



Planning Statement

Incorporating Statement of Community Involvement and Affordable Housing Statement

Land West of King Business Centre, Reeds Lane, Sayers Common

Reside Holdings Ltd

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1.0 Introduction

1.1 SLR Consulting has been instructed by the applicant, Reside Holdings Ltd (hereafter referred to as 'Reside' or 'the applicant'), to prepare a Planning Statement in support of the submission of a full planning application to Mid Sussex District Council (MSDC) for a development of up to 80 homes on Land West of King Business Centre, Reeds Lane, Sayers Common in West Sussex (the Site).

1.2 The full development description is as follows:

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.

1.3 The location of the proposed development site is shown below:

Figure 1: Site Location



1.4 To assist the Council with its understanding of the site and with the decision-making process; this Planning Statement presents an analysis of the application site and surrounding area and sets out the relevant planning history and planning policy context. The Statement explains why the proposed development is appropriate, having regard to the key planning policies, as well as technical and environmental considerations.

1.5 The Planning Statement includes an Affordable Housing Statement and Statement of Community Involvement, and is supported by (and should be read in conjunction with) a suite of supporting plans, reports and technical documents, as set out below:

- Application Form / Certificates
- Planning Obligation (s106) Instruction Form and Title Plans
- Full Pack of Plans and Elevations (by ECE Architecture)
- Design and Access Statement (by ECE Architecture)
- Accommodation Schedule (by ECE Architecture)
- Air Quality Assessment (by Air Quality Experts)
- Ecological Assessment (by Ecology Solutions)
- BNG Report and BNG Metric (by Ecology Solutions)
- FRA and Drainage Strategy (by Motion)
- Levels Strategy Drawing (by Motion)
- Energy and Sustainability Statement (by Deadalus Environmental)
- Archaeological Desk Based Assessment (by Tetra Tech / RPS)
- Arboricultural Implications Report - *including Method Statement, Tree Survey, and Tree Protection Plan* (by SJA Trees)
- Tree Constraints Plan (by SJA Trees)
- Landscape Visual Study (by Finc)
- Landscape Management Plan (by Finc)
- Landscape General Arrangement Plan (by Finc)
- Planting Schedule (by Finc)
- Transport Assessment (by Iceni)
- Travel Plan Statement (by Iceni)
- Road Safety Audit (by Iceni)



- Lighting Design Drawings (by Enerveo)
- Noise Impact Assessment (by Hepworth Acoustics)
- Ground Investigation Report (by Soils Limited)
- Minerals Resource Assessment (by Omnia)
- Utilities Assessment (by TDS Southern)
- Economic Benefits Infographic (by Iceni)



2.0 The Site and Surroundings

Site Location

2.1 The Site is 4.5Ha in size and is located to the west of the settlement of Sayers Common, which is a Category 3 settlement as defined in the adopted Mid Sussex District Plan. The Site is to the west of King Business Centre and to the north of Reeds Lane. The Site is located within the parish boundary of Hurstpierpoint which closely borders the parish of Albourne to the south.

2.2 The site is outlined in red in Figure 2 below:

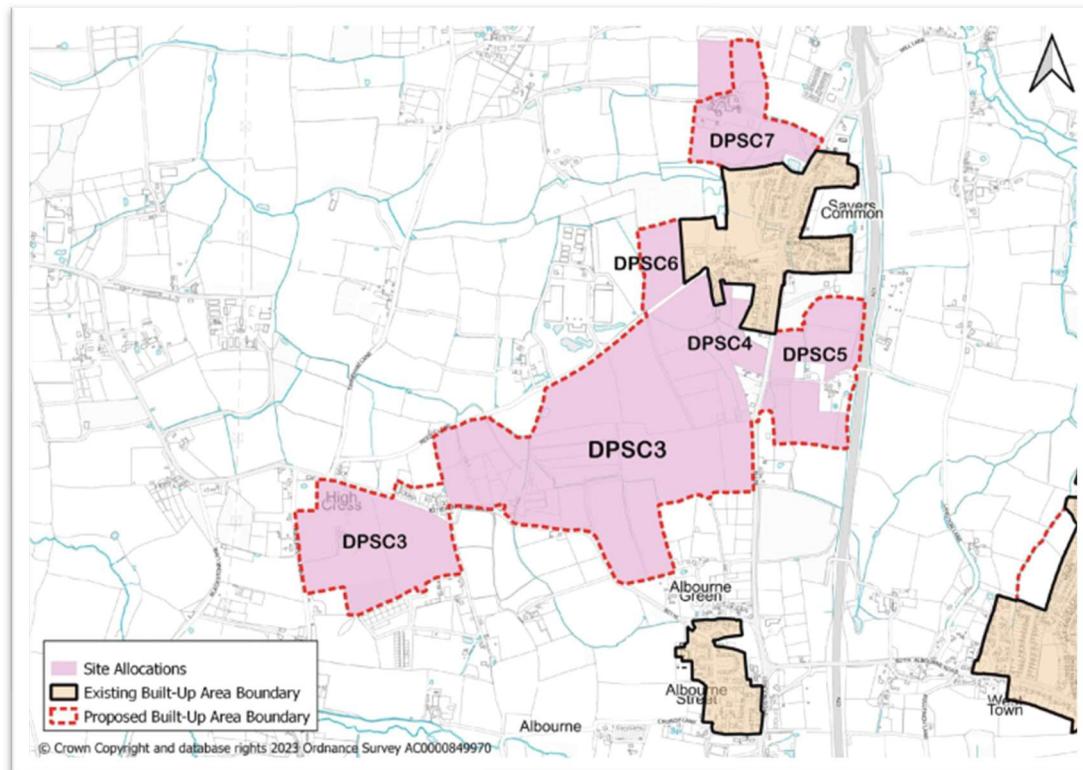
Figure 2: Site Location



2.3 The Site is allocated for housing development for up to 100 homes in the emerging Mid Sussex Local Plan (2021 – 2039) as part of the wider Sayers Common allocation for a new sustainable community. The Site is allocated in Policy DPSC6 (Land to the West of King Business Centre) and sits alongside four other site allocations (Policies DPSC3 – DPSC7) which together comprise a total allocation for up to 2,393 units plus other key community services and facilities.



Figure 3: Emerging Local Plan Site Allocations (DPSC3 – DPSC7)



- 2.4 There is existing commercial development to the immediate east of the Site (King Business Centre), which comprises a mix of office and light industrial units which are fully occupied. The Avtrade global headquarters facility is located approximately 150m to the west of the Site.
- 2.5 To the immediate north-east of the Site is the permitted Elivia Homes development, which gained planning permission in 2022 for 38 homes (DM/22/0640). This development is currently under construction.
- 2.6 To the north of the site is a woodland known as Furze Field. A field is located to the west, separated from the Site by trees, hedgerows and a ditch. To the south of the Site is draft allocation DPSC3 (Land to the South of Reeds Lane), which is currently open fields separated by a hedgerow network.
- 2.7 The nearest existing residential dwellings to the Site are located in Meadow View and along Reeds Lane, approximately 100m to the east of the site. The Reeds Lane play area is located approximately 300m to the east of the Site, and the Duke of York pub is approximately 390m to the east. Berrylands play area is located to the eastern side of Sayers Common and is within walking distance of the site.
- 2.8 Other services and facilities in Sayers Common include a village hall which supports a community shop and cafe, a care home (Furze Field Manor), and some employment opportunities.
- 2.9 The closest primary school to the site is in Albourne, approximately 1.3km to the south, and healthcare services are available in Hurstpierpoint and Hassocks, with the nearest hospitals in Crawley and Haywards Heath.



