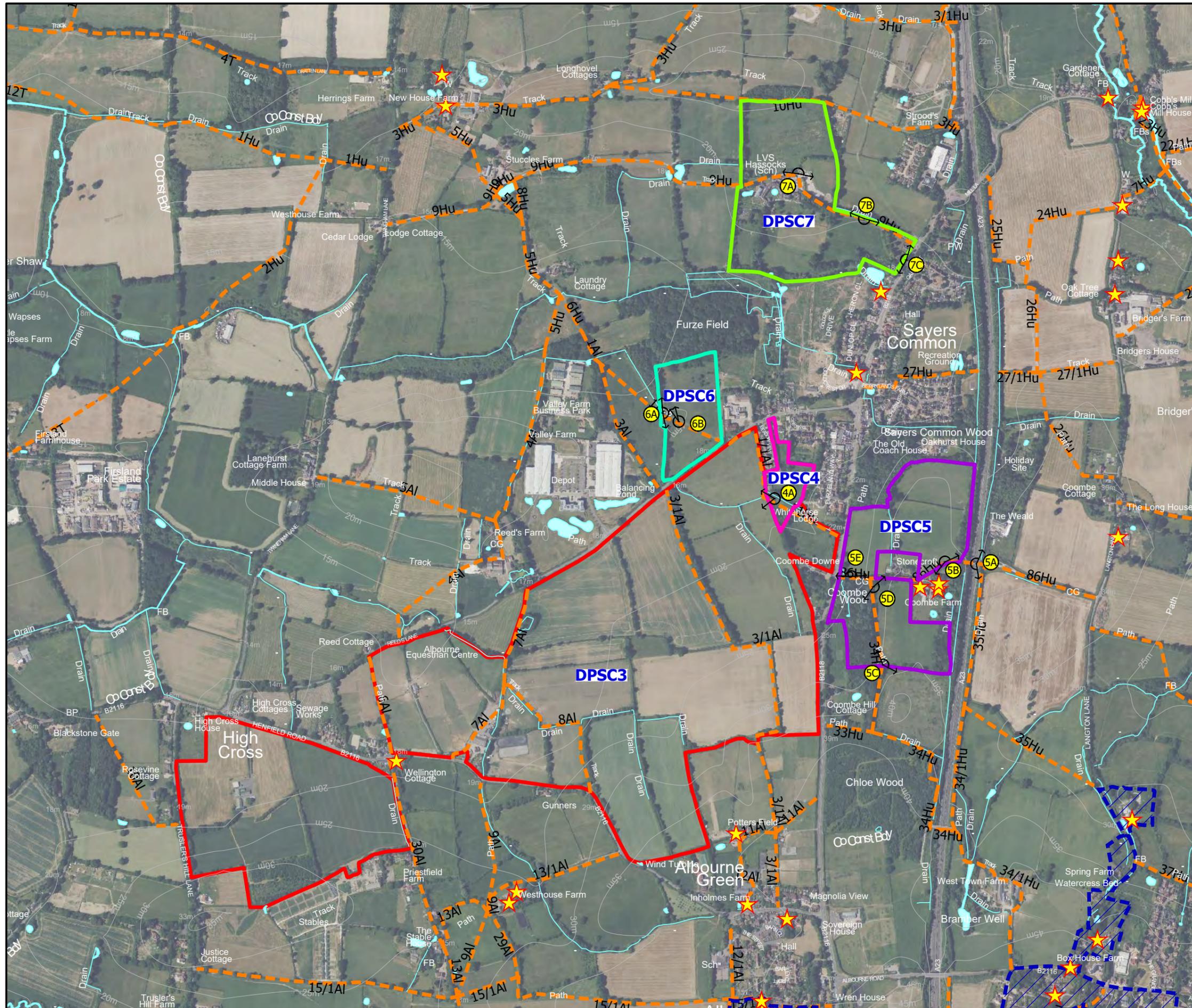
-  Site Boundary
-  Existing Woodlands, Coppes and Tree Belts ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way \*
-  Cycle Route ++
-  National Parks #
-  Ancient Woodland #
-  Countryside Rights of Way Access Areas #
-  Site Allocations ##  
 DPSC3: Land to the South of Reeds Lane, Sayers Common  
 DPSC4: Land at Chesapeake and Meadow View, Reeds Lane  
 DPSC5: Land at Coombe Farm, London Road  
 DPSC6: Land to west of Kings Business Centre, Reeds Lane  
 DPSC7: Land south of LVS Hassocks, London Road
-  Location of Photographic Viewpoints  
 (Site Context Photographs 1-23)

**FIGURE 9**  
 Project  
 Land South of Reeds Lane,  
 Sayers Common  
 Drawing Title  
 Site Context Plan for  
 Combined Proposed Allocations  
 Date 29.04.2024 Scale 1:12,500 @A1  
 Project No 34850 Drawing No LN-LP-109  
 Drawn by LT Check by OF  
 Revision

Sources:  
 # GIS Mapping  
 ## Natural England GIS Data Set  
 ^ Historic England National Monument Record GIS Data Set  
 + Sothrans National Cycle Network GIS Data  
 ++ Department of Transport Cycle Network Master  
 \* Department for Communities and Local Government GIS Data  
 ## Mid Sussex District Plan 2021-2039 Site Allocations  
 Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.



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 7 Soho Square  
 London  
 W1D 3QJ  
 T: 020 7446 6888  
 stantec.com/uk



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

### LEGEND

- Site Boundary
- DPSC3: Land to the South of Reeds Lane, Sayers Common
- DPSC4: Land at Chesapeake and Meadow View, Reeds Lane
- DPSC5: Land at Coombe Farm, London Road
- DPSC6: Land to west of Kings Business Centre, Reeds Lane
- DPSC7: Land south of LVS Hassocks, London Road
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way \*
- ★ Listed Buildings ~
- Conservation Area #/##
- ⓐ Location of Photographic Viewpoints (Site Appraisal Photographs: 4A, 5A, 5B, 5C, 5D, 5E, 6A, 6B, 7A, 7B, 7C)

NOTES:  
 Aerial Photograph dated: 25/05/2020  
 2023 Microsoft Corporation (Bing Maps)

- Sources:
- ^ OS Mapping
  - # Natural England GIS Data Set
  - ~ Historic England National Monument Record GIS Data Set
  - \* West Sussex Borough GIS Data Set

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

## FIGURE 10

Project			
Land South of Reeds Lane, Sayers Common			
Drawing Title			
Site Appraisal Plan for Combined Proposed Allocations			
Date	Scale	Drawn by	Check by
01.05.2024	1:10,000 @A3	OF	-
Project No	Drawing No	Revision	
34850	LN-LP-110	-	

**Stantec**

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 10th Floor  
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 8 Cherry Street  
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stantec.com/uk



Site Appraisal Photograph 4A (East)



Site Appraisal Photograph 4A (West)



Site Appraisal Photograph 5A



Site Appraisal Photograph 5B



Site Appraisal Photograph 5C



Site Appraisal Photograph 6A



Site Appraisal Photograph 6B (North)



Site Appraisal Photograph 6B (South)



Site Appraisal Photograph 7A



Site Appraisal Photograph 7B



Site Appraisal Photograph 7C

**Appendix C: Framework Masterplan Document:  
Land South of Reeds Lane, October 2023**



# Land to the South of Reeds Lane Sayers Common, Mid Sussex

Framework  
Masterplan

October  
2023

Berkeley  
Latimer

## INTRODUCTION

This document has been prepared on behalf of Berkeley Latimer to set out the vision for the Sayers Common Sustainable Community on land to the south of Reeds Lane at Sayers Common.

The proposals for the Sayers Common Sustainable Community include the provision of a wide range of infrastructure and community facilities that will enhance the sustainability of Sayers Common by providing new and existing residents with a greatly enhanced range of services and facilities within a convenient walk or cycle of their home.

As part of the vision for enhancing the sustainability of Sayers Common, the community will benefit from the creation of a 20 minute neighbourhood, whereby a majority of residents, new and existing, will be able to access the services and facilities provided by the development within a 20 minute walk of their home. Attractive active travel links will be woven through the development to provide good links to Sayers Common and encourage walking and cycling.

