

Mid Sussex District Council

Statement of Common Ground

Mid Sussex District Local Plan

Land at Sayers Common

Policies DPSC3, DPSC4, DPSC5, DPSC6,
and DPSC7.

Mid Sussex District Council, Antler Homes,
Berkeley Latimer, Reside Developments Limited,
Welbeck Strategic Land II LLP and Wates
Developments Limited

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1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) is a jointly agreed statement between Antler Homes, Berkeley Latimer, Reside Developments Limited, Welbeck Strategic Land II LLP (Welbeck) and Wates Developments Limited and Mid Sussex District Council ('MSDC'), hereafter referred to as "the parties", in relation to the preparation of the Mid Sussex District Local Plan (MSDLP).
- 1.2 This SoCG is provided to inform the Examination into the soundness of the MSDLP. It sets out a vision and key objectives for growth in Sayers Common as set out in the Reg 19 Local Plan.
- 1.3 Thereafter, it comments upon land ownership and the policy specific requirements of the Reg 19 Local Plan as understood between all parties, including the infrastructure requirements, underpinning the delivery of the proposed allocations; deliverability, including joint working, the illustrative masterplan, planning application timeframes, indicative phasing, build program/trajectory, and the co-ordinated delivery of S106 and infrastructure requirements: all carefully developed between the parties to ensure the prompt and managed delivery of new housing and the phased and co-ordinated provision of key services and infrastructure across the five sites, in combination.
- 1.4 It is appreciated that liaison in relation to the matters included in this SoCG is ongoing and will be subject to review. Moreover, this SoCG is not binding on any party and is agreed without prejudice to further matters of detail that any party may wish to raise subsequently through the examination into the Local Plan.
- 1.5 To this end it is noted and agreed that the parties' schemes have no restriction placed on them to come forward independently and in accordance with the timescales set out at paragraph 5.14, albeit respecting the general principles of a 'sustainable community' as set out in the Reg 19 Draft District Local Plan and in this SoCG.

2.0 Vision and Objectives for Growth at Sayers Common

- 2.1 The District Plan includes the following allocations at Sayers Common.
- DPSC3: Land to the South of Reeds Lane – 2,000 dwellings (approximately 1,850 dwellings to 2039), 5,000 – 9,000 sqm Employment class E provision, extra care housing provision, primary/secondary school, playspace, library, leisure facilities, healthcare provision, community facilities, open space.
 - DPSC4: Land at Chesapeake and Meadow View, Reeds Lane – 33 dwellings
 - DPSC5: Land at Coombe Farm, London Road – 210 dwellings
 - DPSC6: Land to west of Kings Business Centre, Reeds Lane – 100 dwellings
 - DPSC7: Land south of LVS Hassocks, London Road – 200 dwellings
- 2.2 The MSDLP explains that the allocation of these sites accords with the Plan Strategy to seek Opportunities for extensions to improve the sustainability of existing settlements.

The published Regulation 19 MSDLP states:

“and that to achieve this objective, it will be crucial that these developments are considered collectively rather than individually, integrating with the existing settlement of Sayers Common, and promoting opportunities for enhanced connectivity between the sites themselves and the existing community so that the entire settlement can take advantage of the services and facilities being provided. The MSDLP also advises that to achieve this, the following Objectives for Growth at Sayers Common have been established:

1. The Council will facilitate collaboration between the site promoters at Sayers Common to ensure a cohesive, integrated, and master planned development at Sayers Common. This will include developing the Mid Sussex Infrastructure Delivery Plan to ensure timely delivery of infrastructure and engagement with the local community to identify local issues and needs.
2. 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.
3. Services and facilities within DPSC3: Land to the South of Reeds Lane such as education and primary neighbourhood centre to be central and accessible to the settlement as a whole, providing opportunities to meet day to day needs within walking distance, consistent with the 20-minute neighbourhood and “Local Living” principles as

described in Chapter 3 and the requirements of policies DPSC GEN: Significant Site Requirements and DPB1: Character and Design.

4. Deliver a development that prioritises active and sustainable modes of travel throughout, enhancing connectivity between all site allocations DPSC3 – DPSC7, the existing village and wider network facilitating the enhancement where necessary, or delivery of, additional bus, cycle and pedestrian routes off-site to other nearby settlements through s106 contributions, including a link to Burgess Hill Town Centre (potential route shown at Appendix 3 of the Reg 19 Local Plan). Creation of permeable, legible, and attractive connections between the allocations and existing settlement(s).”