- 2.10 The larger village of Hurstpierpoint is located approximately 2km to the south-east of Sayers Common, and the large town Burgess Hill is 3.5km to the east, which has railway connections with fast services directly to London and Brighton.
- 2.11 There are bus stops along the B2881 (within a 6-minute walk of the site) for routes 100, 273 and 331.
- 2.12 There are no statutory or non-statutory designated ecological sites within or directly adjacent to the site boundary. Wolstonbury Hill SSSI is the closest statutory designated site located approximately 4.2km south, and other statutory sites include Beeding Hill to Newtimber Hill SSSI which is located 5.2km south of the site. A parcel of Ancient Woodland is located 0.17km to the north-east of the site.

Site Description

- 2.13 The site is an agricultural, grassed field, which is currently unused, save for the public right of access via Route HSC-1AL. The site slopes gently from the southeast corner towards the northwest of the site, which is the lowest point.
- 2.14 Existing overhead power cables cross the site in an east-west direction.
- 2.15 The Site is located wholly within Flood Zone 1, as shown on the EA map for flooding. The most recent EA mapping shows areas of surface water flood risk along the western boundary.
- 2.16 No designated heritage assets are recorded within or near to the site, and the site is not located within a designated conservation area or an Archaeological Notification Area.
- 2.17 Currently there is no formal vehicular access to the Site. Access to the site by foot can be gained from stiles linked to the Public Rights of Way (HSC-1AL) that crosses the site diagonally from the western boundary to the south-east corner.
- 2.18 The site is surrounded by existing trees and hedgerows on all boundaries. No trees within or directly adjacent to the site are subject to Tree Preservation Orders.
- 2.19 The Site is located in a suitable location for residential development, with existing built form to its immediate east, and services and transport connections nearby. The Site contains no major ecological or landscape constraints that would preclude development coming forward.



3.0 Relevant Planning History

Application Site Planning History

3.1 There is no relevant planning history listed on the Council's planning portal on the application site itself.

3.2 An EIA Screening Decision (under Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017) was issued on 11th November 2025 (Ref: DM/25/2637). This confirmed the LPA's formal opinion that a proposed development for up to 80 dwellings on the site is not EIA development, and consequently, any future planning application would not be required to be accompanied by an Environmental Statement.

Other Relevant Planning History

3.3 Application DM/22/0640 (Land to the North of Lyndon, Reeds Lane) was granted in December 2022 for 38 units. This site lies directly adjacent to the application Site (allocation reference SA30) and is currently under construction by Elivia Homes.

3.4 Application DM/25/1434 (Land Rear of Chesapeake, Reeds Lane, Sayers Common) was submitted in June 2025 by Antler Homes for 27 dwellings. The site lies to the east of the application site and is draft allocation reference DPSC4 of the wider Sayers Common allocation. The application is pending a decision.

3.5 Application DM/25/2661 (Land at Coombe Farm, London Road, Sayers Common) was submitted in October 2025 by Welbeck Strategic Land for up to 210 dwellings. The site is to the south-east of the application site (on the east side of the B2118) and is draft allocation reference DPSC5 of the wider Sayers Common allocation. The application is pending a decision.

3.6 An EIA Screening Decision (under Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017) was issued on 18th November 2025 (reference DM/25/276, LVS Hassocks, London Road, Sayers Common). The decision confirmed that the proposed development for up to 210 dwellings, and a new SEN school by Wates Developments was not EIA development. The site is located to the north-east of the application site and is draft allocation reference DPSC7 of the wider Sayers Common allocation.

3.7 No applications have yet come forward in relation to draft site allocation DPSC3 (Berkeley Latimer), but they are currently undertaking their consultation exercise, and an application is anticipated later in 2026.

3.8 The five developments signed a statement of common ground in 2024 to demonstrate the sites' agreement to work collaboratively in delivering the homes and necessary infrastructure as sustainable development as part of the local plan promotion.

3.9 As part of this work, a masterplan covering the five sites was produced, to guide the future development of the five sites.



4.0 The Proposed Development

4.1 Full planning permission is sought for the residential development of the site 80 dwellings and associated infrastructure and landscaping on Land to the West of King Business Centre, Reeds Lane, Sayers Common. The description of the development is as follows:

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.

4.2 The mix of dwellings is proposed as follows:

Table 1: Housing Mix

Type	Number
1-bed	6
2-bed	23
3-bed	41
4-bed	10
TOTAL	80

4.3 Of the 80no. dwellings proposed, 24 homes (30%) will be affordable.

4.4 Vehicular access to the site would be from a new access point from Reeds Lane located via an existing gap in the site's southern boundary. Separate pedestrian accesses are proposed in the south-western corner of the site, and in the north-eastern corner linking the site to the Elivia Homes site to the east. A new footpath link is proposed along the northern side of Reeds Lane (to the south of King Business Centre) to link the site to the existing footway network along Reeds Lane. Internal footpath networks are proposed including retention of the existing PROW and a new link along the southern boundary adjacent to Reeds Lane. The new footpath will exit the site in the south-western corner back onto Reeds Lane and connect to PRoW HSC-3AL.

4.5 Parking is provided for each plot in line with WSCC parking standards - there will be a total of 151 allocated parking spaces, through a combination of driveway parking and garages. In addition to this provision, there will be a further 24 visitor spaces.

4.6 In accordance with WSCC cycle parking standards, there will be a minimum of two cycle parking spaces per dwelling. Cycle parking will be accommodated in garages where they are proposed; and where a dwelling does not have a garage, a suitably sized cycle store is proposed in the rear garden.

4.7 Each of the 80no. plots would be fitted with an EV charging point in line with Building Regulation requirements.



- 4.8 The proposed dwellings have been designed to the highest quality, utilising high quality materials that reflect the local vernacular. Two separate character areas (known as 'Waterfront' and 'Main Street') are proposed within the site, which will inform the design and materials used. The scheme has been designed with a traditional vernacular to compliment the immediate surrounds. Primary facing materials in the 'Waterfront' Character Area will include dark red brick, grey weatherboarding and brown roof tiles; and in the 'Main Street' Character Area will include red and light red brick, tile hangings, and a mixture of brown and grey roof tiles.
- 4.9 Hard surfacing is proposed to include a mix of tarmac at the site access, and permeable block paving within the site's internal road network.
- 4.10 Boundaries will primarily include an appropriate mixture of hedging, brick walls, and fencing. Close boarded fencing is reserved only for rear garden divides, with hedging and brick walling used in more prominent positions.
- 4.11 A formal play facility is proposed to the south of the right of way (in the western side of the development), which is intended to be designed as a Locally Equipped Area of Play (LEAP) with a mixture of play equipment and seating.
- 4.12 An attenuation basin is proposed in the north-west corner of the site, and an underground foul sewerage pump station is proposed to the east of the play area.