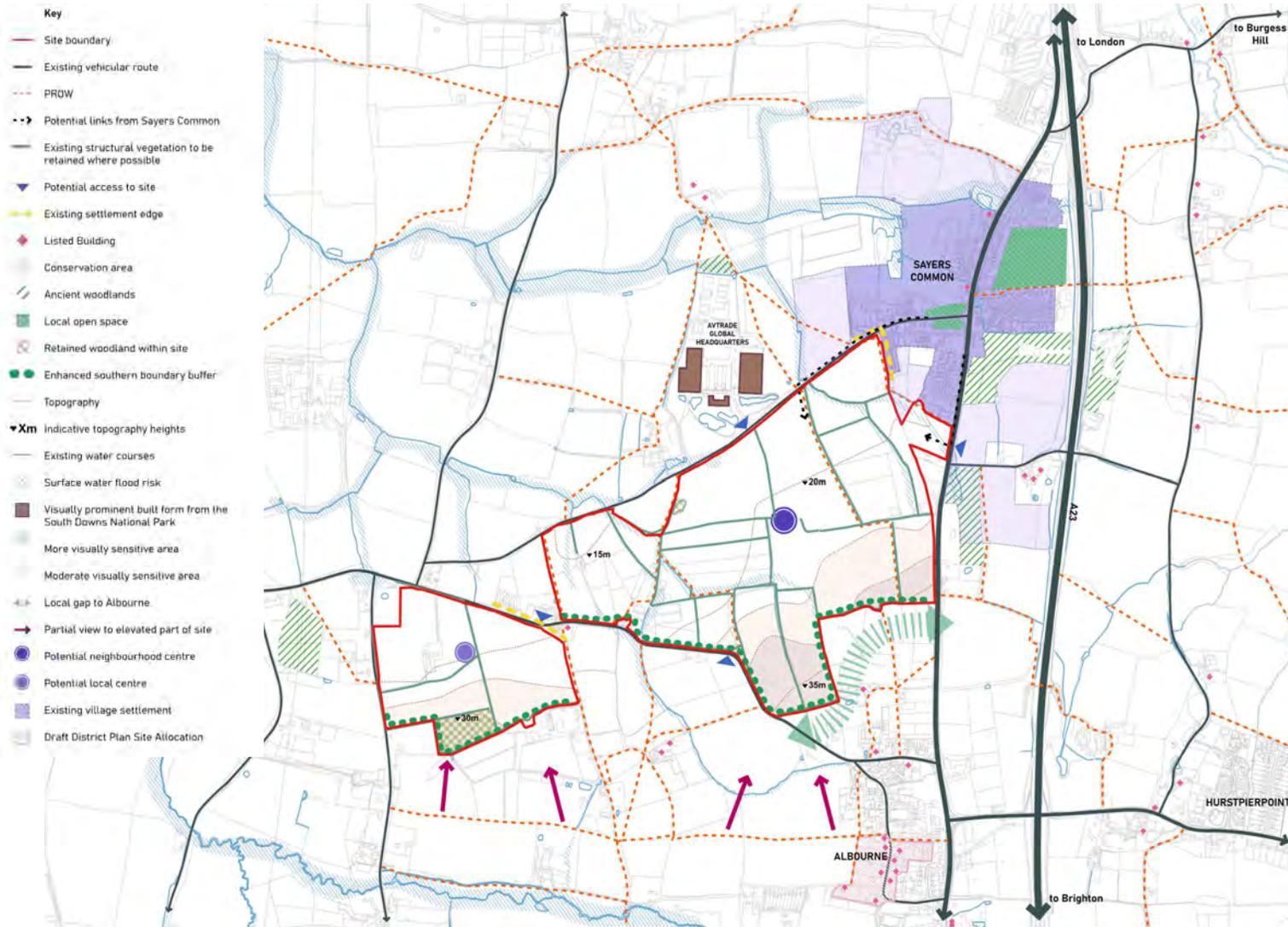
The development will be delivered through a landscape-led masterplan, which assimilates the built form in to the established landscape framework. Existing trees, hedgerows and other landscape features will be retained wherever possible, and supplemented by extensive areas of new tree planting, open space and habitat creation.

The vision for the Sayers Common Sustainable Community demonstrates how the development can be delivered in accordance with Policy DPSC2 of the draft District Plan to create a sustainable urban extension to Sayers Common bringing new facilities and services to the area.



## OPPORTUNITIES AND CONSTRAINTS

1. The proposal will complement and enhance, existing facilities within Sayers Common.
2. Creation of a neighbourhood centre and local centre to provide foci for new facilities and amenities.
3. The development will be knit into the existing village and local employment areas through layout, active travel links and landscape to create a cohesive sustainable community.
4. Enhancing the PRoWs through the site and connections to wider pedestrian links.
5. Creating greater accessibility to active travel and improving public transport networks.
6. Landscape led masterplan, prioritising the retention of existing landscape. There will be landscape features and generous new open space for the community and enhanced habitat for nature.
7. Enhanced southern boundary landscaping to conserve the separation between Sayers Common and Albourne. This will filter and screen views from elevated locations within the South Downs National Park.
8. Maintaining the setting of listed buildings.
9. Management of surface water to reduce flood risk.



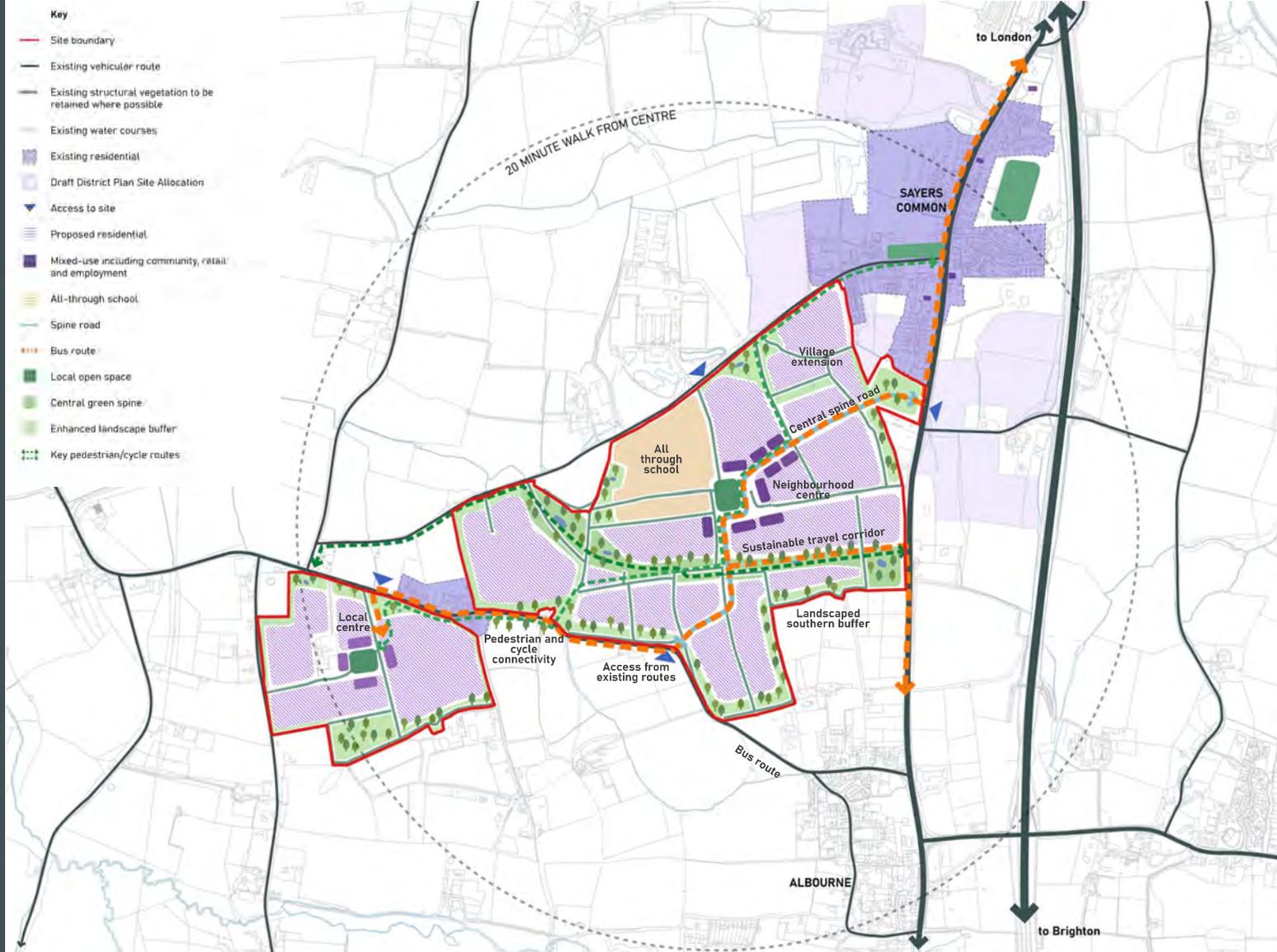
## CONCEPT

The masterplan provides a village extension to Sayers Common creating a sustainable community with a new neighbourhood centre at its heart. The concept for the sustainable community is to provide key facilities, open space and infrastructure within a convenient walking and cycling distance of new and existing homes and businesses.

