



Help shape the future of Sayers Common

Dear resident,

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

We are now sharing our early ideas with the community and inviting your thoughts before anything is finalised.



Join us at our community drop-in event

We invite you to attend our consultation event. The event will be an opportunity to view the emerging Masterplan Framework, speak with the project team and ask questions about the proposals.

**Friday 30th January 2026
3:00pm - 7:00pm**

**Sayers Common Village Hall,
London Road, Sayers Common, BN6 9HX**

To view the consultation materials online, please scan the QR code or visit our project website:

www.futureofsayerscommon.co.uk



Planned growth at Sayers Common

The emerging Mid Sussex District Plan identifies five sites around Sayers Common as suitable for new development.

Collectively they will provide about 2,500 high quality homes, community facilities, shops and services, employment, new and improved schools, and extensive landscaping and public open space including allotments and play areas.

Our current work focuses on site DPSC3: Land to the South of Reeds Lane, which is controlled by Berkeley Latimer.



Masterplan Framework

The emerging District Plan requires that the development of the Land to the South of Reeds Lane is brought forward in accordance with a masterplan informed by meaningful community engagement. In addition, all the proposed development sites at Sayers Common must be considered comprehensively rather than in isolation, to ensure integration and connectivity between them and with the established community.

The purpose of the Masterplan Framework being prepared by Berkeley Latimer is to establish a coordinated and holistic vision to guide this planned growth. It will set out proposals for the Land to the South of Reeds Lane and demonstrate how this development can be successfully integrated with the existing community and proposals for the other proposed development sites, helping to create a sustainable, cohesive, and well-connected community.

The Masterplan Framework is being prepared collaboratively, with input from Mid Sussex District Council, parish councils, site promoters, and other key stakeholders.



- DPSC3**
Land to the South of Reeds Lane (Berkeley Latimer site)
- DPSC4**
Land at Chesapeake and Meadow View, Reeds Lane
- DPSC5**
Land at Coombe Farm, London Road
- DPSC6**
Land to the West of Kings Business Centre, Reeds Lane
- DPSC7**
Land South of LVS, Hassocks, London Road

Land to the South of Reeds Lane (DPSC3)

Our aim is to create a carefully designed and sustainable community that is respectful of the local area and provides homes, amenities and green spaces that genuinely respond to local needs and enhances nature.

Our emerging proposals for the Land to the South of Reeds Lane include the provision of new community facilities and sustainable transport links, enhanced essential infrastructure and attractive, biodiverse green spaces, together with high quality new homes, of which 30% will be affordable homes for local people.

Key proposals include:

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.

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.

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.

We are exploring how:

- Reeds Lane** could become a greener route to make it more attractive for pedestrians and cyclists.
- New and enhanced habitats** can support local nature recovery projects by providing new areas of woodland, wildflower meadows, hedgerows and wildlife corridors, alongside features that help manage water and support biodiversity.
- Walking and cycling routes** will pass through landscaped areas to link safely into the existing network.
- New open spaces** can be designed as focal points for the community, with opportunities for play, recreation, gathering and food production.

We also want to understand what type of community spaces would be most valuable. Whether it's areas for recreation, flexible indoor space for local groups, or places for small businesses, your input will help shape proposals that benefit both existing and future residents.



How engagement is informing the masterplan

We have established a Liaison Group involving representatives of parish councils, Mid Sussex District Council and the development site promoters, to help inform and shape the emerging Masterplan Framework.

This group has met regularly to explore local priorities, ideas and concerns. The themes raised, including nature, movement, community spaces and local character, have all helped to shape the emerging Masterplan Framework.

At the community drop-in event, you will be able to:

- See how feedback from the Liaison Group has influenced the emerging masterplan.
- View the draft masterplan, access principles and landscape approach.
- Talk to the design, planning and technical teams.
- Share your views before the masterplan is finalised.

Following the public consultation, all comments will be reviewed, and the Masterplan Framework amended, where necessary, before being finalised.



Join us at our community drop-in event



We invite you to attend our consultation event.

The event will be an opportunity to view the emerging Masterplan Framework, speak with the project team and ask questions about the proposals.

Friday 30th January 2026

3:00pm - 7:00pm

**Sayers Common Village Hall,
London Road, Sayers Common, BN6 9HX**

About Berkeley Latimer

Berkeley Latimer is a Joint Venture between Berkeley and Latimer, by Clarion Housing Group.

Berkeley and Latimer build homes and sustainable communities across London and the South of England, creating places and homes for people at all stages of life.

Our focus is on 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, please visit: www.berkeleygroup.co.uk

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

Get in touch

We hope you'll be able to attend our community drop-in event.

In the meantime, if you have any questions, please contact us using the details below:

0808 143 4781 (freephone)
(Monday-Friday, 9:00am-5:30pm)

info@futureofsayerscommon.co.uk

Freepost MEETING PLACE CONSULTATION
(no stamp required)

Visit our website to find out more and complete our online survey, or scan the QR code:
www.futureofsayerscommon.co.uk