5.0 Statement of Community Involvement

- 5.1 As is best practice, the proposal has been the subject of targeted pre-application engagement with the Council and the local community.
- 5.2 The purpose of this engagement is to give local stakeholders an opportunity to be involved in the planning process at an early stage and help the application to be determined more quickly by identifying and resolving issues or desired changes as soon as possible.
- 5.3 The engagement that the applicant has undertaken prior to the submission of this application has included direct (face to face) discussions with the District Council and the Local Highways Authority, liaison with the Council's Design Review Panel, direct (face to face) discussions with representatives from Hurstpierpoint Parish Council, communication with Albourne Parish Council, and outreach to the wider public.
- 5.4 The pre-application engagement with the District Council and the LHA has been a valuable exercise which has allowed constructive discussions to take place with Officers to ensure the proposed scheme is designed and delivered in accordance with policy requirements and aspirations for the wider site allocation at Sayers Common. Amendments to the initially proposed scheme have been made to respond to the feedback received. The design evolution (including how the proposal has directly responded to the pre-app feedback) is explained in more detail in the accompanying Design and Access Statement.
- 5.5 The below table presents a summary of the engagement that the applicant has undertaken prior to the submission of the planning application. The Design and Access Statement includes analysis of the feedback and describes how the proposed scheme has responded.

Table 2: Summary of Stakeholder Engagement

Date	Engagement
17 August 2023	Local Highways Authority (WSCC) Pre-application meeting (held online via Teams) with the Officers. Written feedback received 17 August 2023
24 September 2025	Mid Sussex District Council In-person pre-application meeting with MSDC Officers (Council reference: DM/25/1876). The Local Councillor was invited but was unable to attend. The Council's Urban Design Officer was in attendance. Written feedback was received 13 October 2025.



Date	Engagement
15 October 2025	Design Review Panel Meeting (held online via Teams) with the panel and representatives from Mid Sussex District Council, including attendance from the Local Councillor. Written feedback was received 14 November 2025
7 November 2025	Hurstpierpoint Parish Council In-person meeting with representatives (Chair and Clerk) from the Parish Council.

5.14 In addition to the direct engagement with the above stakeholders, the applicant has also reached out to the wider public to seek views from the existing community. An information leaflet about the proposal was published (see Appendix A) and posted to 429 addresses within the areas shown on the map below.

Figure 4: Map showing consultation leaflet drop



5.15 In addition to the consultation leaflet, the applicant launched a dedicated website, which presented the draft proposals and offered a facility for visitors to respond with comments by phone, post, email, or use of the online form.

5.16 To date, four responses have been received through the website's feedback facility, and an additional response was submitted via email which raised concerns about flooding and queries about the facilities the development will offer for existing residents of Sayers Common.



6.0 Relevant Planning Policy

6.1 This section sets out the key relevant planning policy at national and local levels. Section 6 will then discuss the principle of development, as it relates to the relevant policies and why the scheme is considered acceptable when taking account of the adopted plan, and material considerations.

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. The following section will first note the national policies of relevance before focusing on the local policies considered of most relevance to the consideration of the proposal for the site.

National Planning Policy Framework (NPPF, Dec 2024)

6.3 The most recently published National Planning Policy Framework (NPPF) was updated in December 2024, and this carries full weight in decision making. The new NPPF continues to establish a presumption in favour of sustainable development. **Paragraph 2** states that the NPPF is a material consideration in planning decisions.

6.4 **Paragraph 8** confirms that there are three dimensions to sustainable development - economic (building a strong, competitive economy); social (providing the supply of housing required to meet needs and creating a high quality-built environment); and environmental (protecting and enhancing the natural, built and historic environment).

6.5 **Paragraph 9** confirms that these roles should be delivered through the preparation and implementation of plans and the application of policies but also taking into account local circumstances to reflect the need and opportunities in each area.

6.6 **Paragraph 11** continues to stress that plans and decisions should apply a presumption in favour of sustainable development. Development plans should positively seek opportunities to meet the development needs of the area, and proposals should accord with an up-to-date development plan, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance ('Footnote 7' areas) provides a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

6.7 **Footnote 8** of the NPPF clarifies that the presumption in favour applies in situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites; or, where the Housing Delivery Test indicates that delivery of housing is substantially below (less than 75%) of the housing requirement over the previous three years. This is currently the case in Mid Sussex as a 5-year supply cannot be demonstrated.



6.8 **Paragraph 12** states the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. If material considerations in a particular case indicate that the plan should not be followed, local planning authorities may take decisions that depart from an up-to-date development plan.

6.9 **Paragraph 14** continues to confirm that where the presumption (at paragraph 11d) applies, the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to outweigh the benefits - provided that the neighbourhood plan was made within the previous 5 years, and the plan contains policies and allocations to meet its identified needs. The Hurstpierpoint and Sayers Common Neighbourhood Plan was Made in March 2015, and allocates four sites for housing development, however as the NP is now over 10 years old it is not fully consistent with the language of the NPPF and therefore the provisions of paragraph 14 do not apply.

6.10 **Paragraph 20** relates to strategic policies where it is set out that these policies should make sufficient provision for: housing (including affordable housing), infrastructure, community facilities, and conservation of the natural and built environment.

6.11 In terms of determining applications, **paragraph 39** of the framework states that it is a requirement for Local Planning Authorities to approach decisions in a positive and creative way. Planning Authorities should also work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, whilst seeking to approve applications for sustainable development where possible.

6.12 **Paragraph 48** reiterates the requirements set out in planning law that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. It actively encourages decisions on applications to be made as quickly as possible.

6.13 **Paragraph 56** states that planning conditions can be used to make a development acceptable, where it might otherwise be unacceptable. **Paragraph 57** goes on to say that the use of conditions should be kept to a minimum and only imposed if necessary, relevant, enforceable, precise and reasonable in all respects.

6.14 **Section 5** (delivering a sufficient supply of homes) sets out clearly that the Government is committed to significantly boosting the supply of homes (**paragraph 61**) in order to meet local needs and help make sure that land with permission is developed without unnecessary delay.

6.15 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be reflected in planning policies, and should include those who require affordable housing, older people, people with disabilities, travellers, and people wishing to build their own homes.

6.16 **Paragraph 70** outlines the importance of small and medium size sites in the contribution to achieving the housing requirement of an area. These sites are often built out quicker and have less infrastructure requirements and associated risk.

6.17 **Paragraph 78** requires local planning authorities to identify an annual supply of deliverable sites sufficient to provide a minimum of 5 years' worth of housing calculated against the latest



local housing needs figure (plus a buffer or either 5% or 20%). The latest figures published by the Council indicate that the district has a 3.38-year supply of housing. As such, the Mid Sussex district does not currently have a 5-year housing supply as required by paragraph 78.