A central element of the proposed masterplan is the creation of a central movement route running broadly north – south through the development. This will be supplemented by a sustainable travel corridor, providing a continuous green space through the centre of the development and a route for active travel. The intersection of these two routes provides the focus for a new Neighbourhood Centre at the heart of the development. A site for a new all through-school will be situated to the north of the Neighbourhood Centre.

A secondary Local Centre is proposed in the western part of the development, which will ensure that services are readily accessible to all residents, and that each part of the development has a focus for community life. To promote the concept of a 20-minute neighbourhood, active travel routes will be integrated across the development, where possible along green routes, providing safe and convenient access to all the services on offer, including those within the existing village. Additionally, a bus route throughout the development will encourage sustainable travel to Burgess Hill, Hurstpierpoint and Hassocks to reduce reliance on private motor vehicles.

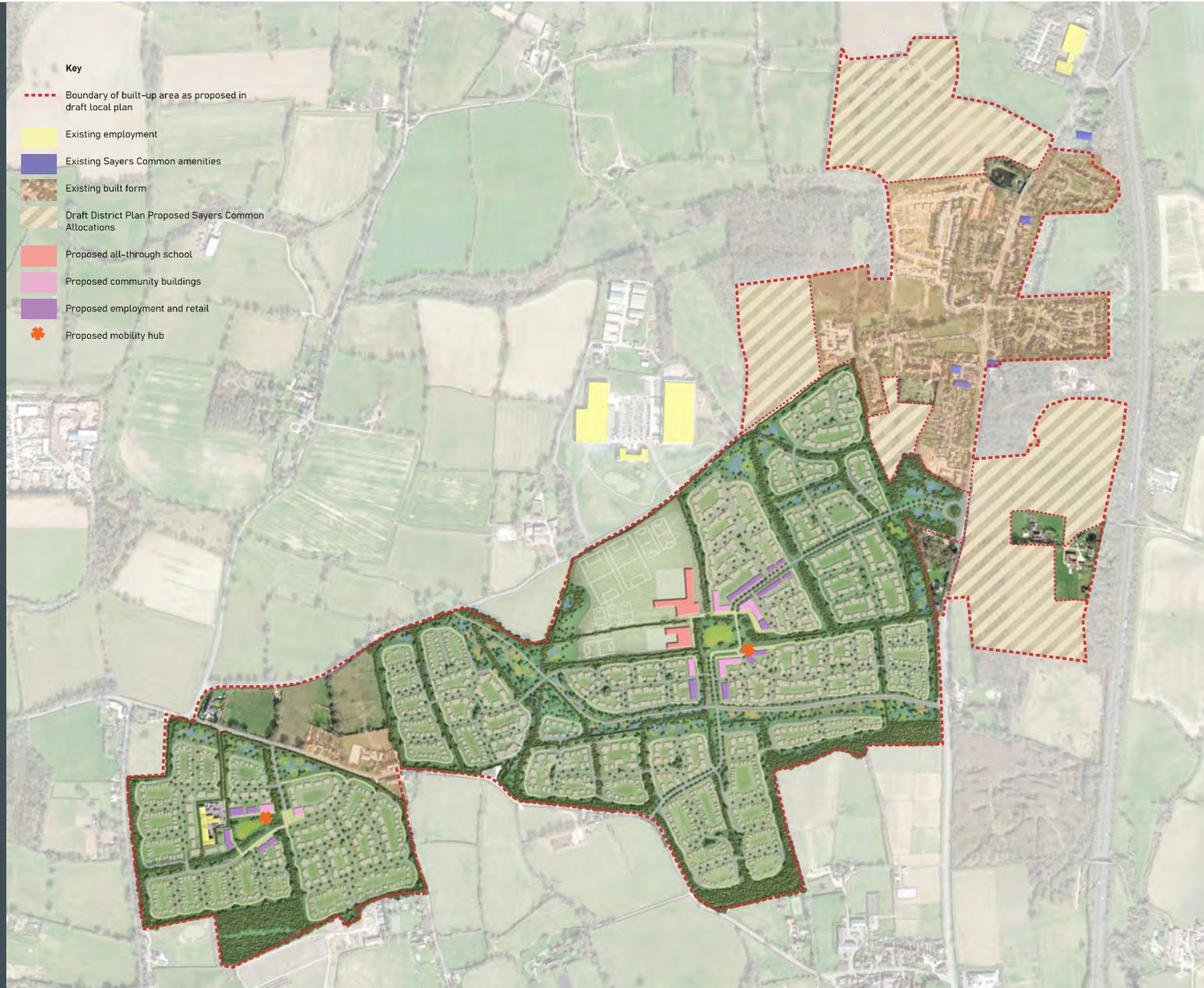
New and existing green infrastructure will be integrated throughout the development, meaning that all residents can enjoy access to green space and nature close to their home. Substantial landscaping on the southern edge of the development, will provide a gentle transition to the countryside beyond and maintain a clear physical and visual buffer between Sayers Common and Albourne.



## FRAMEWORK MASTERPLAN

The framework masterplan provides more detail of the proposals for this mixed-use sustainable urban extension to Sayers Common that provides:

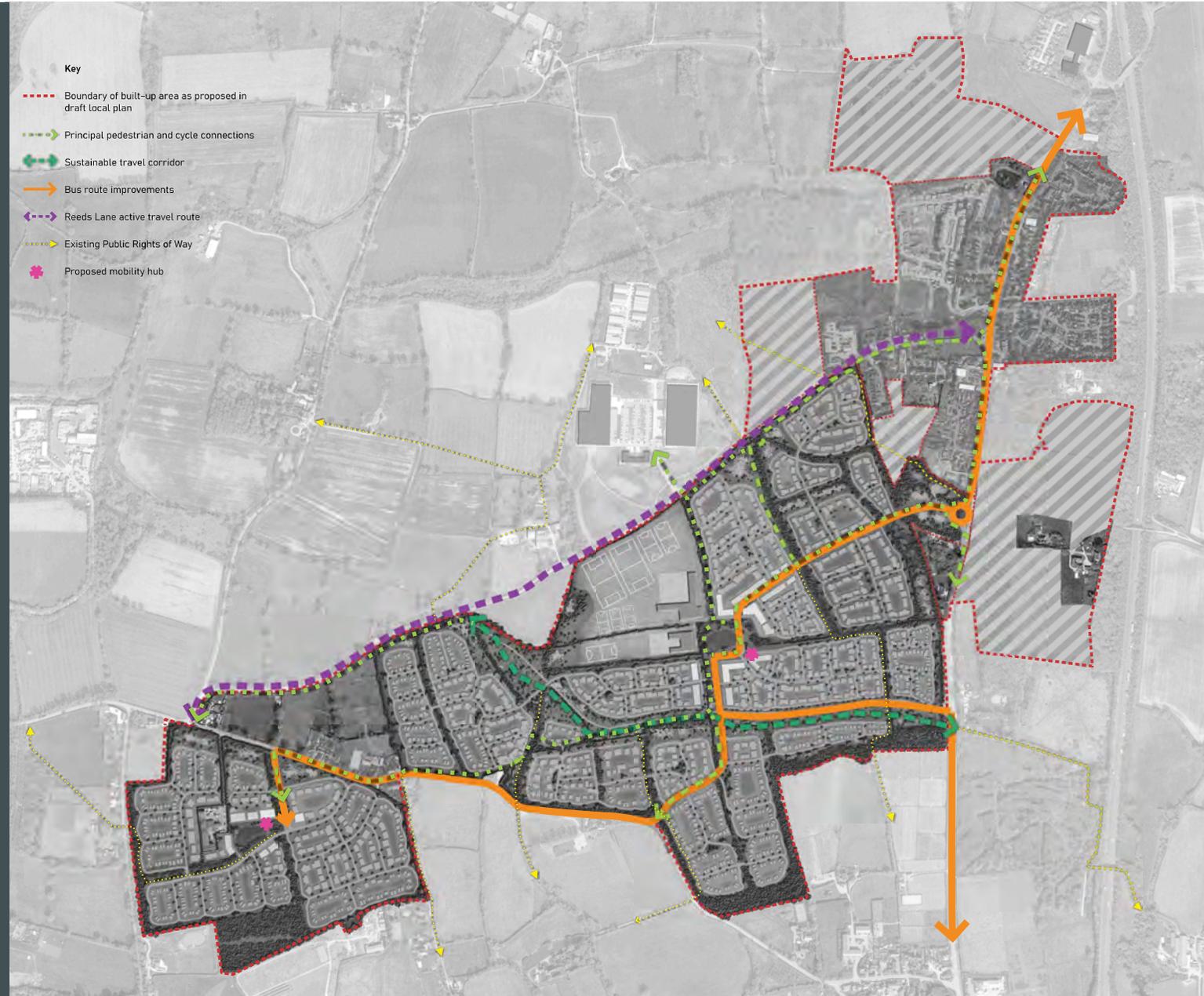
- A neighbourhood centre providing space for community facilities such as a library, café, retail, medical facility, co-working space and employment.
- 6.5 ha of land for an all-through school (2FE primary, 4FE secondary and SEND facility if required).
- Two Mobility Hubs, located close to both local centres, capable of accommodating service providers such as superfast electric car chargers, parcel collection / drop-off facilities and bicycle maintenance.
- New bus infrastructure providing links to Burgess Hill.
- Comprehensive network of pedestrian and cycle routes providing links throughout the development and to Sayers Common.
- New habitat creation and enhancement, including more than a 10% net gain in biodiversity.
- Formal and informal public open spaces, including children's play areas, a trim trail and allotments.
- Sustainable drainage features integrated as part of the green and blue infrastructure, including surface water attenuation areas to reduce existing surface water flooding on Reeds Lane and the B2118 London Road.
- Circa 2,000 mixed tenure homes, including Extra Care housing.



