

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 18 December 2025 13:55
To: Stuart Malcolm
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/3067

Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).

All emails will be responded to on our return on 5th January.

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/12/2025 1:54 PM.

Application Summary

Address:	Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex
Proposal:	Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.
Case Officer:	Stuart Malcolm

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Customer Details

Address:	Berkeley Latimer Berkeley House, Mill Lane Taplow
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Comments Details

Commenter Type:	Business or other organisation
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	<p>This representation is submitted by Berkeley Latimer who welcomes the opportunity to comment on this planning application.</p> <p>Berkeley Latimer controls land located to the south of the application site. This adjoining land is identified in the draft District Plan as site allocation DPSC3: Land to the South of Reeds Lane, Sayers Common, which is proposed to deliver approximately 2,000 homes alongside a range</p>

of community uses, open space and supporting infrastructure.

The planning application proposes to retain the existing public right of way that runs through the site to Reeds Lane and to provide a new connection along the southern boundary of the site. Berkeley Latimer supports these proposals, which have the potential to be integrated with the proposed active travel routes within site allocation DPSC3, thereby facilitating connectivity between the two sites.

Paragraph 5.15 of the Statement of Common Ground (July 2024) between the District Council and the promoters of the proposed District Plan site allocations at Sayers Common, including the application site, confirms that the scale of growth proposed will require significant infrastructure provision. It recognises that the cost and delivery of this infrastructure will need to be shared equitably between the site allocations where appropriate, with contributions potentially pooled. Table 3 of the Statement of Common Ground identifies the infrastructure required to support the proposed growth at Sayers Common and clarifies which site allocations are expected to deliver, or contribute towards, each infrastructure element.

The Statement of Common Ground remains a relevant and material consideration. Together with the emerging masterplan for site allocation DPSC3, which is currently being prepared, it should inform negotiations relating to the planning obligations to be secured as part of this planning application. This will ensure that the proposed development makes an appropriate and proportionate contribution towards the delivery of the infrastructure necessary to support the overall level of growth proposed at Sayers Common in the draft District Plan. As part of this approach, consideration should be given to the pooling of financial contributions to facilitate the delivery of shared infrastructure to be provided within site allocation DPSC3.

Kind regards