6.18 **Paragraph 83** seeks to promote sustainable development in rural areas by directing new housing in suitable location where it will help to enhance the vitality of village communities and to enable them to thrive.

6.19 **Section 8** seeks to promote healthy and safe communities, with **Paragraph 103** highlighting the importance of providing access to a range of high-quality open spaces and opportunities for sport and physical activity in order to promote the health and wellbeing of communities.

6.20 **Section 9** supports the provision of sustainable modes of transport, with **Paragraph 109** stating that transport issues should be considered from the earliest stages of plan making so that opportunities to promote walking, cycling and public transport use are identified and pursued.

6.21 **Paragraph 116** is clear that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe' [our emphasis].

6.22 **Paragraph 117** states that new development should give priority to pedestrian and cycle movements, should facilitate access to high quality public transport, should address the needs of people with reduced mobility, and should be designed to create places that are safe, secure and attractive.

6.23 **Section 11** relates to making the most effective use of land to make sure that decisions meet the need for housing as effectively as possible whilst improving the environment and making safe and healthy communities. **Paragraph 129** requires decisions to support developments that make efficient use of land taking into account the identified need for different types of housing and other forms of development as well as the importance of securing well-designed and beautiful, attractive and healthy places.

6.24 Design is covered in **Section 12**, where the Government attaches great importance to the design of the built environment. This policy emphasises that good design is an important component of sustainable development and that it should be inseparable from good planning, which should improve the quality of life in communities.

6.25 **Paragraph 131** states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.26 **Paragraph 135** states that new developments should be visually attractive due to good architecture, layout and appropriate and effective landscaping, as well as being sympathetic to local character, history, surrounding built environment and landscape setting.

6.27 **Paragraph 170** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

6.28 **Section 15** covers the natural environment. **Paragraph 192** stresses the importance of protecting and safeguarding ecological networks, including national and locally designated



sites of importance to biodiversity, wildlife corridors. It also promotes the conservation, restoration and enhancement of priority habitats, ecological networks and the protection of priority species. **Paragraph 193(d)** seeks for a net gain in biodiversity to be demonstrated, which accords with the requirement set out in the Environment Act 2021 to secure a minimum of 10% biodiversity net gain.

6.29 **Paragraph 193(d)** states that developments that conserve or enhance biodiversity should be supported and that opportunities to incorporate biodiversity improvements in and around developments should be encouraged.

Adopted Development Plan

6.30 The application site falls within the jurisdiction of Mid Sussex District Council (MSDC) where the adopted development plan comprises:

- Mid Sussex District Plan 2014-2031 (MSDP) adopted March 2018;
- Site Allocations Development Plan Document (SADPD) adopted June 2022;
- West Sussex Joint Minerals Local Plan (WSJMLP) adopted 2018, and partially updated in 2021;
- All made Neighbourhood Plans;

Mid Sussex District Plan 2014-2031 (2018)

6.31 The Mid Sussex District Plan was adopted in March 2018. Those policies of the adopted MSDP of most importance to the application proposals are listed below.

- DP4: Housing
- DP5: Planning to Meet Future Housing Need
- DP6: Settlement Hierarchy
- DP12: Protection and Enhancement of Countryside
- DP13: Preventing Coalescence
- DP15: New Homes in the Countryside
- DP20: Securing Infrastructure
- DP21: Transport
- DP22: Rights of Way and other Recreational Routes
- DP23: Communication Infrastructure
- DP24: Leisure and Cultural Facilities and Activities
- DP25: Community Facilities and Local Services
- DP26: Character and Design
- DP27: Dwelling Space Standards
- DP28: Accessibility
- DP29: Noise, Air and Light Pollution



- DP30: Housing Mix
- DP31: Affordable Housing
- DP37: Trees, Woodland and Hedgerows
- DP38: Biodiversity
- DP39: Sustainable Design and Construction
- DP41: Flood Risk and Drainage
- DP42: Water Infrastructure and the Water Environment

Site Allocations Development Plan Document

6.32 The SADPD was adopted in June 2022 and supplements the allocations with the adopted Local Plan to allocate additional housing and employment sites to meet needs to 2031.

6.33 The Site subject to this application is not allocated in the SADPD, but the site directly adjacent to the north-east (Land to the North of Lyndon, Reeds Lane) was allocated for the delivery of 35 homes under policy SA30. This site is now under construction.

West Sussex Joint Minerals Local Plan (2018)

6.34 The West Sussex Joint Minerals Local Plan 2018 was adopted in July 2018, and part-updated in 2021. Policy M9 (Safeguarding Minerals) is considered to be most relevant in the context of this proposal.

Hurstpierpoint and Sayers Common Neighbourhood Plan (2015)

6.35 The Site is located within the administrative boundary of Hurstpierpoint and Sayers Common Parish, therefore the Hurstpierpoint and Sayers Common Neighbourhood Plan is relevant in this case, which was formally made in March 2015.

6.36 The Policies contained within the Hurstpierpoint and Sayers Common Neighbourhood Plan that are considered most relevant to this application are:

- Policy Countryside HurstC1 (Conserving and Enhancing Character)
- Policy Countryside HurstC3 (Local Gaps and Preventing Coalescence)
- Aim - Countryside Aim 1 (Quiet Lanes)
- Policy Housing HurstH1 (Hurstpierpoint and Sayers Common New Housing Development) – *including supporting text which includes list of constraints.*
- Policy Housing HurstH2 (Hurstpierpoint Allocated Sites)
- Policy Housing HurstH3 (Sayers Common Housing Sites)
- Policy Housing HurstH5 (Development Principles)
- Policy Housing HurstH6 (Housing Sites Infrastructure and Environmental Impact Assessment)
- Policy Housing HurstH7 (Affordable Housing)
- Policy Housing HurstH8 (Small Dwellings)



- Aim – Transport Aim 1 (Safety)
- Aim – Transport Aim 6 (Minor Roads)
- Aim – Transport Aim 8 (Public Transport)

6.37 The Hurstpierpoint and Sayers Common Neighbourhood Plan was Made in March 2015 and allocates four sites for housing development in Hurstpierpoint. No sites were allocated in Sayers Common, but a notional 40 homes were noted to be found at the time. Despite this, as the NP is now over 10 years old, it is not fully consistent with the language of the NPPF. As such, whilst the policies contained within the NP hold weight in decision making, the provisions of paragraph 14 (which disenables the tilted balance of NPPF11d) do not apply.

Emerging Development Plan

Mid Sussex District Plan (2021-2039)

6.38 The Council is at an advanced stage of creating a new Local Plan. The emerging plan underwent Regulation 19 Consultation in February 2024 and was then formally submitted for independent examination to the Planning Inspectorate in July 2024. Stage 1 of the examination hearings were concluded by October 2024. This was followed by a letter from the Inspector in June 2025 which indicated concerns about the soundness of the plan, particularly with regard to the Duty to Cooperate. The plan's progression has been paused since this time, although it has recently been announced that examination hearings will re-commence in January 2026.