## MOVEMENT STRATEGY

The masterplan proposes to improve local transport infrastructure.

- Two Mobility Hubs, located in both local centres, enabling shared and sustainable modes of travel through the provision of cycle/cargo-bike/e-bike hire, ultra-rapid electric car chargers, parcel collection / drop-off facilities, car clubs and bicycle maintenance.
- Provision of a comprehensive network of pedestrian and cycle routes providing permeable links throughout the development enabling active travel for the new community.
- New and improved pedestrian and cycle connections to the existing communities at Sayers Common, Albourne and Burgess Hill as well as to the existing PRoWs.
- Enhanced and new bus infrastructure and services upgrading existing links and providing additional routes to new homes, services, and amenities within the SCSC, connecting to existing communities including Burgess Hill railway station.
- Introduction of a new dedicated Sustainable Travel Corridor through the centre of the site providing a priority link to key amenities and facilities.
- Improved walking and cycling infrastructure on Reeds Lane, possibly in association with the downgrading of Reeds Lane for vehicular traffic.
- New vehicular access points onto the B2118 London Road and B2116 Henfield Road in the likely form of roundabout/priority junctions.



## LAND USE

Total site area: 90.5ha

**Residential Parcels: 50 ha\***

*Including Extra Care located close to the neighbourhood centre.*

Density average = 40dph

Indicative density range = 25-50dph

*\*of which 1.1ha shown for ground floor non-residential uses with potentially residential above. Uses include employment, retail, leisure, self-service library, healthcare, community facilities.*

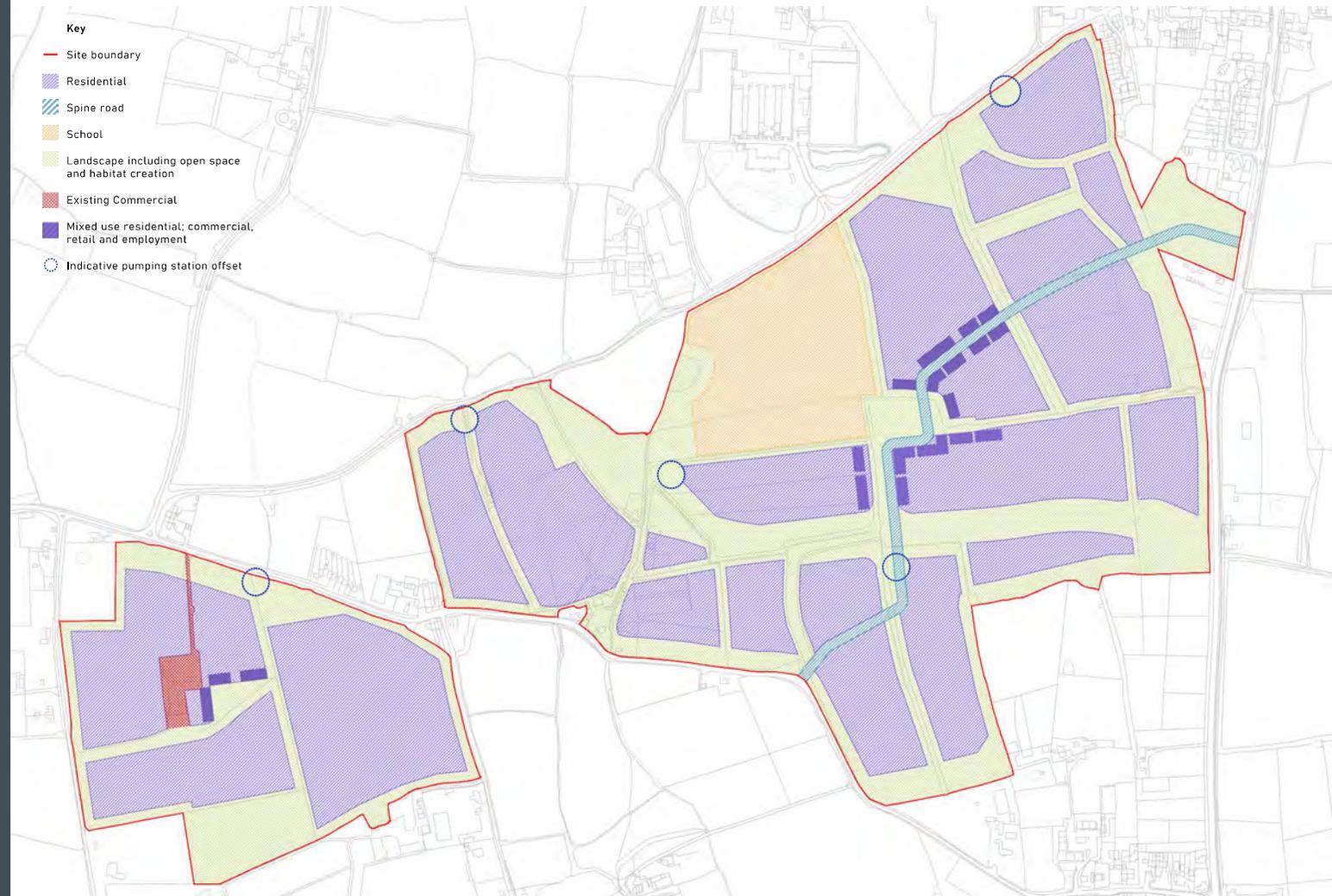
Spine Road = 1.7ha

All-through School = 6.5ha

Landscape = 31.7ha

*Including green infrastructure, play space, formal and informal open space, structural landscape, habitat creation.*

Existing Commercial = 0.6ha





**Appendix D: Framework Masterplan Document:  
Sayers Common Sustainable Community, Mid  
Sussex, July 2024**



# Sayers Common Sustainable Community, Mid Sussex

Framework  
Masterplan

July  
2024

Sayers Common Site  
Allocation Promoters

# INTRODUCTION

This document has been prepared to set out the vision for the Sayers Common Sustainable Community. The proposal includes five allocation sites which will be integrated with the existing village settlement to provide a cohesive and accessible community.

The proposals for the Sayers Common Sustainable Community include the provision of a wide range of infrastructure and community facilities that will enhance the sustainability of Sayers Common by providing new and existing residents with a greatly enhanced range of services and facilities within a convenient walk or cycle of their home.

As part of the vision to create a sustainable new community the proposal will focus services and facilities centrally to the settlement, whereby the majority of residents, new and existing, will be able to access the services and facilities provided by the development at Sayers Common within a 20 minute walk of their home. Attractive active travel links will be woven through the development to provide good links and encourage walking and cycling.

