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Sent: 17 March 2026 10:40:10 UTC+00:00
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Subject: Land At Coombe Farm London Road Sayers Common West Sussex DM/25/2661
Attachments: Land at Coombe Farm_DM_25_2661.xlsx

DM/25/2661 Land At Coombe Farm London Road Sayers Common West Sussex

Hi Stuart,

The above application is an outline planning application (with all matters reserved except for access) for “a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works”.

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 17 October 2025 and therefore falls to be determined in line with Appendix 5 of the Draft Submission District Plan.

Part of Wider Sayers Common Allocation

The application is a draft allocation in the emerging Mid Sussex District Plan (Site). Site DPSC5 is allocated for 210 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.

Outline Applications

As the application is in outline, the final mix and exact numbers of dwellings has not yet been established. This means that an exact Section 106 contribution requirement cannot yet be determined for each of the four headings below. Instead, I give an indicative figure for each of the four headings, based on all 210 dwellings (market and affordable, with 30% affordable provision) being 3 bedroom properties. Should the application be granted permission, and a reserved matters application submitted, I will revise the S106 contribution figures.

Community Buildings

The following formula should be used for calculating developer contributions due for community buildings (from Appendix 5 of the Draft Submission Plan, p.279):

- Community Building Contribution Due = No. of residents generated by development x cost per resident (£676.2)

The indicative calculation for 210 dwellings (147 market and 63 affordable) and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (473.025) X £676.2 = **£319,860**

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

The following formula should be used for calculating developer contributions due for formal sports (from Appendix 5 of the Draft Submission Plan, p.282):

- Formal sports contribution Due = No. of residents generated by development x quantity guidance (16 sqm per person) x cost per sqm (£42 per sqm)

The indicative calculation for 210 dwellings (147 market/ 63 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (473.025) X 16 x £42 = **£317,873**

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 pavilion 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 (Kickabout)

- The Planning Statement at p.12 states that “the proposed play strategy aims to provide a central play space with a variety of play opportunities for all ages”. If, as part of the reserved matters application, play space is provided on site, then no financial contributions would be required.

It is unclear whether “other outdoor provision” is to be provided on site as part of the reserved matters application.

If it is not, the following formula should be used for calculating developer contributions due for “other outdoor provision” for older children (from Appendix 5 of the Draft Submission Plan, p.282):

- Other outdoor provision contribution due = No. of residents generated by development x cost per resident (£250) x amount required per resident (3 sqm).

The indicative calculation for 210 dwellings (147 market/ 63 affordable) and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (473.025) X £250 per resident x £3 (sqm per resident) = **£354,769**

The contribution for older children for 'other outdoor provision'/ kickabout should be used for improvements to Reeds Lane Recreation Ground; and/or improvements at Berrylands Farm Recreation Ground.

Local Community Infrastructure

The following formula should be used for calculating developer contributions due for local community infrastructure (from Appendix 5 of the Draft Submission Plan, p.279):

- Local community infrastructure due = no. of residents generated x LCI cost (£481 per person)

The indicative calculation for 210 dwellings (147 market/ 63 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (473.025) X £481 = **£227,525.**

This contribution should be spent towards the provision of or a new cemetery; and/ or cycle paths in Sayers Common; 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 enclose a spreadsheet detailing all these costs, which indicatively total **£1,220,027.**

Kind regards
Mark

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Working together for a better Mid Sussex