6.39 Adoption of the new Local Plan is currently expected in 2026. At present, although the policies and allocations in the emerging plan do not carry full weight, the emerging plan and its evidence base is a material consideration and holds increasing weight in decision making and shows a clear direction of travel for the emerging policies and allocations that the Council supports.

6.40 The key policy within the emerging District Plan that is relevant to this Site is **Policy DPSC6 (Land West of King Business Centre)** which allocates the Site for up to 100 homes as part of a wider 'Sustainable Community' that is being promoted in Sayers Common. The 10 policy requirements for DPSC6 are:

1. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections, and includes enabling the viability of new public transport services.
2. Prioritise pedestrian and cycle access throughout the development and create convenient, direct links to Significant site allocation DPSC2 to the south, providing appropriate extensions to the footway on Reed's Lane.
3. Integrate and enhance the existing PRoW which crosses the site and provide connection to PRoW (route 3_1AI) which runs across Significant site allocation DPSC2.



4. Comprehensively masterplan development of the site incorporating and providing connections between site allocation SA30 (Land to the North of Lyndon, Reeds Lane, Sayers Common).
5. Follow a sequential approach by directing development away from areas of flood risk.
6. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
7. Provide good acoustic design to address noise impacts associated with the adjacent Kings Business Centre.
8. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
9. Address impacts associated with the brick clay (Weald) Minerals Safeguarding Area.
10. Meet the requirements of other relevant development plan policies.

6.41 In addition to the above requirements, Policy DPSC6 requires 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, and Parks and Gardens.

6.42 As set out in paragraph 3.8 above, the five sites forming the sustainable development of Sayers Common have agreed to pool contributions to allow for the future coordination and delivery of the necessary community infrastructure.

6.43 Other policies and allocations contained within the emerging District Plan that are considered most relevant to this application are:

Sustainability Policies

- DPS1: Climate Change
- DPS2: Sustainable Design and Construction
- DPS4: Flood Risk and Sustainable Drainage
- DPS6: Health and Wellbeing

Natural Environment and Green Infrastructure

- DPN1: Biodiversity, Geodiversity and Nature Recovery
- DPN2: Biodiversity Net Gain
- DPN3: Green and Blue Infrastructure
- DPN4: Trees, Woodland and Hedgerows
- DPN6: Pollution
- DPN7: Noise Impacts
- DPN8: Light Impacts and Dark Skies
- DPN9: Air Quality



Built Environment Policies

- DPB1: Character and Design

Transport Policies

- DPT1: Placemaking and Connectivity
- DPT2: Rights of Way and Other Recreational Routes
- DPT3: Active and Sustainable Travel
- DPT4: Parking and Electric Vehicle Charging Infrastructure

Housing Policies

- DPH1: Housing
- DPH2: Sustainable Development Outside the Built-Up Area
- DPH7: Housing Mix
- DPH8: Affordable Housing
- DPH9: First Homes
- DPH11: Dwelling Space Standards
- DPH12: Accessibility

Sustainable Communities Policies

- DPSC GEN: Significant Site Requirements
- DPSC6: Land to the West of King Business Centre

Infrastructure Policies

- DPI1: Infrastructure Provision
- DPI2: Planning Obligations
- DPI5: Open Space, Sport and Recreation Facilities
- DPI17: Water and Wastewater Infrastructure

MSDC Draft Position Statements (1 and 2)

6.44 The Council has recently published two consultation draft Position Statements – (1) Delivering Sustainable Development in Mid Sussex, and (2) Infrastructure. These documents outline the Council's proposed interim position on how contributions are calculated, and the weight to be afforded to the draft policies and allocations within the emerging Local Plan. Paragraph 5.2 of draft Position Statement 1 states:

'Therefore, the Council continues to support the delivery of the housing sites and the sustainable communities identified for development in the Submission Draft District Plan and continues to work with site promoters/developers to bring them forward as soon as practically possible'.

6.45 It is understood that the two position statements are due to be formally published in December 2025 where they will be afforded due weight in decision making.



Supplementary Planning Documents and Guidance

6.46 The Council has also adopted several separate Supplementary Planning Documents (SPDs) and other guidance documents which are material considerations in decision making. Those most relevant to the proposals are:

- Mid Sussex Affordable Housing SPD (adopted 2018)
- Mid Sussex Design Guide SPD (adopted 2020)
- County Parking Standards and Transport Contributions Methodology (2020)
- Air Quality and Emissions Mitigation Guidance for Sussex (2021)



7.0 Planning Assessment

7.1 This section sets out the key planning considerations including the sustainability merits of the proposal and the economic, social and environmental benefits which the proposal will deliver, with regard given to the policies set out in the preceding section.

Principle of Development

7.2 In accordance with the NPPF, the starting point for determining planning applications is the current development plan, which in this case comprises the Mid Sussex District Plan (adopted 2018), the subsequently adopted Site Allocations DPD (adopted 2022), and the Hurstpierpoint and Sayers Common Neighbourhood Plan (made in 2015). It is acknowledged that the application site is not formally allocated for development in the adopted plan, nor are there any specific existing policies that directly support the development of the proposed site. However, as explained in this report, the Council is looking to allocate the site for development in the forthcoming Local Plan review.

7.3 Notwithstanding the above, as the District Plan (2018) was adopted over 5 years ago, the Council's housing target is now derived from the Government's updated Standard Method rather than the adopted housing target of 876 dwellings per annum. The Government's latest Standard Method now requires the delivery of 1,358 homes per annum in Mid Sussex (a 55% increase on the District Plan figure).

7.4 As such, MSDC acknowledges¹ that the Council is unable to demonstrate a 5-year housing land supply as required by Paragraph 78 of the NPPF, with the latest appeal-derived figure from May 2025 suggesting the land supply position is in the region of 3.38 years².

7.5 Paragraph 11 of the Framework sets out the '*Presumption in favour of sustainable development*' which for decision making means either approving development proposals that accord with an up-to-date development plan without delay, or: where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:

- i. *The application of policies in this Framework that protect areas or assets of particular importance [see Footnote 7] provides a clear reason for refusing the development proposed; or*
- ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

7.6 The Framework directs that where the local planning authority cannot demonstrate a five-year supply of housing land, that development plan policies relevant to the supply of housing are to be considered out of date. As this is the acknowledged case in Mid Sussex, the presumption in favour of sustainable development as set out in paragraph 11d of the NPPF

¹ See Paragraph 2.9 of draft Position Statement 1 and pre-app response

² 90 Dwellings at Scamps Hill, Lindfield – APP/D3830/W/24/3350075 (2 May 2025)



is engaged, and (as there are no Footnote 7 matters that apply to this site) the provisions of paragraph 11d part (i) do not apply, and applications must be considered positively in line with the '*tilted balance*'.