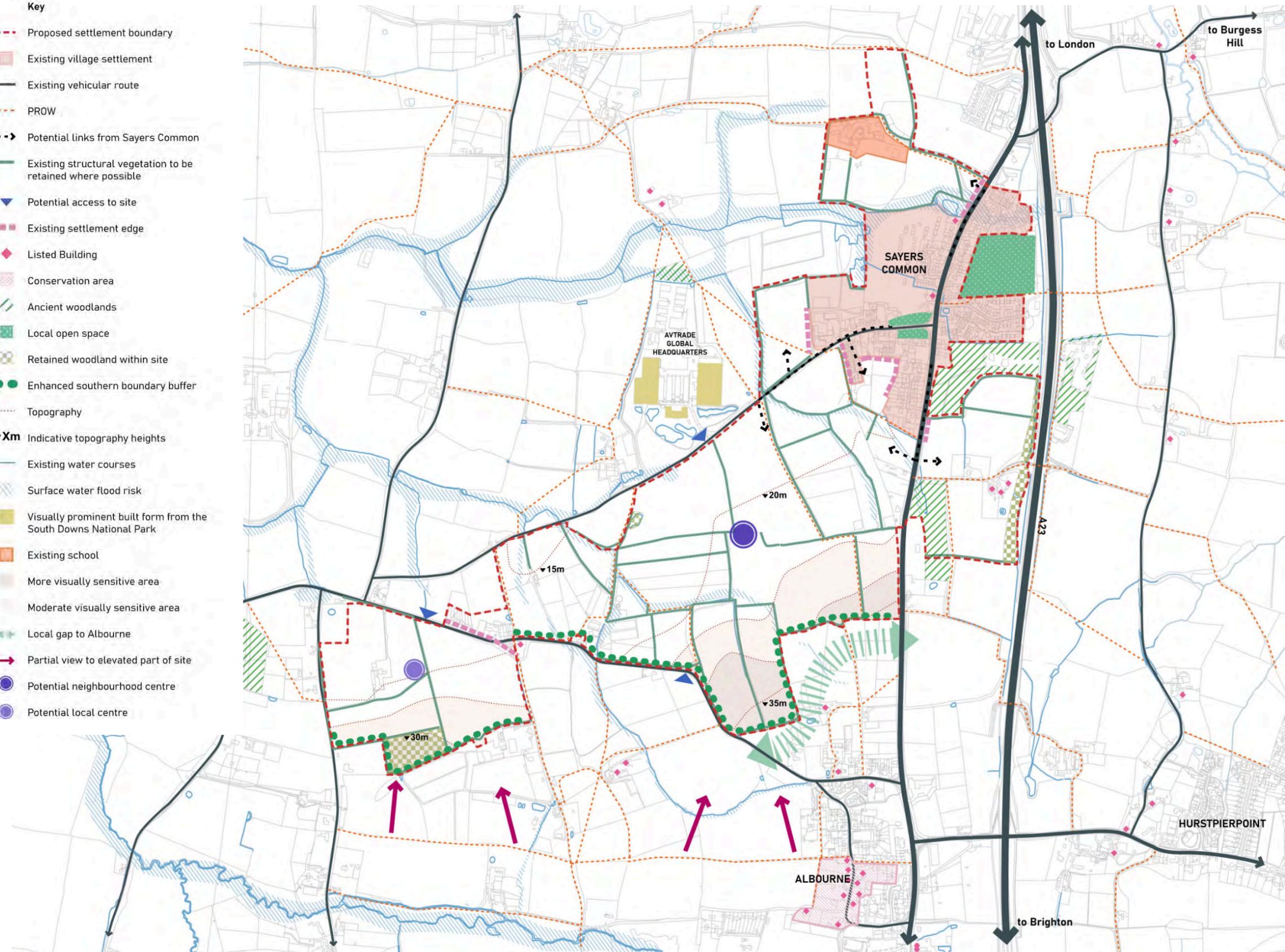
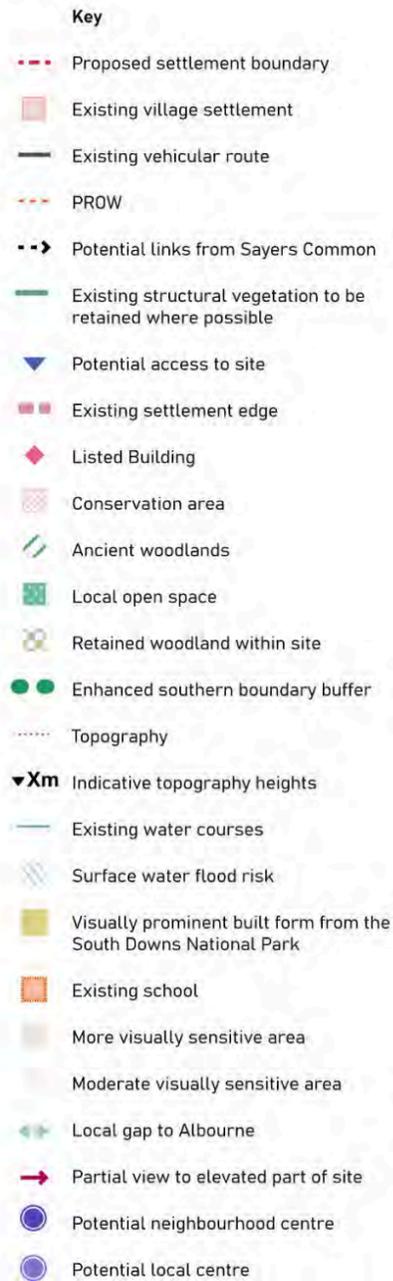
The development at Sayers Common will be delivered through a landscape-led masterplan, which assimilates the built form in to the established landscape framework. Existing trees, hedgerows and other landscape features will be retained wherever possible, and supplemented by extensive areas of new tree planting, open space and habitat creation.

The vision for the Sayers Common Sustainable Community demonstrates how the development can be delivered in accordance with the relevant policies of the draft District Plan to create a sustainable urban extension to Sayers Common bringing new facilities and services to the area.



## OPPORTUNITIES AND CONSTRAINTS

- The proposals will complement and enhance the existing facilities within Sayers Common.
- The developments will be knit into the existing village and local employment areas through layout, active travel links and landscape to create a cohesive sustainable community.
- There will be a creation of a neighbourhood centre and local centre to provide foci for new facilities and amenities.
- The PRoWs through the sites and connections to wider pedestrian links will be enhanced.
- The proposals will create greater accessibility to active travel and improve public transport networks.
- Landscape will be prioritised. The retention of existing landscape is key, including the ancient woodlands within the eastern part of the site. There will be opportunities to provide an enhanced habitat for nature to create a net gain in biodiversity as well as generous new open spaces throughout for the community.
- There will be enhanced landscaping to the southern boundary to conserve the separation between Sayers Common and Albourne. This will filter and screen views from elevated locations within the South Downs National Park.
- The setting of listed buildings will be maintained.
- The surface water will be managed via a sustainable urban drainage system to help actively reduce flood risk.
- The provision of sustainable, low-carbon homes, to meet local housing needs.