2.3 This SoCG sets out the parties’ response to this policy (para 2.2) and how the policy will be delivered.

3.0 Land Ownership & Control

3.1 There are five distinct parcels being promoted through the MSDLP, as shown in Figure 1.

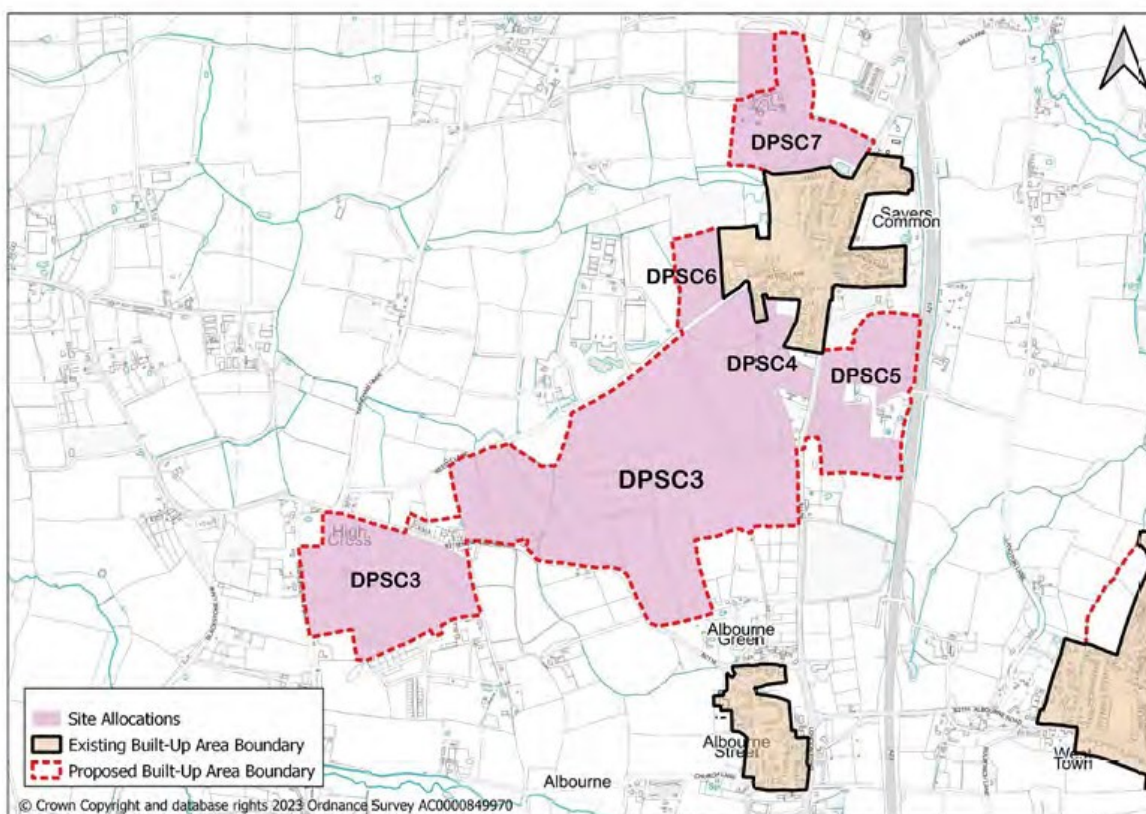


Figure 1: Land Parcels in Sayers Common

3.2 They are controlled as follows:

DPSC3 Berkeley Latimer

DPSC4 Antler Homes

DPSC5 Welbeck Strategic Land II LLP

DPSC6 Reside Developments Limited

DPSC7 Wates Developments Limited

3.2 A comprehensive masterplan (appended) has been prepared jointly by the site promoters to show how the proposed allocations can be integrated and delivered holistically. It is intended and agreed that separate planning applications will be submitted, in accordance with the timescales set out at paragraph 5.14, in due course to reflect the different land ownerships.

4.0 Policy Specifics and Infrastructure Requirements

4.1 Policy DPSC3 provides for the following:

1. 2,000 dwellings (approximately 1,850 dwellings to 2039)
2. 5,000 - 9,000sqm E Class Employment
3. 2,000 - 4,000sqm Retail / Community
4. Land for education provision with associated all-through school with 2FE (expandable to 3FE) at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, with Early Years and Special Support Centre
5. Space for the provision of full-day care nursery
6. Self-service Library
7. Community building
8. Local Community Infrastructure including allotments, public realm, public seating, public rights of way and cycle tracks
9. Community facilities
10. Leisure
11. Extra Care housing provision
12. Play areas
13. Other outdoor sport provision
14. Informal outdoor space
15. New terminal pumping station
16. Six Gypsy and Traveller pitches

It also looks to make financial contributions towards the provision of:

- Improvements at Hassocks Station
- Emergency services
- Health
- Outdoor sports, where need not met on-site
- Provision of Sustainable Transport measures and provision
- Highways improvements
- Wastewater Treatment Works

- 4.2 Policies DPSC4 – 7, together provide for a total of 543 dwellings across all four sites. As set out in the Reg 19, they individually provide for:
- 4.3 Policy DPSC4 (Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common) provides for 33 dwellings and on-site natural, semi-natural and amenity green space, and the provision of sustainable transport measures and highway works; and financial contributions towards the provision of:
- Sustainable Transport
 - Improvements at Hassocks Station
 - Education
 - Library
 - Community buildings
 - Local Community Infrastructure
 - Health
 - Play area
 - Other outdoor provision
 - Outdoor sports
 - Parks and Gardens
- 4.4 Policy DPSC5 (Land at Coombe Farm, London Road, Sayers Common) provides for 210 dwellings and on-site Informal outdoor space, and the provision of sustainable transport measures, highway works and sewerage network upgrades; and financial contributions towards the provision of:
- Sustainable Transport
 - Improvements at Hassocks Station
 - Education
 - Library
 - Community buildings
 - Local Community Infrastructure
 - Emergency Services
 - Health
 - Play area
 - Other outdoor provision
 - Outdoor sports
- 4.5 Policy DPSC6 (Land to the West of Kings Business Centre, Reeds Lane, Sayers Common) provides for 100 dwellings and on-site natural, semi-natural and amenity green space, and the

provision of highway improvements, sustainable transport measures, and sewerage network upgrades; and financial contributions towards the provision of:

- Sustainable Transport
- Improvements at Hassocks Station
- Education
- Library
- Community buildings
- Local Community Infrastructure
- Emergency Services
- Health
- Play area
- Other outdoor provision
- Outdoor sports
- Parks and Gardens¹

4.6 Policy DPSC7 (Land at LVS Hassocks, London Road, Sayers Common) provides for 200 dwellings and on-site informal outdoor space and the relocation of the SEND school, and the provision of sustainable transport measures, highway works, and sewerage network upgrades; and financial contributions towards the provision of:

- Sustainable Transport
- Improvements at Hassocks Station
- Education
- Library
- Community buildings
- Local Community Infrastructure
- Emergency services
- Health
- Play area
- Other outdoor provision
- Outdoor sports

4.7 It is noted that clarity has been sought by the developers of MSDC as to what the nature, extent and basis of the sewage upgrades are, and that they are CiL compliant; and what the health contributions will be put towards so as to ensure there are also CiL compliant.

¹ This may alternatively be provided on site.

- 4.8 The parties agree that the allocations at Sayers Common and their associated strategic road infrastructure has been assessed within the strategic highway model developed by SYSTRA, to underpin the Mid Sussex Transport Study and test the impact of planned development on the strategic and local highway network.
- 4.9 The parties agree that the development of the land at Sayers Common could be served by suitable bus routes to enhance modal choice. Further, the parties agree that suitable walking and cycling routes can be provided to connect the proposed development sites to surrounding areas, together with targeted enhancements to the existing public rights of way and bridleway networks. The sustainable principles of the transport modelling work published to date are supported and it is agreed that the collective (and individual) proposed development(s) have/has the ability to deliver pedestrian and cycle infrastructure required to facilitate this. All parties agree with this approach to integrate sustainable travel infrastructure to drive modal shift away from the private car.
- 4.10 The infrastructure requirements have been assessed by the Council's viability consultant, HDH Planning & Development Ltd, and input into the Local Plan viability model. This concludes that based on the assumptions made that all scenarios are viable when set against a benchmark land value of £525,000 per gross hectare. It is recognised that the nature of Viability Assessments at this stage of the Local Plan process are necessarily high level and that the range of assumptions could change over time. It is further acknowledged that a benchmark land value has not been agreed by Antler Homes, Berkeley Latimer, Reside Developments, Welbeck and Wates Developments Limited.
- 4.11 The evidence work prepared and referred to above concludes that the delivery of the growth around Sayers Common can occur over the plan period provided that the necessary strategic infrastructure is delivered to enable housing and employment to be developed and that appropriate measures are put in place to mitigate any impacts.
- 4.12 Policy DPSC GEN provides for an Infrastructure Delivery Strategy to be submitted to and approved by the council in relation to DPSC3. The Infrastructure Delivery Strategy will demonstrate how the infrastructure will be delivered in a phased and timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community.
- 4.13 The parties agree that further work is required to develop and refine the schedule of infrastructure required to support the proposed growth around Sayers Common from that

included within the Viability Appraisal and Infrastructure Delivery Plan. Whilst it is agreed that what is included in the Viability Appraisal and Infrastructure Delivery Plan is sufficient in terms of informing the Local Plan policy, further work is required to aid delivery on the ground. This information will be produced through ongoing discussions with the key stakeholders. This will include details of contributions towards the on and off-site highway works, sewage infrastructure upgrades, having regard to the clarity sought above, and education, health, and community facilities.

