

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 13 February 2026 10:38:05 UTC+00:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Cc: "Natalie Sharp" <Natalie.Sharp@midsussex.gov.uk>; "Sarah Little" <Sarah.Little@midsussex.gov.uk>; "Kathryn Banks" <Kathryn.Banks@midsussex.gov.uk>; "Robert Anderton" <Robert.Anderton@midsussex.gov.uk>; "Jo Reid" <Jo.Reid@midsussex.gov.uk>
Subject: DM/25/1434 Land Rear of Chesapeake, Sayers Common
Attachments: DPSC4 Chesapeake_DM_25_1434.xlsx

DM/25/1434 Land Rear of Chesapeake, Sayers Common

Hi Stuart,

The above application is for the "Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works."

The application proposes 19 market houses (3 x 2 bedroom; 11 x 3 bedroom; and 5 x 4 bedroom) and 8 affordable houses (2x 1 bedroom; 5 x 2 bedroom and 1 x 3 bedroom). There is one dwelling on site, which will be demolished. The application is therefore for 26 (net) dwellings.

Appendix 5 of Draft Submission District Plan

In terms of seeking planning obligations, the Council has revoked the 'Development Infrastructure and Contributions' Supplementary Planning Document. The Council uses Appendix 5 of the Draft Submission District Plan to calculate Section 106 contributions due from applications received from 23 July 2025. This application was received on 3 June 2025 and therefore falls to be determined in line with the "Development Infrastructure and Contributions" Supplementary Planning Document (July 2018).

Part of Wider Sayers Common Allocation

The application is a draft allocation in the emerging Mid Sussex District Plan (Site DPSC4, allocated for 33 dwellings). This Draft Plan is currently at Examination. It is one of five sites (DPSC3, DPSC4, DPSC5, DPSC6, DPSC7), which together comprise a series of sites allocated for development in Sayers Common, totalling approximately 2,500 dwellings. This site will need to demonstrate how infrastructure can be delivered in the interim to mitigate the impact of development, prior to the wider allocated sites coming forward but also in the event that the adjacent and surrounding sites do not come forward.

The draft District Plan contains a section called "Vision and Objectives for Growth at Sayers Common" at page 170. This states "These sites accord with the Plan Strategy

to seek Opportunities for extensions to improve sustainability of existing settlements. To achieve this Plan Strategy 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 from the services and facilities being provided in proximity.” Given this, it is considered important that developer contributions are pooled, where appropriate, to provide key on-site infrastructure for the wider Sayers Common population in one location, rather than spread across the wider area.

Community Buildings

A contribution of £17,154 is required for community buildings. The first preference for this contribution, given the policy objective of considering the developments collectively, rather than individually is towards the provision of an on-site community building at DPSC3 “Land to the South of Reeds Lane”. Draft Policy DPSC3 requires the on-site provision of a community building. The IDP proposes that this building is 400 sqm with CCTV and car parking.

Should it be the case, however, that site DPSC3 does not come forward, this contribution should be used instead for improvements to Sayers Common Village Hall; and/or the Pavilion at Fairfield Recreation Ground; and/or Court Bushes Community Hub.

Formal Sports

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A contribution of £29,910 is required for formal sports. The first preference for this contribution, given the policy objective of considering the developments collectively, rather than individually is towards the provision of leisure facilities at DPSC3 “Land to the South of Reeds Lane”. Draft Policy DPSC3 requires the on-site provision of leisure and other outdoor provision on site. Colleagues in the Parks team have suggested that this provision should be in the form of i)sports pitches and/or ii) specific youth provision , where boys and girls have sports facilities such as a Multi Use Games Area but also places to sit and relax.

Should it be the case, however, that site DPSC3 does not come forward, this contribution should be used instead for improvements to sport and ancillary facilities at Berrylands Farm Recreation Ground; and/or Fairfield Recreation Ground; and/or Court Bushes Recreation Ground.

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Play Space/Other Outdoor Provision for Older Children

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The application proposes a small area of informal play space on-site, at the southern end of the site (as indicated in the Design and Access Statement). This informal play

area provides basic play equipment. There is no provision on-site, however, for outdoor provision for older children. Therefore, a contribution of £21,243 is required. The SPD highlights at para A2.11 in Appendix 2 that “A NEAP (neighbourhood equipped area of play) should be provided within 15 minutes’ walking time from every home (1000m walking distance)”. Therefore, the contribution for older children for other outdoor provision should be used for improvements to Reeds Lane Recreation Ground; and/or Berrylands Farm Recreation Ground.

Local Community Infrastructure

A contribution of £19,461 is required for local community infrastructure. This contribution should be spent towards the provision of or a new cemetery; and/ or cycle paths; and/or improvements to bus shelters in Sayers Common; and/or the introduction of traffic calming measures (which can include pinch points) on main road into and out of Sayers Common; and/or public seating in Sayers Common.

I trust these comments are helpful.

I also enclose a spreadsheet detailing all these costs, which total £87,768. The cost of play space provision for younger children (£25,289) has been removed, as this is being provided on site.

Kind regards
Mark

Mark McLaughlin
Section 106 & Infrastructure Manager
mark.mclaughlin@midsussex.gov.uk
www.midsussex.gov.uk
01444 477056

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