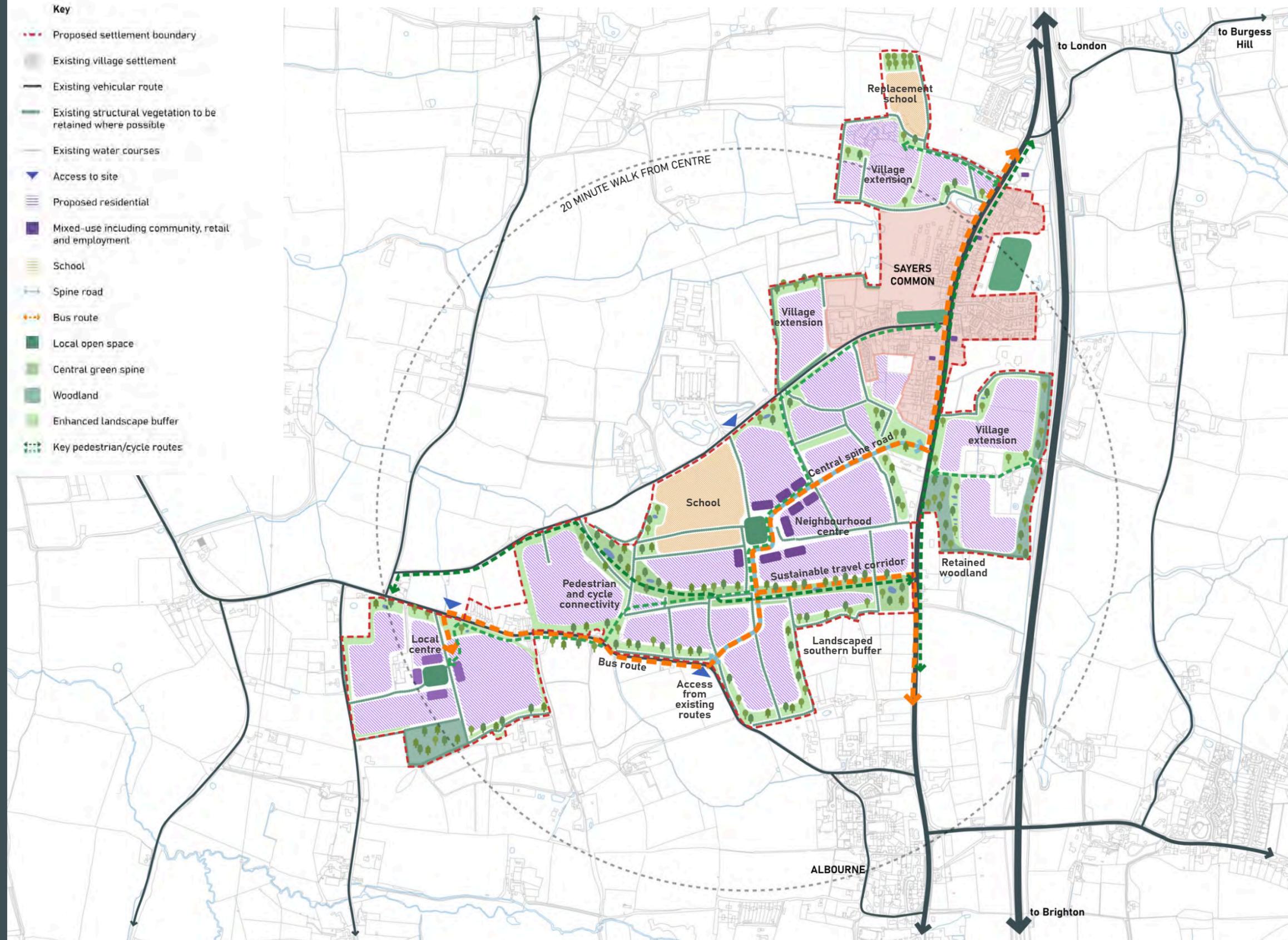
# CONCEPT

The masterplan provides village extensions to Sayers Common to create a sustainable community with a new neighbourhood centre at the heart. The concept for the sustainable community is to provide key facilities, open space and infrastructure within a convenient walking and cycling distance of new and existing homes and businesses.

A central element of the proposed masterplan is the creation of a central movement route running broadly north-south through the southern extension and connecting to the existing main route through Sayers Common. This will be supplemented by a sustainable travel corridor, providing a continuous green space east-west and a route for active travel. The intersection of these two routes provides the focus for a new Neighbourhood Centre at the heart of the development and physically located centrally. A site for a new all through-school will be situated to the north of the Neighbourhood Centre.

To promote the concept of a 20-minute neighbourhood, active travel routes will be integrated across the development, where possible along green routes, providing safe and convenient access to all the services on offer, including those within the existing village. A bus route through the development will encourage sustainable travel to Burgess Hill, Hurstpierpoint and Hassocks to reduce reliance on private motor vehicles.

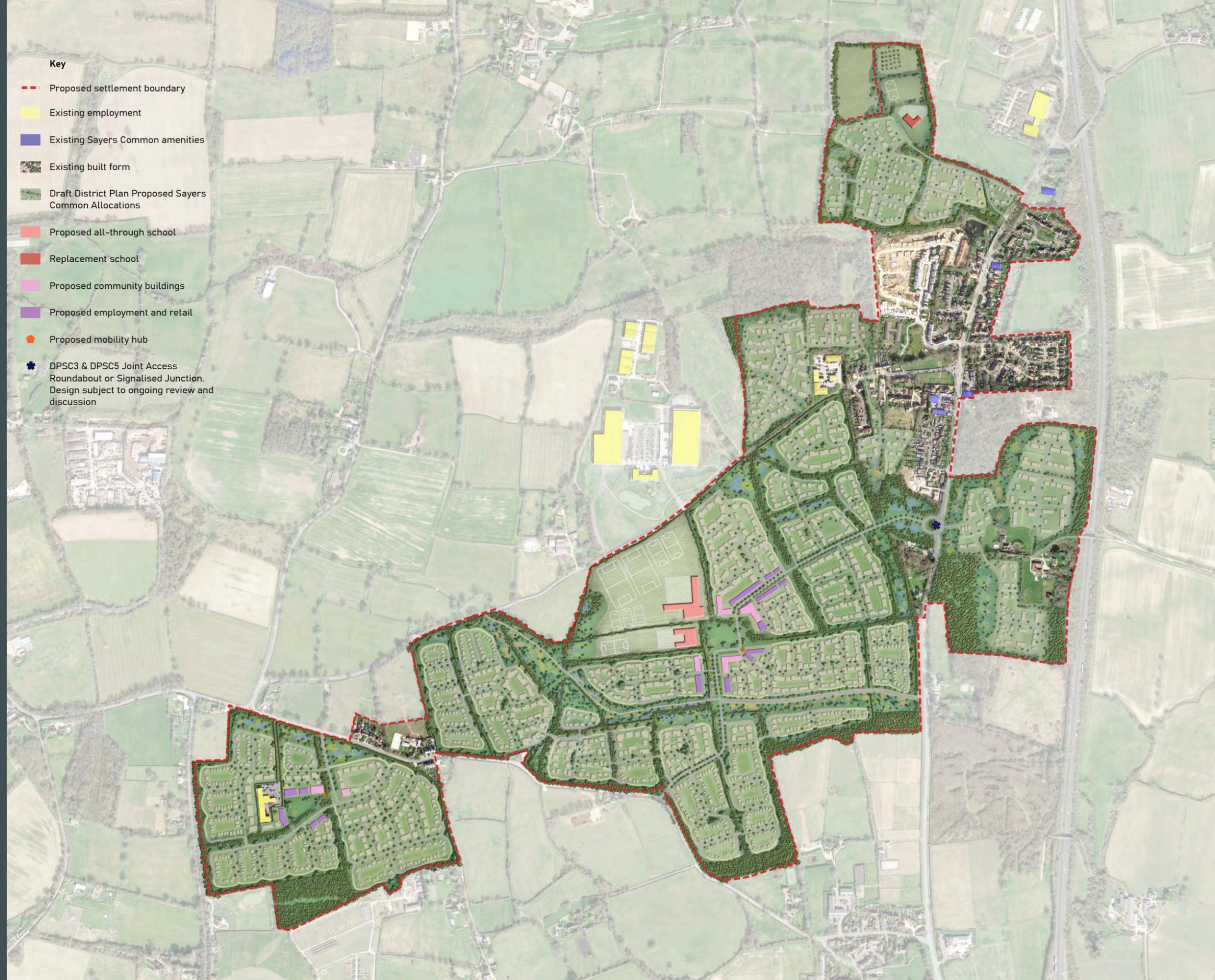
New and existing green infrastructure will be integrated throughout the development, meaning that all residents can enjoy access to green space and nature close to their home. Substantial landscaping on the southern edge of the development, will provide a gentle transition to the countryside beyond and maintain a clear physical and visual buffer between Sayers Common and Albourne.



# FRAMEWORK MASTERPLAN

The framework masterplan provides more detail of the proposals for this mixed-use sustainable urban extension to Sayers Common that provides:

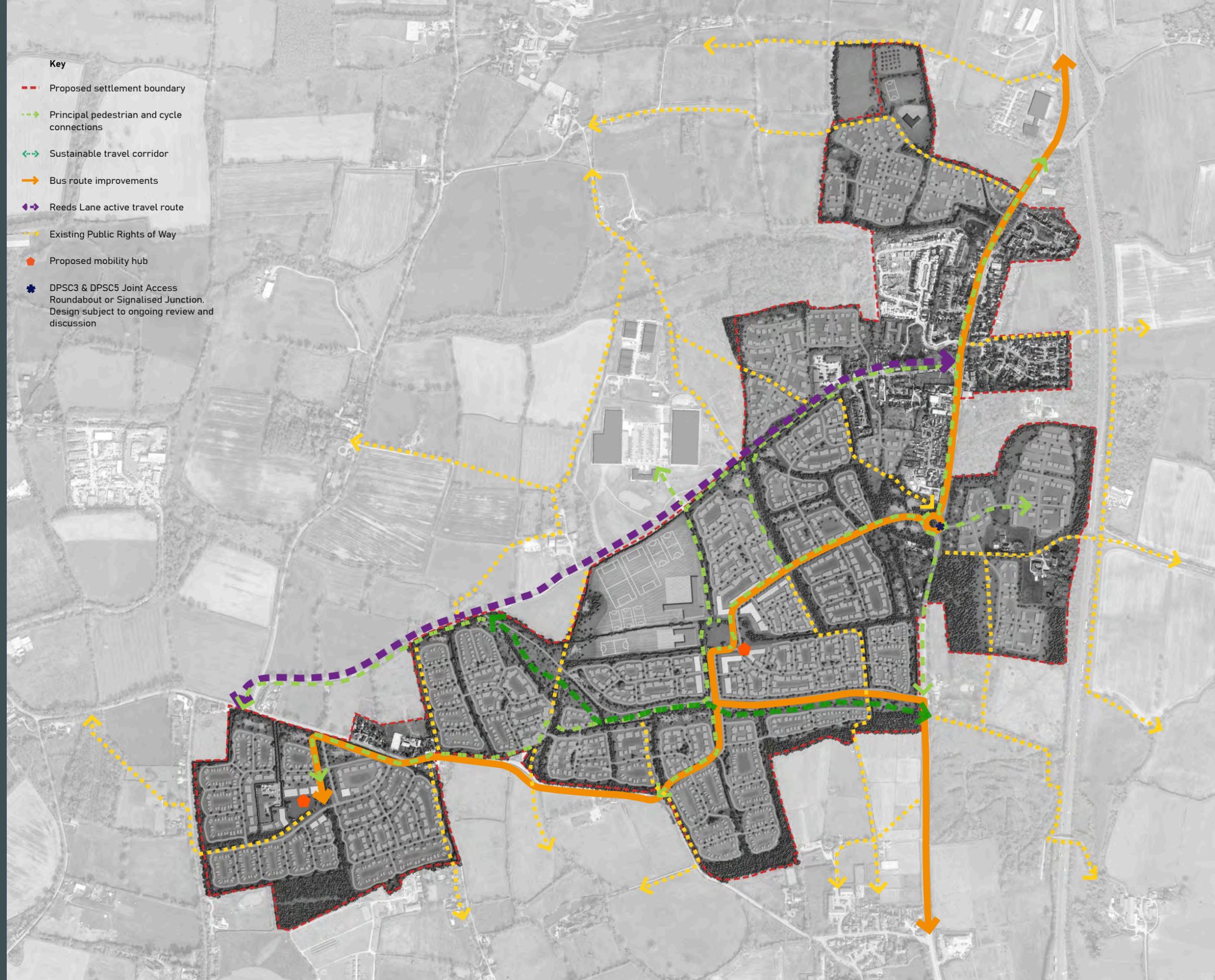
- A neighbourhood centre providing space for community facilities such as a library, café, retail, medical facility, co-working space and employment.
- Land for education provision with associated all-through school (Primary and Secondary), Special Support Centre and land for the provision of a full-day care nursery for Early Years.
- Relocation of the existing SEN school to an adjacent site with new facilities.
- Two Mobility Hubs, located close to both local centres, capable of accommodating service providers such as superfast electric car chargers, car club facilities, parcel collection / drop-off facilities and bicycle maintenance.
- New bus infrastructure providing links to Burgess Hill.
- Comprehensive network of pedestrian and cycle routes providing links throughout the development and to Sayers Common.
- New habitat creation and enhancement to create a net gain in biodiversity.
- Formal and informal public open spaces, including children's play areas, a trim trail and allotments.
- Sustainable drainage features integrated as part of the green and blue infrastructure, including surface water attenuation areas to reduce existing surface water flooding on Reeds Lane and the B2118 London Road.
- Circa 2,543 mixed tenure homes, of which 763 homes (30%) will be affordable, including a Care Home and Extra Care housing.



# MOVEMENT STRATEGY

The masterplan proposes significant improvements to active and sustainable transport infrastructure.

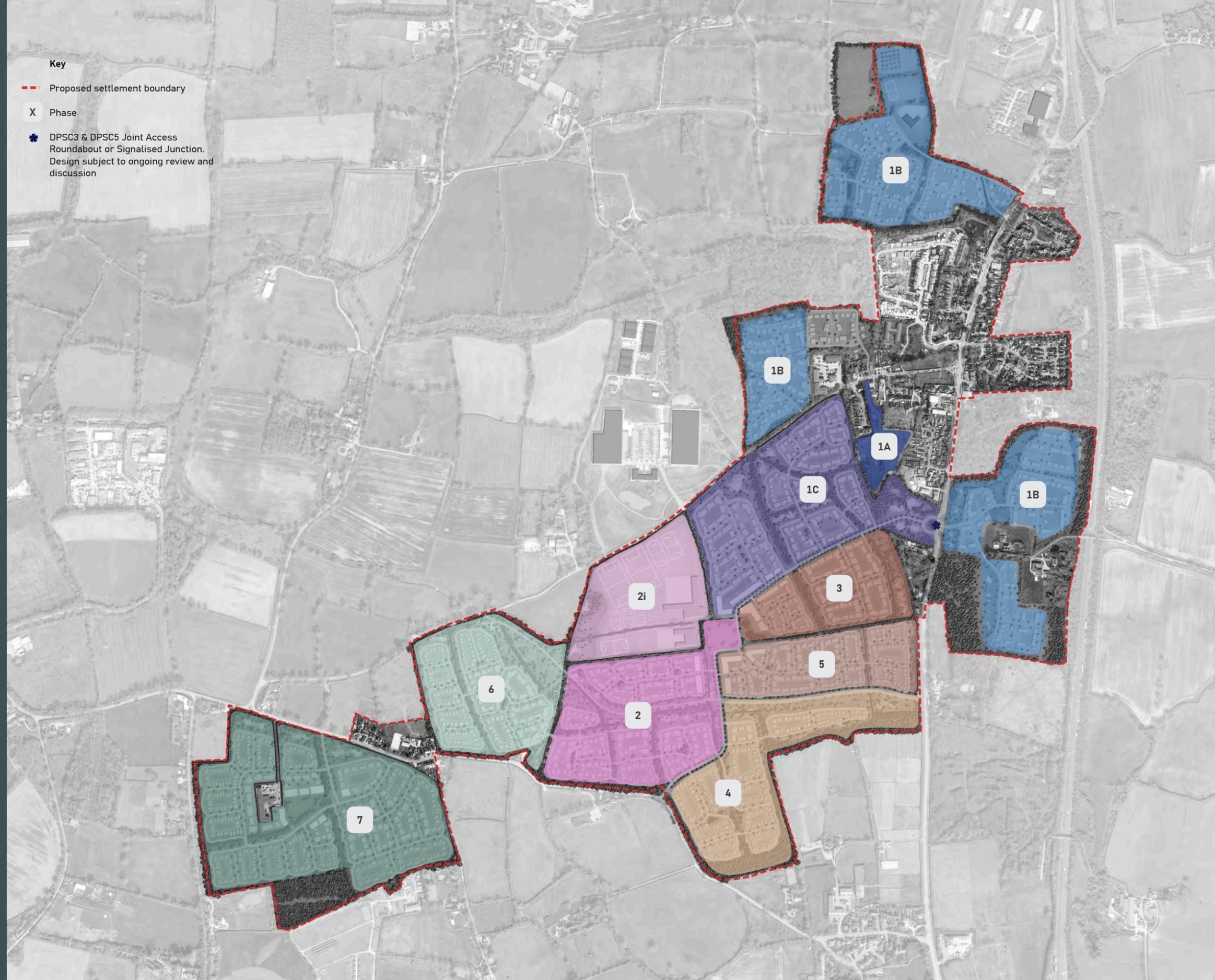
- Two Mobility Hubs, located in both local centres, enabling shared and sustainable modes of travel through the provision of cycle/cargo-bike/e-bike hire, ultra-rapid electric car chargers, parcel collection / drop-off facilities, car clubs and bicycle maintenance.
- Provision of a comprehensive network of pedestrian and cycle routes providing permeable links throughout the development providing convenient active travel connectivity between the new development and the existing village.
- New and improved pedestrian and cycle connections within Sayers Common, to the existing communities at Albourne and Burgess Hill as well as to the existing PRowS.
- Enhanced and new bus infrastructure and services upgrading existing links and providing additional routes to new homes, services, and amenities within the Sayers Common Sustainable Community, connecting to existing communities including Burgess Hill railway station.
- Introduction of a new dedicated Sustainable Travel Corridor through the east-west link providing a priority route to key amenities and facilities.
- Improved walking and cycling infrastructure on Reeds Lane, possibly in association with the downgrading of Reeds Lane for vehicular traffic.



# PHASING

The proposed indicative phasing follows the sequence:

- Phase 1a: DPSC 4 (Delivery 2025-2027)
- Phase 1b: DPSC 5, 6 & 7 (Delivery 2026-2030)
- Phase 1c - 7: DPSC3 (Delivery 2028 - 2040)
- Phase 2i Primary and Secondary School (delivery 2028 - 2032)
- The phasing information above relates primarily to the delivery of the new houses and, specifically, to the development parcels - the latter form part of the design strategy and masterplan framework. The delivery of key components of infrastructure, the timing of their provision and individual / shared site responsibilities is presented on Pages 8 and 9 of this Framework. More detail is provided in the Housing Delivery and Infrastructure Trajectory appended to the Statement of Common Ground



# INFRASTRUCTURE DELIVERY STRATEGY

## Infrastructure Delivery Strategy

The draft District Plan requires the allocations at Sayers Common to be considered together to ensure a cohesive, integrated and master planned development. The phased delivery of infrastructure is a key part of the vision for sustainable growth at Sayers Common.