- 4.14 Having regard to the above, whilst the parties agree that there is a reasonable prospect of the growth around Sayers Common, including the requisite infrastructure, being delivered without external funding being necessary; they agree that there are funding opportunities which should be explored to help deliver the sites. The parties also agree that the potential pooling of S106 contributions from other developments in the District will be investigated to assist the delivery of certain strategic infrastructure requirements. This potential pooling will, as per section 5 below, be based on the Councils Developer Contributions policy (as set out in the Reg 19 draft District Plan) and is not, for the record, to be a separate set of contributions.

5.0 Deliverability

5.1 The parties agree on the principle of allocating land at Sayers Common to accommodate significant scale growth. The area falls outside the High Weald AONB and South Downs National Park which cover large swathes of the district. In addition, none of the proposed sites in Sayers Common are located within a Conservation Area, and with the exception of Coombe Farm (DPSC5) none of the proposed sites in Sayers Common are covered by any statutory or non-statutory ecological designations. The Land at Coombe Farm having Ancient Woodland (non-statutory designation) on and adjacent to it.

5.2 The growth proposed around Sayers Common has the ability to improve the sustainability of the existing surrounding communities and the potential to play a key role in delivering the housing needs of the District over the plan period.

a) Joint working

5.3 The parties are committed to constructive joint working to bring forward and deliver the growth proposed at Sayers Common. Joint working has already been a large factor in the preparation of the submission local plan, the preparation of this SoCG and comprehensive masterplan and in progressing pre-application discussions. The latter has included negotiation on the preparation of a Planning Performance Agreement for DPSC3 to establish a clear and agreed framework, including responsibilities and timeframes, for the relevant parties, to take forward the pre-application discussions with MSDC in a positive and collaborative manner.

5.4 The parties will continue to work together, and are committed to public consultation, community involvement and stakeholder liaison in respect of the development. This will include engaging with parish councils, and other local interest groups. All parties are aware of local concerns about the scale and the potential impact of the proposed development and, whilst it is a shared position between the parties that none of these concerns fundamentally make the area unsuitable for development, the parties will seek to work with those stakeholders and ensure the development is designed to seek to minimise impacts upon the existing communities and deliver the vision and objectives for growth at Sayers Common.

5.5 There will be continued joint working with statutory consultees where necessary, building on the constructive discussions undertaken to date.

5.6 For the avoidance of doubt, Antler Homes, Berkeley Latimer, Reside Developments, Welbeck, and Wates Developments Limited fully support the principle and ambition of the draft allocations, and any outstanding objections to the District Plan do not affect the commitment to constructive joint working with the Council.

b) Illustrative Masterplan

- 5.7 Antler, Berkeley Latimer, Reside, Welbeck and Wates have worked together to develop a comprehensive masterplan for the sustainable extension of Sayers Common. This is enclosed at Appendix 1 and provides indicative information on land uses, layout, green and blue infrastructure and the access and movement strategy and infrastructure requirement / delivery strategy; and thus, how the scale of development envisaged by policies DPSC3 – 7 can be delivered.
- 5.8 It is acknowledged that Policy DPSC GEN provides for the delivery of an allocation-wide Masterplan for DPSC3, which must be informed by a community engagement exercise and consider relationships with existing settlements and other Site Allocations in order to ensure all future development is integrated with the existing community, and that this will be brought forward separately, but having regard to the enclosed.

c) Planning Application Timeframes

- 5.9 Antler, Reside, Welbeck and Wates are preparing to commence pre-application discussions with MSDC in anticipation of submitting planning applications for their respective land interests in Autumn 2024 and it is agreed that this SoCG does not place any restriction on those sites coming forward independently of each other and/or DPSC3.
- 5.10 A Planning Performance Agreement (PPA) will be negotiated between Berkeley Latimer and MSDC to progress discussions on DPSC3. This PPA will address both pre-application discussions and an application for scoping of an EIA. The PPA will run up to the submission of a planning application. It is anticipated this will be extended following submission through to determination. The aim of this Agreement is to continue to facilitate joint collaborative working.
- 5.11 Berkeley Latimer is aiming to commence pre application discussions following the submission of the local plan, in anticipation of submitting planning application(s) for DPSC3 after the adoption of the local plan and preparation of the allocation-wide Masterplan.
- 5.12 It is noted by all parties that the submission of the planning applications for DPSC4 – 7 may be ahead of the adoption of the Local Plan and it is agreed that this SoCG does not place any restriction on those sites coming forward independently of each other and/or DPSC3. All four of the respective developers have committed to progressing their applications in line with the policy requirements of the MSDLP, and specifically policies DPSC4 – 7, together with the parameters of the illustrative masterplan. This includes the provision of /or contribution to the identified

infrastructure to deliver the strategic growth around Sayers Common. As set out above the application for DPSC3 will follow the adoption of the Local Plan.

d) Indicative Phasing

5.13 Whilst Policy DPSC GEN provides for the delivery of a phasing plan for DPSC3, an indicative high level phasing plan has been produced and forms part of the comprehensive Framework Masterplan. This is enclosed at Appendix 1 and illustrates one way of sequencing development. The delivery of the Sayers Common allocations and the phasing of the infrastructure necessary to facilitate their delivery is a matter that is subject to detailed discussions with the Sayers Common Site Promoters, the District Council and the statutory providers to ensure the sustainable development of the area. To this end work on a detailed schedule of infrastructure delivery, including key trigger points, remains ongoing and all parties expect to have further information in this regard at the Examination.

e) Indicative Trajectory

5.14 In the context of the above, it is noted that whilst Antler, anticipate completing their first units in 2025/26, Reside and Welbeck do not anticipate completing their first units until 2026/27, Wates do not anticipate completing their first units in 2027/28 and Berkeley Latimer do not anticipate completing their first units until 2028/29. The indicative delivery trajectory is set out in the table below.

Table 1

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	
Antler Homes		13	20														33
Reside Developments			50	50													100
Welbeck			30	60	60	60											210
Wates Developments Limited				50	60	60	30										200
Berkeley Latimer					60	170	180	180	180	180	180	180	180	180	180	150	2000
Total		13	100	160	180	290	210	180	180	180	180	180	180	180	180	150	2,543
Cumulative total		13	113	273	453	743	953	1,133	1,313	1,493	1,673	1,853	2,033	2,213	2,393	2,543	

f) Infrastructure Delivery

5.15 All parties recognise and agree that the infrastructure requirements associated with the proposed growth of Sayers Common are such that there will be a requirement for the cost and delivery of the infrastructure required to support the development to be shared equitably between the allocations where this is necessary. The planning applications for DPSC4 – 7 will, in the main, be making financial contributions in accordance with the council’s Development Infrastructure and Contributions SPD (as amended), which will/can be pooled. The parties agree that consideration should also extend to the potential of pooling s106 contributions from other developments in the District to assist in the delivery of certain strategic infrastructure.

5.16 Set out below is an agreed infrastructure phasing strategy. Table 2 explains the general categorisation strategy and table 3 sets out how this would work out in practice at Sayers Common without giving exact dates. A more detailed Housing Delivery and Infrastructure Trajectory is enclosed at appendix 2.