7.7 The current unmet housing need position in Mid Sussex will remain until a new Local Plan is formally adopted. The emerging Local Plan has undergone Stage 1 hearing sessions in October 2024 but has since been paused due to concerns about soundness specifically relating to the Duty to Cooperate. The examining Inspector has recently written to the Council to confirm that hearings will recommence in January 2026, therefore it is possible that the emerging plan may progress towards adoption in 2026.

7.8 Whilst the emerging plan does not carry full weight, its evidence base and the policies and allocation it contains show a clear direction of travel for how the Council sees the district developing over the plan period, and as such, carries some material weight in decision making.

7.9 Owing to the pause in the examination process in 2025 (and in acknowledgement of the 5-year housing supply position and application of the tilted balance); the Council has published a draft Position Statement which provides guidance on how the Council will consider application on sites not allocated in the adopted plan. The document explains that the Council is pro-growth and '*wants to do all it can to boost the overall supply of housing and to ensure the district's housing needs are met*' (paragraph 1.6). The Position Statement is not policy, and does not carry full weight in decision making, but nonetheless is a material consideration that must be considered in the balance.

7.10 The Position Statement (at paragraph 5.2) states that draft allocations in the Submission Draft District Plan will continue to be supported:

'Therefore, the Council continues to support the delivery of the housing sites and the sustainable communities identified for development in the Submission Draft District Plan and continues to work with site promoters/developers to bring them forward as soon as practically possible'.

7.11 As part of a wider proposal for a new 'Sustainable Community' in Sayers Common, the Site subject to this application is allocated for development in the emerging Local Plan in Policy DPSC6 (Land to the West of King Business Centre) for 100 dwellings. This allocation sits alongside neighbouring site allocations (DPSC3, DPSC4, DPSC5 and DPSC7) to deliver a total of up to 2,393 dwellings and supporting services and infrastructure on land to the western side of Sayers Common (see Figure 3).

7.12 Land to the south of Reeds Lane, Sayers Common (allocation DPSC3) is located directly to the south of the application site, and is earmarked in the emerging plan as a 'Significant Site' providing up to 1,850 dwellings to 2039 alongside a variety of supporting infrastructure including primary, secondary and early years education provision, library, community building, community infrastructure and facilities, leisure facilities, extra care housing, play area and outdoor sports provision, and a new terminal pumping station.

7.13 Given the residential allocation of the site in Policy DPSC6 the emerging Local Plan, alongside the direction provided in the Council's Position Statement coupled with acknowledgement of the Council's housing land supply position and application of the '*tilted balance*'; it is our view that the principle of development on this site for 80 dwellings is acceptable. Subject to the acceptability of detailed site design matters (including accordance



with DPSC6 policy requirements which this statement explores), planning permission should be granted.

Environmental Impact Assessment

7.14 Under Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended (“the EIA Regulations”), a request for a Screening Opinion was made to MSDC on 15 October 2025. Whilst the proposed development comprises less than 150 dwellings, does not exceed 5 hectares, and is not located within a sensitive area; it does not fall within the thresholds to be screened. However, for completeness the applicant elected to undertake a voluntary screening exercise to ensure the Council agrees with the applicant’s position that the proposal is not EIA development.

7.15 On 11 November 2025 the Council confirmed in writing that given the scale and nature of the development, the proposal would not have significant effects on the environment within the meaning of the EIA Regulations. Accordingly, the Local Authority directs that the development is not EIA development, and no Environment Impact Assessment is required to be submitted with a planning application.

Landscape and Visual Effects

7.16 In support of this application, a Landscape and Visual Study (by Finc) has been submitted. The study notes that the site has a highly restricted visual envelope due to a combination of landforms and existing boundary screening and confirms that the site is not subject to any statutory or local landscape designations.

7.17 The LVA concludes that whilst the proposed scheme would introduce changes to the physical fabric and perceived character of the landscape, the sensitivity of the site is reduced by the influence of its existing surrounds which includes adjacent developments, overhead power lines and temporary construction activities. These features also limit the site’s representativeness of the key characteristics of the wider landscape.

7.18 In combination, whilst the existing open character and physical fabric of the site will change once developed, these changes will be limited and localised in nature. Views of the site from public viewpoints (including the PROW that crosses the site) will inevitably be altered, however the magnitude of change is limited and this coupled with the positively designed scheme (which includes generous public open space to the west of the scheme as well as opportunities for play, pedestrian permeability and habitat creation) means that the scheme will be seen in the context of the existing built form to the east which limits the scale of perceived change.

7.19 Overall, owing to the existing semi-urban character of the surrounds and the landscape-led design that has been applied, the site is considered to have the capacity to accommodate the Proposed Development without substantial negative landscape and visual effects. The proposal therefore accords with the policy aspiration of allocation DPSC6 (including integration with the PROW and designing the layout to respect areas of flooding and provision of connections), as well as the requirements of NPPF paragraphs 135-136, and Policies DP22 and DP26 of the Mid Sussex District Plan.