This Infrastructure Delivery Strategy identifies the infrastructure that is required to support the proposed development at Sayers Common, which allocated sites will contribute towards its delivery and how the cost of providing the infrastructure will be shared equitably between the sites where appropriate. The allocated sites will contribute towards the delivery of infrastructure based on the Councils S106 contributions SPD, and subsequent, Developer Contributions policy (DP12 and Appendix 5) of the Reg 19 Draft District Local Plan.

### Infrastructure Requirements

A schedule of the infrastructure requirements associated with the proposed development at Sayers Common is provided below. These requirements have been informed by the District Plan site allocation policies (DPSC3-DPSC7), the Infrastructure Delivery Plan and engagement with key stakeholders and infrastructure delivery partners. This schedule will be developed over time to provide more detail regarding the infrastructure requirements and the timing of delivery.

### Infrastructure Delivery

#### i. Site Specific Infrastructure Delivery

The developer of each site allocation will deliver the infrastructure which is specifically required to support the development of that site.

#### ii. Shared Infrastructure Delivery

To fund the delivery of the shared infrastructure, where this is provided on site DPSC3, financial contributions will be provided by site allocations DPSC4-DPSC7 based on the Councils S106 contributions SPD Developer Contributions policy (as set out in the Reg 19 draft District Plan) and will be 'pooled' towards the delivery of the infrastructure on site DPSC3.

In addition, all the allocations at Sayers Common will make financial contributions towards the shared off-site infrastructure, as set out in the site allocation policies DPSC3-DPSC7 and in accordance with service provider requirements.

Each site will contribute proportionately to the cost of the shared infrastructure based on the number of homes included within the site allocation, based on the Councils S106 contributions SPD Developer Contributions policy (as set out in the Reg 19 draft District Plan).

## Shared Infrastructure

	Infrastructure Item	Evidence / Policy Reference	Contributing Sites
<b>Transport</b>	Sustainable transport (ped/cycle links between sites & Sayers Common)	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
	Sustainable transport (enhanced bus services)	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
	Sayers Common to Burgess Hill Cycle Route	IDP & Policy DPSC3	Financial contributions from DPSC3, 4, 5, 6, 7
	Improvements at Hassocks Station	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
	Off-site highway improvements	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
<b>Community Facilities</b>	Neighbourhood Centre / community building	IDP & Policy DPSC3, 4, 5, 6, 7	Delivered on-site by DPSC3 developer. Financial contributions from DPSC4, 5, 6, 7
	Library	IDP & Policy DPSC3, 4, 5, 6, 7	Delivered on-site by DPSC3 developer. Financial contributions from DPSC4, 5, 6, 7
	Waste Management & Recycling	IDP	Financial contributions from DPSC3, 4, 5, 6, 7
	Local Community Infrastructure	IDP & Policy DPSC4, 5, 6, 7	Delivered on-site by DPSC3 developer. Financial contributions from DPSC4, 5, 6, 7
<b>Health</b>	Health care facilities	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
<b>Education</b>	All-through school, including early years provision (located on site DPSC3)	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
	SEND school	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
<b>Open Space, Sport &amp; Recreation</b>	Expansion / enhancement of outdoor sports facilities	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
	Expansion / enhancement of play areas	IDP & Policy DPSC3, 4, 5, 6, 7	Delivered on-site by DPSC3 developer. Financial contributions from DPSC4, 5, 6, 7
	Expansion / enhancement of other outdoor open space provision	IDP & Policy DPSC3, 4, 5, 6, 7	Delivered on-site by DPSC3 developer. Financial contributions from DPSC4, 5, 6, 7
	Expansion / enhancement of parks & gardens	IDP & Policy DPSC4, 6 & LP App 5	Financial contributions from DPSC3, 4, 5, 6, 7
<b>Emergency Services</b>	Fire & Rescue Services	IDP & Policy DPSC3, 5, 6, 7	Financial contributions from DPSC3, 5, 6, 7
	Police Services	IDP & Policy DPSC3, 5, 6, 7	Financial contributions from DPSC3, 5, 6, 7
<b>Utility Services</b>	Sewerage infrastructure upgrades	IDP & Policy DPSC3, 5, 6, 7	Financial contributions from DPSC3, 5, 6, 7
	Electricity infrastructure upgrades	IDP	Financial contributions from DPSC3, 4, 5, 6, 7
	Water supply infrastructure upgrades	IDP	Financial contributions from DPSC3, 4, 5, 6, 7

# INFRASTRUCTURE DELIVERY STRATEGY

## Site Specific Infrastructure

	Infrastructure Item	Evidence / Policy Reference	Contributing Sites
<b>DPSC3 Land South of Reeds Lane</b>			
	Neighbourhood centre / community building	IDP & Policy DPSC3	On-site delivery by developer. Financial contributions from DPSC4, 5, 6, 7
	Library (within community building)	IDP & Policy DPSC3	On-site delivery by developer. Financial contributions from DPSC4, 5, 6, 7
	Land for primary & secondary schools	IDP	On-site delivery by developer
	Primary school & early years provision	IDP & Policy DPSC3	Financial contributions from DPSC3, 4, 5, 6, 7 and other developments in the district
	Secondary school	IDP & Policy DPSC3	Financial contributions from DPSC3, 4, 5, 6, 7 and other developments in the district
	Play areas	IDP & Policy DPSC3	On-site delivery by developer (potential financial contributions from DPSC4, 5, 6, 7)
	Informal outdoor space	IDP & Policy DPSC3	On-site delivery by developer
	Outdoor sports facilities	IDP & Policy DPSC3	On-site delivery by developer / financial contribution
	Allotments (Local Community Infrastructure)	IDP & Policy DPSC3	On-site delivery by developer (potential financial contributions from DPSC4, 5, 6, 7)
	Public realm & seating (Local Community Infrastructure)	IDP & Policy DPSC3	On-site delivery by developer (potential financial contributions from DPSC4, 5, 6, 7)
	Highway access & internal spine road	Policy DPSC3	On-site delivery by developer (B2118 London Road access may be shared with DPSC5)
	Active & sustainable travel connections	IDP & Policy DPSC3	On-site delivery by developer
	Mobility hubs	IDP & Policy DPSC3	On-site delivery by developer
	Travel Plan contribution	Policy DPT1	Contribution by site developer
	Surface water attenuation	Parish Council engagement	On-site delivery by developer
<b>DPSC4 Land at Chesapeake and Meadow View</b>			
	Highway access	Policy DPSC4	On-site delivery by developer
	Travel Plan contribution	Policy DPT1	Contribution by site developer
	Pedestrian & cycle access / PROW upgrade	Policy DPSC4	On-site delivery by developer
	Natural, semi-natural and amenity green space	Policy DPSC4	On-site delivery by developer
	Surface water attenuation	Parish Council engagement	On-site delivery by developer
<b>DPSC5 Land at Coombe Farm</b>			
	Highway access	Policy DPSC5	On-site delivery by developer (may be shared with DPSC3)
	Travel Plan contribution	Policy DPT1	Contribution by site developer
	Pedestrian & cycle access / PROW upgrade	Policy DPSC5	On-site delivery by developer
	Informal outdoor space	Policy DPSC5	On-site delivery by developer
	Surface water attenuation	Parish Council engagement	On-site delivery by developer
<b>DPSC6 Land West of Kings Business Centre</b>			
	Highway access	Policy DPSC6	On-site delivery by developer
	Travel Plan contribution	Policy DPT1	Contribution by site developer
	Pedestrian & cycle access / PROW upgrade	Policy DPSC6	On-site delivery by developer
	Natural, semi-natural and amenity green space	Policy DPSC6	On-site delivery by developer
	Surface water attenuation	Parish Council engagement	On-site delivery by developer
<b>DPSC7 Land at LVS Hassocks</b>			
	Highway access	Policy DPSC7	On-site delivery by developer
	Travel Plan contribution	Policy DPT1	Contribution by site developer
	Pedestrian & cycle access / PROW upgrade	Policy DPSC7	On-site delivery by developer
	Informal open space	Policy DPSC7	On-site delivery by developer
	Relocation of SEND school	Policy DPSC7	On-site delivery by developer
	Surface water attenuation	Parish Council engagement	On-site delivery by developer