Table 2

Phasing		Category	
Short	Phase 1 Before end of 2027	A	On-site infrastructure, wholly within a single promoters’ site and intended to serve only that promoters’ development.
Medium	Phase 2/3 2028-2032	B	On-site infrastructure, wholly within a single promoters’ site and intended to serve only that promoters’ development.
		C	On-site infrastructure, wholly within a single promoters’ site but intended to serve development across multiple sites. Contributions from Sayers Common sites, where appropriate, to be proportionate to scale of development.
		D	Shared off-site infrastructure, where cost sharing between the Sayers Common sites would be necessary.
Long	Phase 4 Beyond 2032	E	On-site infrastructure, wholly within a single promoters’ site and intended to serve only that promoters’ development.
		F	On-site infrastructure, wholly within a single promoters’ site but intended to serve development across multiple sites. Contributions, where appropriate, from Sayers Common sites to be proportionate to scale of development.
		G	Off-site infrastructure, intended to serve a single allocation.
		H	Shared off-site infrastructure, where cost sharing between the Sayers Common sites would be necessary.
		I	General contributions to external funds that do not require physical infrastructure .

Table 3

Item	Category	When	Who
Transport			
Individual site access points	A, B and E	Short / Medium / Long term	All
[Joint Access / Roundabout to serve DPSC3 and DPSC5] ² .	C	Short / Medium term	DPSC3 and DPSC5
Internal spine road for DPSC3	B/E	Medium/ Long term	DPSC3
Sustainable transport – upgrades to / introduction of new ped, and cycle links within sites/ between sites/ to / from Sayers Common	A, B and D	Short / Medium term	All
Sustainable transport – bus links between sites/ to / from Sayers Common	D/H	Medium / Long term	All
Mobility Hubs	B/E	Medium/ Long term	DPSC3
Sayers Common to Burgess Hill Cycle Route	D/H	Medium/ Long term	All
Improvements at Hassocks Station	D/H	Medium/ Long term	All
Off-site highway improvements	D, G and H	Medium/ Long term	All
Travel plan contribution	I	Short / Medium / Long term	All
Community Facilities			
Neighbourhood centre/ Community buildings	C/F	Medium / Long term	DPSC3 but with contributions from all
Library	C	Medium term	DPSC3 but with contributions from all
Waste Management & Recycling	D	Medium term	All
Local Community Infrastructure	C, D, E and F	Medium /Long term	All
Health			
Health care facilities	H	Long term	All
Education³			
All-through school, including early years provision (located on site DPSC3)			
(i) Primary and Nursery Education	C	Medium term	DPSC3 but with contributions from all

² Discussions are still ongoing about this junction arrangement and therefore this is yet to be finalised.

³ Work undertaken by Berkeley Latimer on education provision indicates that primary provision will be required in the late 2020's, with secondary provision being required in the mid-2030's

(ii) Secondary Education	C/F	Medium /Long term	DPSC3 but with contributions from all
SEND School (location TBC)	D/H	Medium /Long term	All
Relocation of SEND school on DPSC7	B	Medium term	DPSC7
Open Space, Sport & Recreation			
Expansion / enhancement of outdoor sports facilities	B, C, D, E, F and H	Short / Medium / Long term	All
Provision / Expansion / enhancement of play areas	A, B, C and E	Short / Medium/ Long term	All
Provision / Expansion / enhancement of other outdoor open space	A, B, C and E	Short / Medium / Long term	All
Expansion / enhancement of informal outdoor space	B,C, D and E	Short / Medium / Long term	All
Emergency Services			
Fire & Rescue Services	I	Medium term	All
Police Services	I	Medium term	All
Utility Services & Drainage			
Sewerage infrastructure upgrades	D	Medium term	All
Surface water attenuation	A, B, E	Short / Medium / Long term	All
Electricity infrastructure upgrades	D	Medium term	All
Water supply infrastructure upgrades	D	Medium term	All

5.17 The parties agree in principle to the sharing of infrastructure costs where applicable and the pooling of each scheme's financial contributions (in accordance with the council's SPD) where necessary, and as indicated above, to enable the delivery of growth holistically and in line with the submission local plan. All parties will work collaboratively and proactively where required, working on the basis that such contributions accord with the council's Development Infrastructure and Contributions SPD and are fair, reasonable, and directly related to the proposed development; and to ensure timely infrastructure delivery. The timing and co-ordination of infrastructure delivery will be the subject of further joint working between the parties.

5.18 In the context of the above the promoters of sites DPSC3 – 7 note that the Council adopted a Development Infrastructure and Contributions SPD in July 2018 and that this sets out the overall framework for planning obligations. It is further noted that this SPD will be superseded by

developers contribution policy (DP12 and appendix 5) of the Reg 19 Draft District Local Plan. It is accepted that the infrastructure requirements for the proposed developments at Sayers Common will be funded and delivered in accordance with Policy DP12 and Appendix 5 of the Reg 19 Draft District Local Plan .

Summary

- 5.19 This sub-section demonstrates that the proposed growth of Sayers Common is capable of delivering *at least* 2,543 dwellings before the end of the plan period to support the housing growth within the District.
- 5.20 All parties are committed to working together to ensure the infrastructure associated with this growth is delivered in a timely fashion and that the development as a whole is integrated with the wider area in a holistic manner.

6.0 Planning Merits



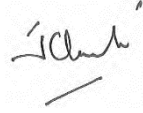
- 6.1 The parties agree that the allocation of these sites accords with the Plan's Strategy which seeks opportunities for extensions to existing settlements to improve their sustainability.
- 6.2 To this end the growth proposed around Sayers Common will significantly improve the sustainability of the existing surrounding communities through the nature and scale of the proposed growth, including inter alia the proposed sustainable transport links/ improvements, and proposed new community facilities, such as the new education facilities, health care facilities, library, leisure facilities, and employment opportunities.
- 6.3 The proposed allocation will play a key role in delivering the housing needs of the District over the plan period. It will underpin the delivery of a demonstrably sustainable settlement, in line with the Council's spatial strategy in a part of the district unfettered by significant planning constraints.
- 6.4 This statement demonstrates how the:
- Proposed allocations could be delivered to meet the plans objectives,
 - Developers and land promoters plan to work positively and collectively together, and with the council and the statutory providers, to deliver the necessary infrastructure;
 - Housing trajectory interrelates with the infrastructure provision to ensure the infrastructure associated with this growth is delivered in a timely fashion, and
 - The development as a whole facilitates sustainable growth that is well connected to the existing community, so that the entire settlement can take advantage of the services and facilities that are to be provided.



7.0 Conclusions

- 7.1 The above is agreed as a shared position; and MSDC, Antler Homes, Berkeley Latimer, Reside Developments, Welbeck and Wates Developments Limited, jointly look forward to delivering a vibrant and sustainable new urban extension to Sayers Common.

8.0 Signatories

8.1 This statement has been prepared and agreed by the following organisations:

<p>Mid Sussex District Council Signature</p>  <p>Date: 30-08-24</p>	<p>Antler Homes Signature</p>  <p>Date: 27-08-24</p>	<p>Berkeley Latimer Signature</p>  <p>Date: 16-08-24</p>
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<p>Reside Developments Limited Signature</p>  <p>Date: 30-08-24</p>	<p>Welbeck Strategic Land II LLP Signature</p>  <p>Date: 15-08-24</p>	<p>Wates Developments Limited Signature</p>  <p>Date: 19-08-24</p>
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Appendices

Appendix 1: Land at Sayers Common Illustrative Masterplan

Appendix 2: Housing Delivery and Infrastructure Trajectory



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.