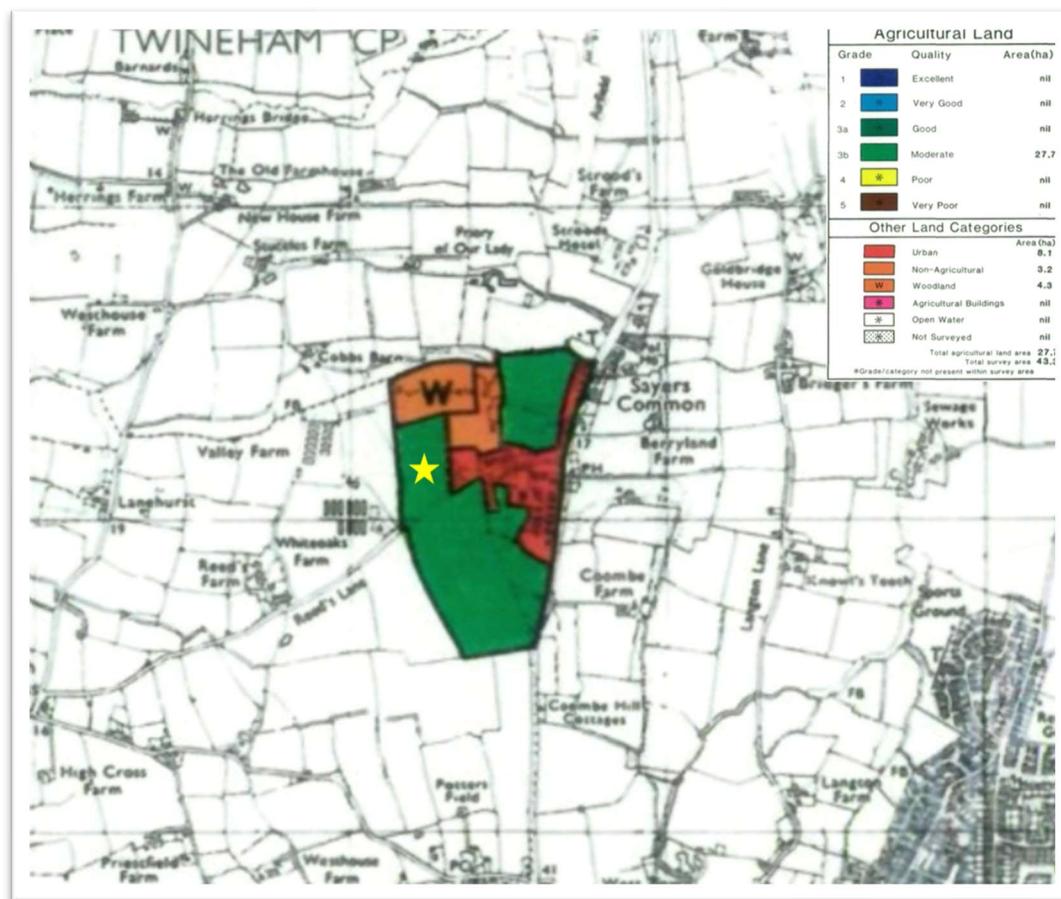


Agricultural Land

7.20 The existing government Agricultural Land Classification report (by Natural England) for the land subject to this application, shows it as Grade 3 (subgrade 3b) quality. Grade 3b is considered not to be best and most versatile land. As such, an Agricultural Land Assessment is not required to be submitted.

7.21 Figure 5 below shows an extract from the Natural England Agricultural Land Classification. The yellow star shows the location of the site and its classification as Grade 3b (moderate quality) land.

Figure 5: Agricultural Land Classification



Character and Appearance

7.22 The scheme is divided into two-character areas ('Waterfront' and 'Main Street') to showcase individual parcels with their own separate identities. The character areas will be distinguishable by the choice of facing materials and architectural design features shown on the accompanying elevation plans. The proposed homes will be predominantly two storeys, with some 2½-storey homes in key locations to make efficient use of the land and to add depth and interest to the development. The design approach for the new homes is a traditional Sussex vernacular, including tile hanging, red bricks, weatherboarding and clay-style roof tiles.



7.23 Further details of the design evolution, material palette and why the applicant considers the proposed design to be appropriate in this setting, is presented in Chapter 5 of the accompanying Design and Access Statement.

7.24 Feedback from the Council's Urban Design Officer during the pre-application engagement process has been highly valuable in shaping the scheme to its current form; as has the feedback received from the Design Review Panel in October 2025, which the proposed scheme has sought to incorporate (see DAS for details).

Access and Highways

7.25 In support of the application a Transport Assessment and a Travel Plan Statement (by Iceni) have been provided. The Transport Assessment includes proposed access drawings and swept path analysis drawings to demonstrate the access proposals are compliant with standards and acceptable.

7.26 The site is situated within a sustainable location benefiting from good connections to the strategic road networks (B2118 and A23). Bus stops are located within a 10-minute walk providing services to key destinations including Burgess Hill, Crawley, Horsham and Brighton (routes 100 and 273). Burgess Hill and Hassocks are the closest train stations and can be accessed by bicycle and bus. These train stations are served by Thameslink and Southern, and offer quick and direct connections to Gatwick, London and Brighton.

7.27 The site is well served by an existing network of pedestrian links and public rights of way. PROW 1AI cross the site and leads to other routes including PROW 1_1AI to the south-east, and 3AI to the west. An existing footway is present on the south side of Reeds Lane just to the east of King Business Centre which is around 100m from the edge of the site.

7.28 The site is also conveniently located close to National Cycle Route 20 which is approximately 200m to the east of the site (along the B2118) and provides connections by bicycle to Brighton and London.

7.29 Safe and suitable vehicle access to the site is proposed to be gained via Reeds Lane, located in an existing gap along the southern boundary of the site frontage. The principle of this access has been agreed with WSCC during pre-application discussions. The proposed priority 'T' junction would be formalised with visibility splays in accordance with Manual for Streets standards. The design of the junction is shown in Appendix A3 of the TS.

7.30 The proposal includes additional pedestrian links to maximise active travel opportunities and non-motorised links between the site and surrounding destinations. A new pedestrian/cycle connection is proposed at the north-east of the site linking to the Elivia Homes development. In addition to this, a new footway connection is proposed on the grass verge to the south of King Business Centre providing direct, safe and convenient access to facilities within the village. A further connection is also provided to the south-west of the site, providing connection to the wider PROW network and future connection to the key facilities that will be provided when site allocation DPSC3 is delivered.

7.31 151 allocated parking spaces and 24 additional visitor spaces are proposed which is in accordance with the WSCC Parking Standards. In accordance with WSCC cycle parking standards, there will be a minimum of two cycle parking spaces per dwelling. Cycle parking will be accommodated in garages where they are proposed; and where a dwelling does not have a garage, a suitably sized cycle store is proposed in the rear garden.



7.32 The Transport Assessment details the predicted additional trips that would be generated from the Proposed Development. The assessment concludes that trip generation from the new development would be minimal and would have a negligible effect on the local highways network.

7.33 The submitted Travel Plan Statement sets targets to seek to encourage future residents to use active travel modes of transport, and measures by which these targets will be achieved. The targets include decreasing the number of car trips by 10% and increasing the mode share for walking/cycling and use of public transport. It is expected that conditions will be applied to monitor the progress of the Travel Plan measures.

7.34 Overall, it is reasonable to consider that the proposed development is acceptable in access and highway terms, and accords with the requirements set out in Section 9 of the NPPF, particularly paragraph 116 which states that applications should only be refused on highways grounds if there would be a severe impact on the highways network. Further details are set out in the accompanying Transport Assessment which demonstrates that the proposal will not result in a significant impact on the local highways network and is in full accordance with the requirements of Policy DP21 of the Mid Sussex Local Plan, and the active travel policies of the emerging plan (DPT1 and DPT3).

Ecology and BNG

7.35 There are no statutory or non-statutory designated ecological sites within or directly adjacent to the site boundary. Wolstonbury Hill SSSI is the closest statutory designated site located approximately 4.2km south, and other statutory sites include Beeding Hill to Newtimber Hill SSSI which is located 5.2km south of the site. A parcel of Ancient Woodland is located 0.17km to the north-east of the site.

7.36 The application site consists primarily of other neutral grassland which is subject to regular mowing and grazing. Individual trees, hedgerows and areas of bramble scrub are present, as well as an area of lowland mixed deciduous woodland at the northern boundary.

7.37 In support of the application, an Ecological Assessment (by Ecology Solutions) has been submitted which has identified all ecological constraints associated with the site, as well as any recommended mitigation. This concludes that there will be no residual effects with regards to ecology

7.38 Surveys for badgers, bats, dormouse, Great Crested Newts and reptiles were undertaken in 2024 and 2025, and the results are described in the Ecological Assessment. Other habitats within the site that may be suitable to support other species (such as birds, other mammals, invertebrates, and hedgehogs) were also assessed.

7.39 Ecological enhancements have been recommended in the Ecological Assessment which including provision of additional native species-rich hedgerows, bat boxes, and log piles. Where relevant, these features have been designed into the site layout plans, and it is expected that more detailed matters will be secured by condition. Sensitive lighting measure will also be implemented, and precautionary methods of working are recommended.