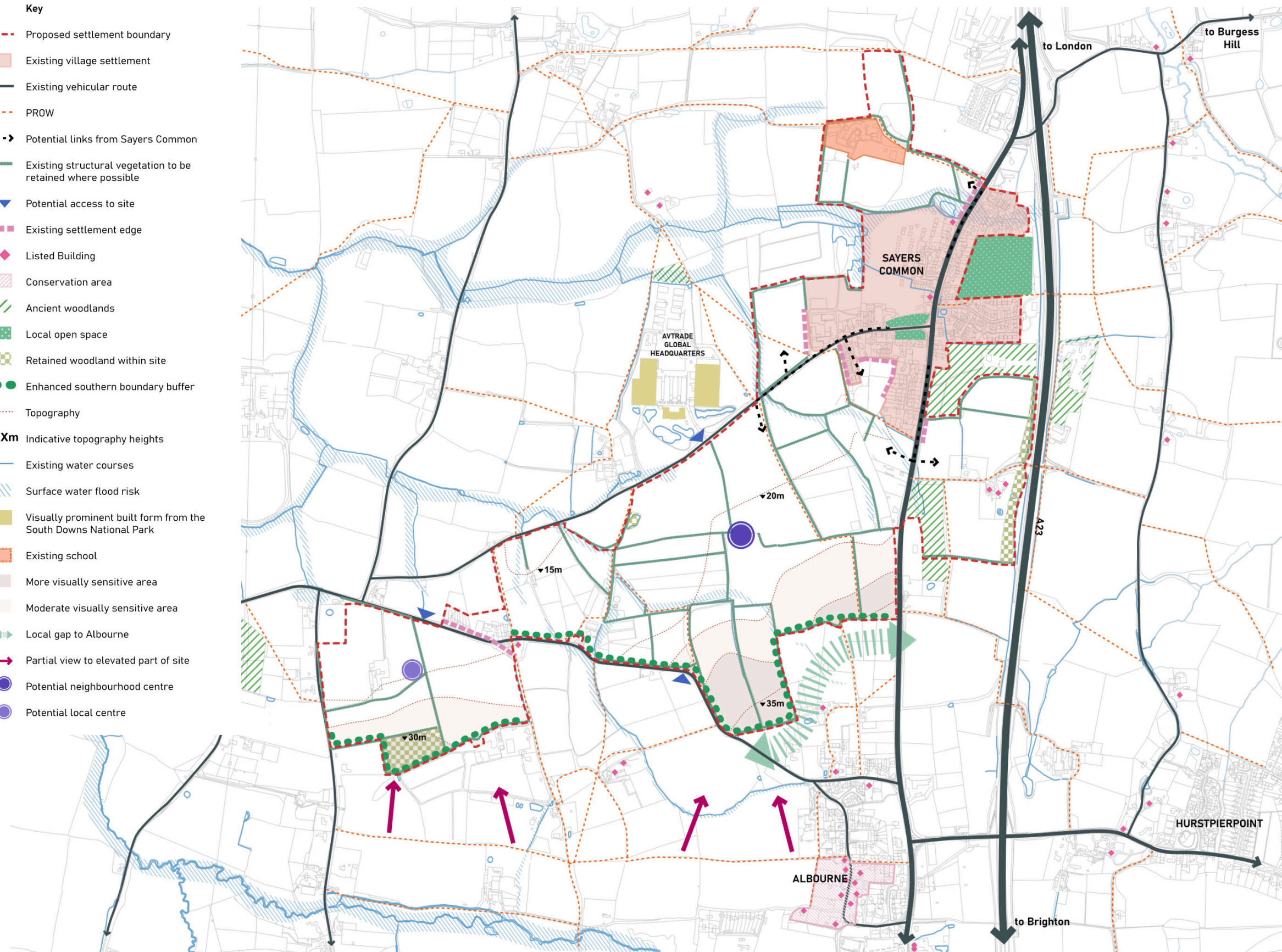
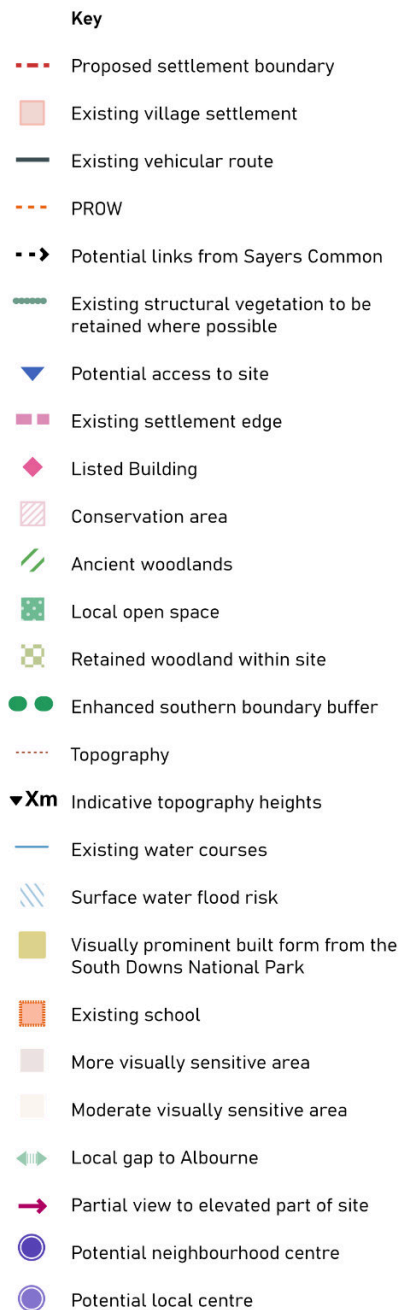
The development at Sayers Common will be delivered through a landscape-led masterplan, which assimilates the built form in to the established landscape framework. Existing trees, hedgerows and other landscape features will be retained wherever possible, and supplemented by extensive areas of new tree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



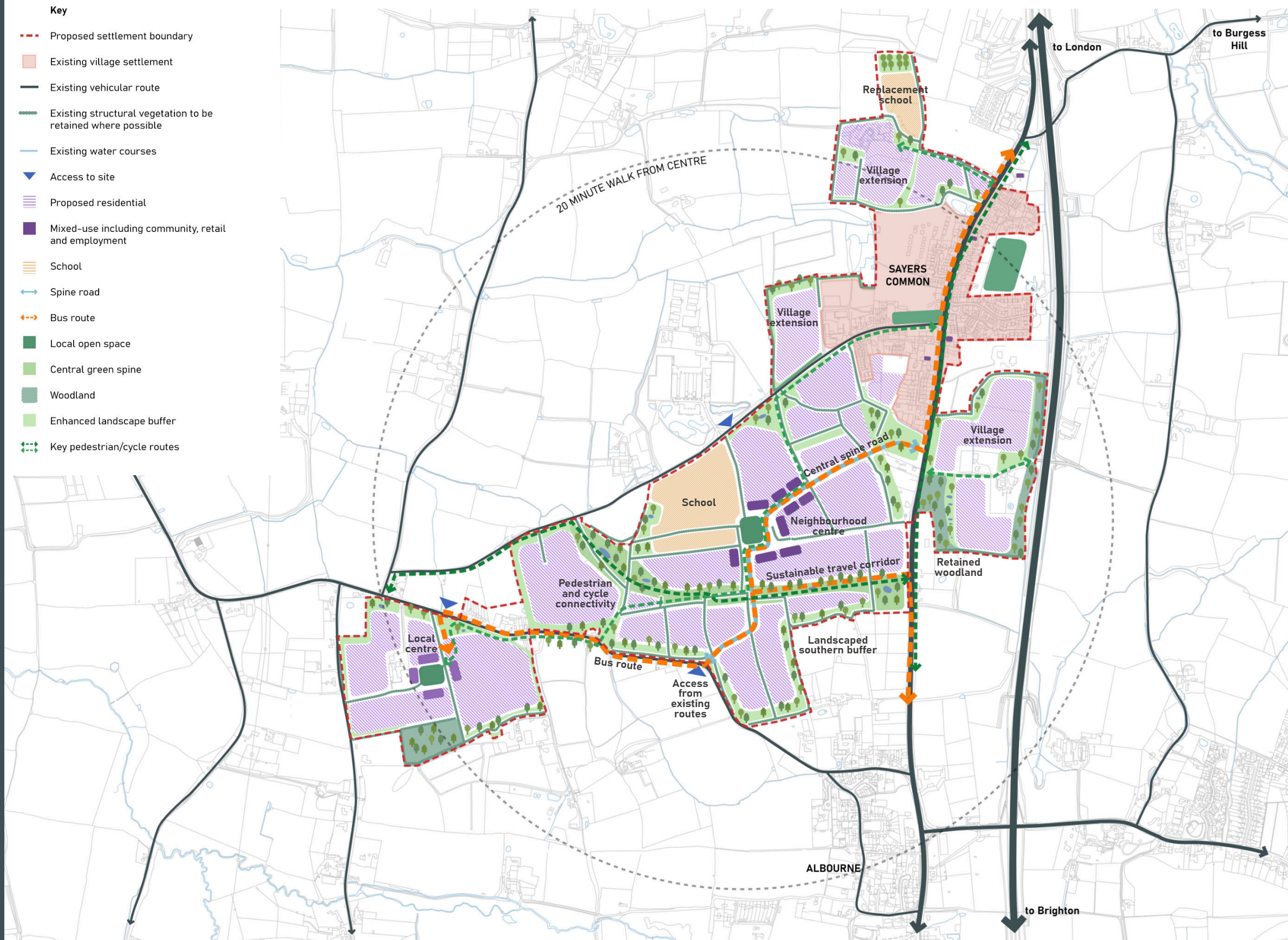
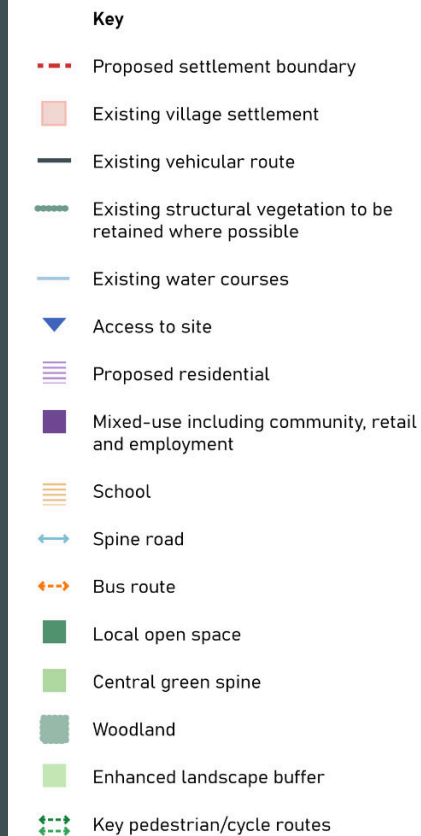
CONCEPT

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.

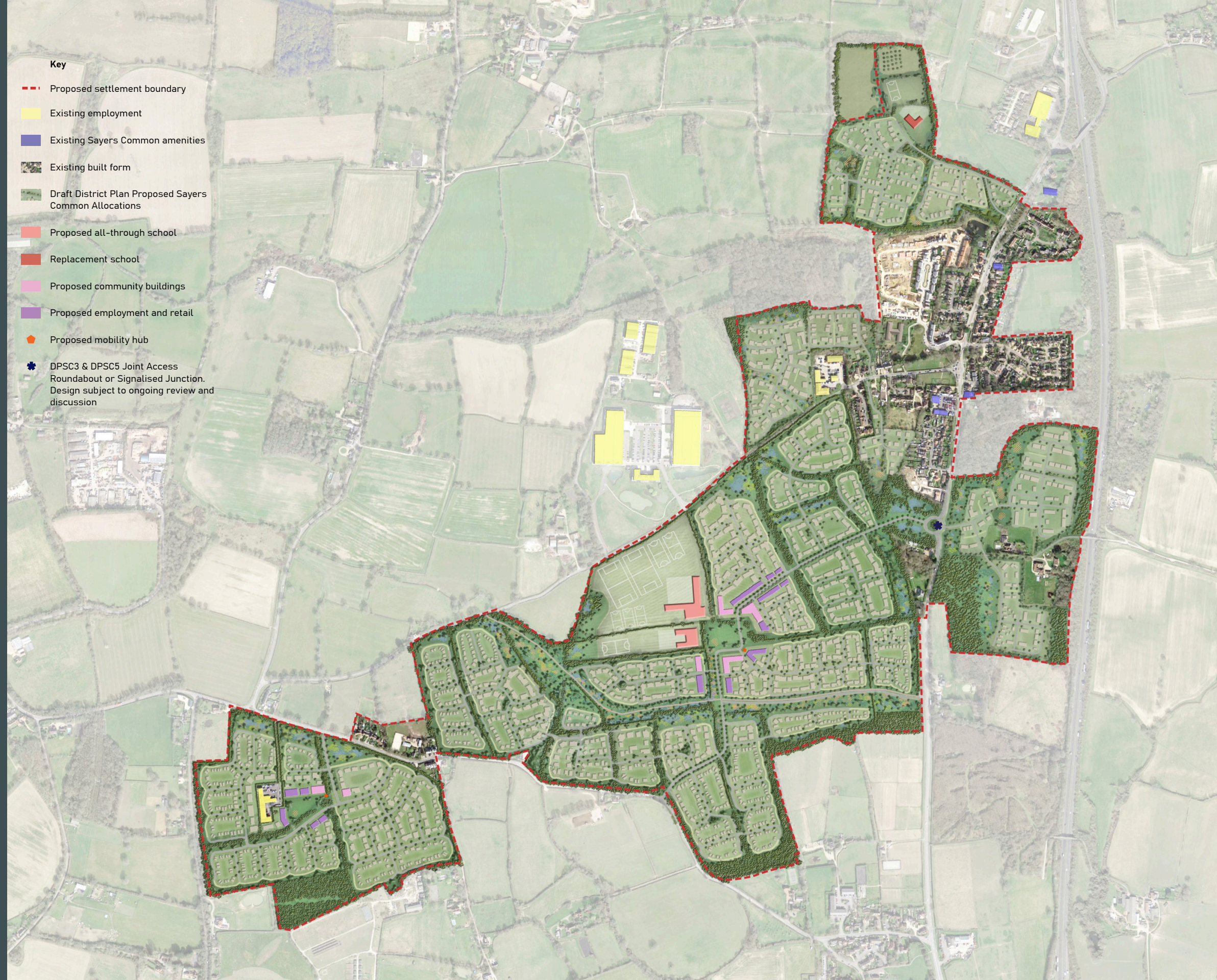
New and existing green infrastructure will be integrated throughout the development, meaning that all residents can enjoy access to green space and nature close to their home. Substantial landscaping on the southern edge of the development, will provide a gentle transition to the countryside beyond and 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:

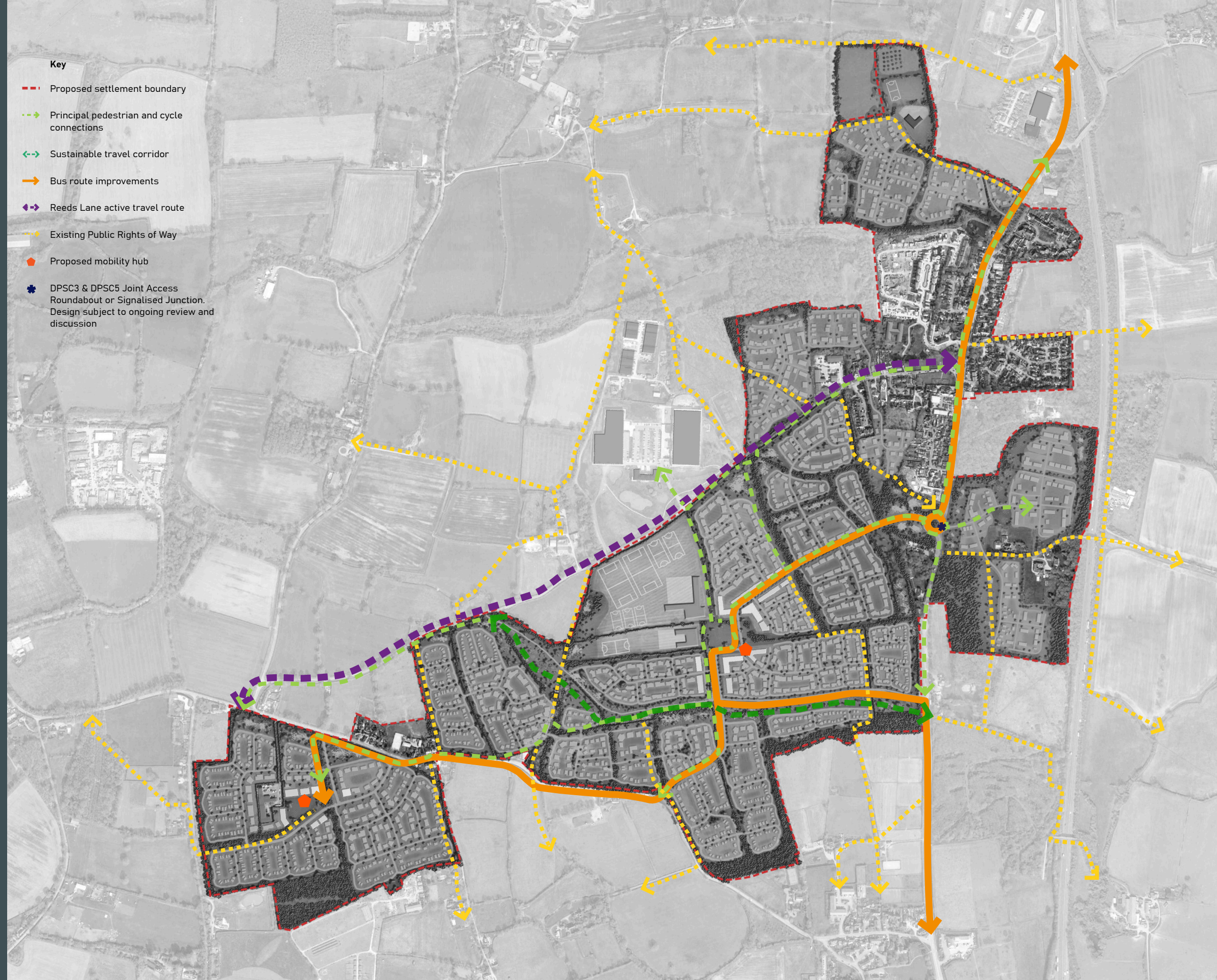
- A neighbourhood centre providing space for community facilities such as a library, café, retail, medical facility, co-working space and employment.
- Land for education provision with associated all-through school (Primary and Secondary), Special Support Centre and land for the provision of a full-day 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.

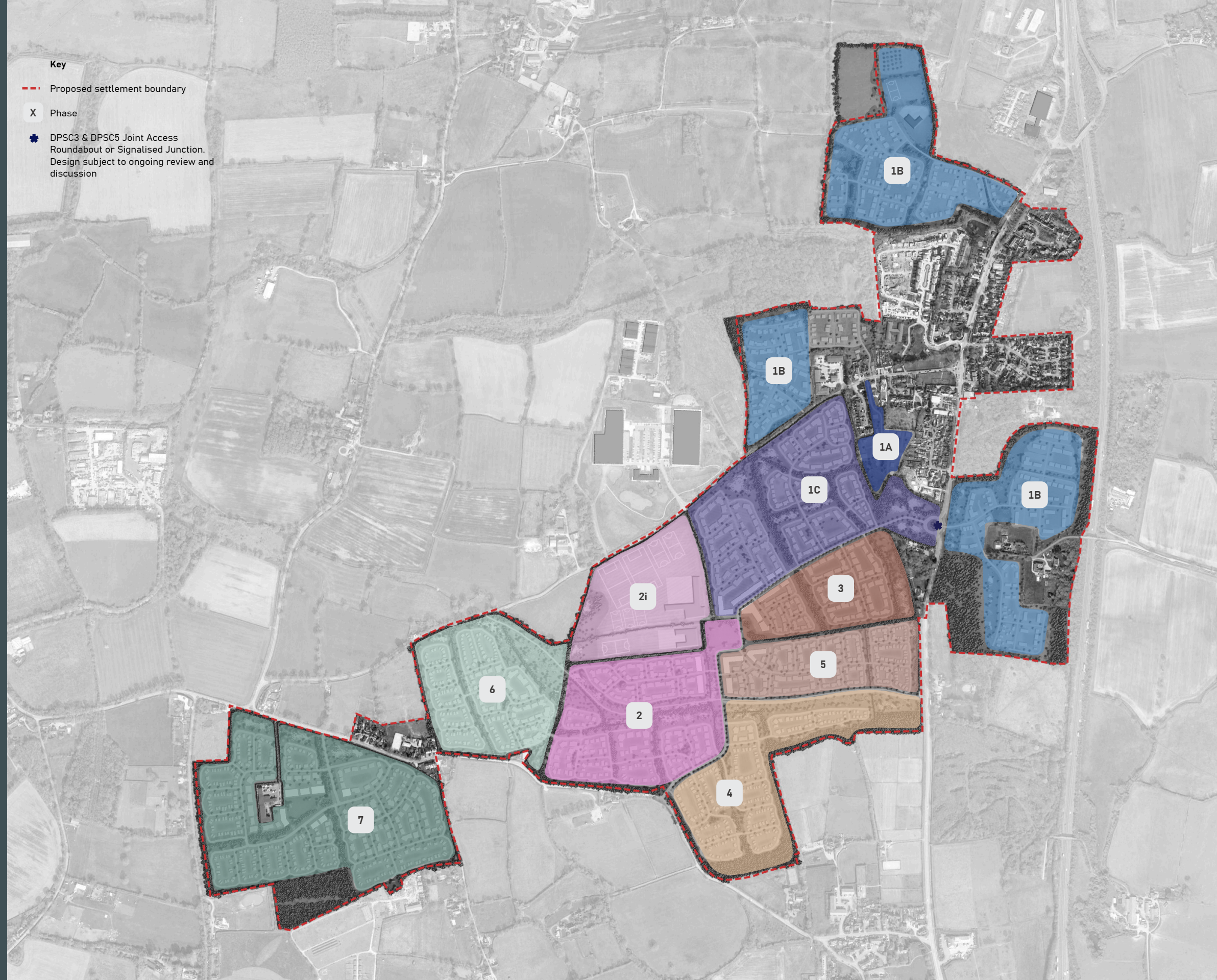
- Two Mobility Hubs, located in both local centres, enabling shared and sustainable modes of travel through the provision of cycle/cargo-bike/e-bike hire, ultra-rapid electric car chargers, parcel collection / drop-off facilities, car clubs and bicycle maintenance.
- Provision of a comprehensive network 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
Transport	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
Community Facilities	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
Health	Health care facilities	IDP & Policy DPSC3, 4, 5, 6, 7	Financial contributions from DPSC3, 4, 5, 6, 7
Education	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
Open Space, Sport & Recreation	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
Emergency Services	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
Utility Services	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
DPSC3 Land South of Reeds Lane			
	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
DPSC4 Land at Chesapeake and Meadow View			
	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
DPSC5 Land at Coombe Farm			
	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
DPSC6 Land West of Kings Business Centre			
	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
DPSC7 Land at LVS Hassocks			
	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



Sayers Common - Housing Delivery and Infrastructure Trajectory

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	
DPSC3 Berkeley Latimer					60	170	180	180	180	180	180	180	180	180	180	150	2,000	
DPSC4 Antler		13	20														33	
DPSC 5 Welbeck			30	60	60	60											210	
DPSC6 Reside Developments			50	50													100	
DPSC7 Wates Developments Limited				50	60	60	30										200	
Total		13	100	160	180	290	210	180	180	180	180	180	180	180	180	150	2,543	
Cumulative position		13	113	273	453	743	953	1,133	1,313	1,493	1,673	1,853	2,033	2,213	2,393	2,543		
Infrastructure phasing ¹																		
Short term																		
Medium term																		
Long term																		
Highways																		
Individual site access points	DPSC4, 5, 6 and 7				DPSC3 and 5				DPSC3									
[Joint Access / Roundabout to serve DPSC3 and DPSC5] ² .				DPSC3 and 5														
Internal spine road for DPSC3					DPSC3				DPSC3									
Sustainable transport – upgrades to / introduction of new ped, and cycle links within sites/ between sites/ to / from Sayers Common	DPSC4 and 6				DPSC3, 5 and 7 The Precise timing of the delivery of these works will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan													
Sustainable transport – bus links between					DPSC4, 5, 6 and 7 The Precise timing of the delivery of these works will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan				DPSC3									

¹ Where indicated Contributions from DPSC4 – 7 shall be pooled towards the delivery of onsite infrastructure on DPSC3 and if not spent in (5) years from the grant of planning permission for DPSC3, will be used on other community facilities within Sayers Common or the immediate area, as defined through future legal agreements

² Discussions are still ongoing about this junction arrangement and therefore this is yet to be finalised.

sites/ to / from Sayers Common																			
Mobility Hubs					DPSC3 The Precise timing of the delivery of this facility will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan ³	DPSC3													
Sayers Common to Burgess Hill Cycle Route					DPSC4, 5, 6 and 7 The Precise timing of the delivery of this facility will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan	DPSC3													
Improvements at Hassocks Station					DPSC4, 5, 6 and 7 The Precise timing of the delivery of these works will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan	DPSC3													
Off-site highway improvements					DPSC4, 5, 6 and 7 The Precise timing of the delivery of these works will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan	DPSC3													
Travel plan contribution	DPSC4 and 6				DPSC3, 5 and 7	DPSC3													
Community Facilities																			
Neighbourhood centre/ Community buildings					DPSC3 but with contributions from all The Precise timing of the delivery of this facility will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan ⁴	DPSC3 but with contributions from all													
Library					DPSC3 but with contributions from all The Precise timing of the delivery of this facility will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan ⁵														
Waste Management & Recycling					All														
Local Community Infrastructure					All	DPSC3													
Health																			
Health care facilities						Contributions from all The Precise timing of the delivery of this facility will be subject to agreement with the delivery partner													
Education⁶																			
All-through school, including early years provision (located on site DPSC3)																			
(i) Primary and Nursery Education					DPSC3 but with contributions from all The Precise timing of the delivery of this facility will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan ⁷														

³Exact timing subject to review of the emergent IDP and further discussions / agreements with the Council and /or its delivery partners.

⁴ Exact timing subject to review of the emergent IDP and further discussions / agreements with the Council and /or its delivery partners.

⁵Exact timing subject to review of the emergent IDP and further discussions / agreements with the Council and /or its delivery partners.

⁶ Work undertaken by Berkeley Latimer on education provision indicates that primary provision will be required in the late 2020's, with secondary provision being required in the mid-2030's

⁷Exact timing subject to review of the emergent IDP and further discussions / agreements with the Council and /or its delivery partners.

(ii) Secondary Education					DPSC3 but with contributions from all The Precise timing of the delivery of this facility will be discussed and agreed with the delivery partner to align with the masterplan, infrastructure and phasing plan following the adoption of the local plan ⁸												
SEND School (location TBC)					Contributions from all The Precise timing of the delivery of this facility will be subject to agreement with the delivery partner												
Relocation of SEND school on DPSC7					DPSC7 The Precise timing of the delivery of this facility will be discussed and agreed with the delivery partner and agreed with the District Council as the plan progresses												

⁸ Exact timing subject to review of the emergent IDP and further discussions / agreements with the Council and /or its delivery partners.