7.40 A Biodiversity Net Gain Report and Statutory Biodiversity Net Gain Metric (by Ecology Solutions) have also been submitted with the planning application.

7.41 Overall, the proposal results in a -13.23% decrease in habitat units, a +23.39% increase in hedgerow (linear) units, and a +20.33% increase in watercourse units.



7.42 Whilst the post development proposals will result in a significant gain of hedgerow and watercourse biodiversity units, to address the deficit identified in habitat units, the purchase of off-site biodiversity credits (comprising 8.74 'other neutral grassland units' to meet trading rules) is required. Discussion with regard to this compensation are underway, and it has been confirmed that units are available for purchase from a locally registered habitat bank. It is envisaged that the securing of off-site habitat units would be evidenced to the Council by way of condition.

Trees

7.43 In support of the application, an Arboricultural Implications Report has been submitted which includes an outline method statement, a tree survey and a tree protection plan. In addition, a Tree Constraints Plan has also been submitted.

7.44 The site is lined with mature trees established along the north, west, and south boundaries. None of the trees are covered by Tree Preservation Order, nor are they located within a conservation area. There are no ancient woodlands, veteran or ancient trees on the site or in the immediate locality.

7.45 The tree constraints have been carefully considered, and the proposed layout has respected the constraints where possible and has provided suitable mitigation measures where necessary. The scheme retains the key tree features of the site and only proposes to remove a total of four individual trees, one group of trees and a section of hedgerow to facilitate the development.

7.46 Consequently, the tree assessment provided by SJA Trees concludes that the proposed removals will represent only a minor alteration to the arboricultural character of the site, which will be mitigated through the proposed tree planting.

7.47 The proposed dwellings have been designed to avoid interference between retained trees and the use or enjoyment by future occupiers, which might otherwise lead to occupants seeking to inappropriately fell or prune trees i.e. no existing trees will fall within the curtilage of any private homes. As such, the proposals are considered to be acceptable with regard to tree constraints and in accordance with Policy DP37 of the Mid Sussex District Plan.

Heritage and Archaeology

7.48 In support of the planning application an archaeological Desk Based Assessment (by Tetra Tech) has been submitted. The DBA assessed the site to have no below ground archaeological potential.

7.49 The DBA concludes that no Scheduled Monuments or other designated assets lie on the Site, and the Site is not considered to contribute to the significance of any nearby designated heritage assets. The Site is not located within an Archaeological Notification Area or within a Conservation Area as defined by Mid Sussex District Council.

7.50 The DBA concludes that based on the available evidence the Site is considered to have low potential for evidence dating to all past periods of human activity, and consequently, the proposed development is considered unlikely to have any significant impact on heritage assets or on above or below ground archaeology.



Flood Risk and Drainage

7.51 A Flood Risk Assessment (FRA) and Drainage Strategy has been undertaken by Motion and accompanies the submission of this application. The report identifies the site as being located wholly within Flood Zone 1 (very low risk of flooding), and flood records show that there are no historical records of the site having flooded from fluvial sources. The latest EA mapping shows that the majority of the site is not at risk of surface water flooding, save for an area of land along the western boundary that is at high risk of surface water flooding, and a small area in the north-eastern corner which is a low point within the site.

7.52 The applicant is aware of local concerns with regard to existing flooding in the centre of Sayers Common. Given the topography of the land in this location (which falls to the west), surface water flows within the site's existing ditch system flow in a northerly and westerly direction, thereby directing water away from the existing flood extents. As such, surface water generated by the development will not add any surface water flows to the existing system, and instead will drain away from the village.

7.53 The development has followed the sequential approach to the layout of the development, with the identified surface water flood extent to the west falling outside all areas of hardstanding and residential development footprint. The proposed drainage strategy demonstrates how the development will manage surface water and foul water discharge to ensure the development does not increase flood risk elsewhere.

7.54 The drainage strategy proposes to attenuate water in an on-site pond in the north-west corner of the site which has been designed to attenuate water generated from the whole site. Infiltration is not possible due to underlying geology; therefore, surface water will be discharged into the existing watercourse at controlled rates. Other SUDS features including raingardens, swales, wetland areas and permeable paving are incorporated into the drainage design to slow run off to avoid increased flood risk elsewhere. The scheme proposes rainwater harvesting for the individual homes.

7.55 To increase water capacity within the vicinity of the site and to improve existing flooding problems, it is proposed that the existing ditch along the southern side of Reeds Lane will be cleared to remove large debris and silt.

7.56 Foul water is proposed to be discharged into the existing public sewer on Reeds Lane in agreement with Southern Water. A pumping station is proposed within the site to pump foul water to the sewer as required.

7.57 The FRA and Drainage Strategy concludes that flood risk and surface water management can be controlled appropriately and in accordance with the provisions of the NPPF and the principles set out in the draft Mid Sussex Position Statement 1.

Air Quality

7.58 Whilst there are now no longer any AQMA's in Mid Sussex, as the proposals are for more than 10 dwellings and therefore classed as a "major development", an Air Quality Assessment (by 'AQE' Air Quality Experts) has been submitted with the application.

7.59 The Air Quality Assessment demonstrates that, subject to good practice measures, residual air quality and dust impacts during construction are not significant. In addition, operational air quality impacts are also assessed as not significant due to relatively low number of vehicle movements and the avoidance of use of any combustion plant (gas boilers).



7.60 Subject to the mitigation measures described in the Air Quality Report, the development is not likely to result in any permanent adverse impact on air quality in line with Policy DP29 of the Mid Sussex District Plan and Policy SA38 of the Site Allocations DPD.

Noise

7.61 A Noise Assessment (by Ian Hepworth Acoustics) has been submitted with the application to demonstrate that the noise levels generated primarily from traffic on Reeds Lane to the south, and commercial noise from King Business Centre to the east of the site is not detrimental to the amenity and health of future residents.

7.62 A noise survey was undertaken at the site, and the prevailing daytime and night-time noise levels have been determined. The result of this survey is presented in the Noise Report. The report recommends that an acoustic fence is erected on the eastern edge of the development site to mitigate noise emanating from King Business Centre. Further to this, additional acoustic screening is proposed to several of the properties (Plots 4 and 9) on the southern end of the development to ensure the external noise environment meets the standards from noise emanating from Reeds Lane. The acoustic fencing to the east is recommended outside the red line boundary of the site, but Reside has the rights to erect this and it is proposed that the delivery of this will be secured in a s106 legal agreement.

7.63 Overall, provided the recommended noise mitigation measures are secured, the Noise Assessment concludes that the site is suitable for the proposed residential development.

Lighting

7.64 In support of the application, a lighting assessment has been undertaken, and Lighting Design Drawings (sheets 1 and 2) have been submitted. These drawings show how lighting within the site could be arranged to ensure unnecessary light spill and adverse impacts on amenity, landscape character or ecology is avoided. Lighting proposed includes street light columns and illuminated bollards. It is expected that the Council may wish to condition the submission of a full lighting design scheme to follow the determination of the application.

Utilities

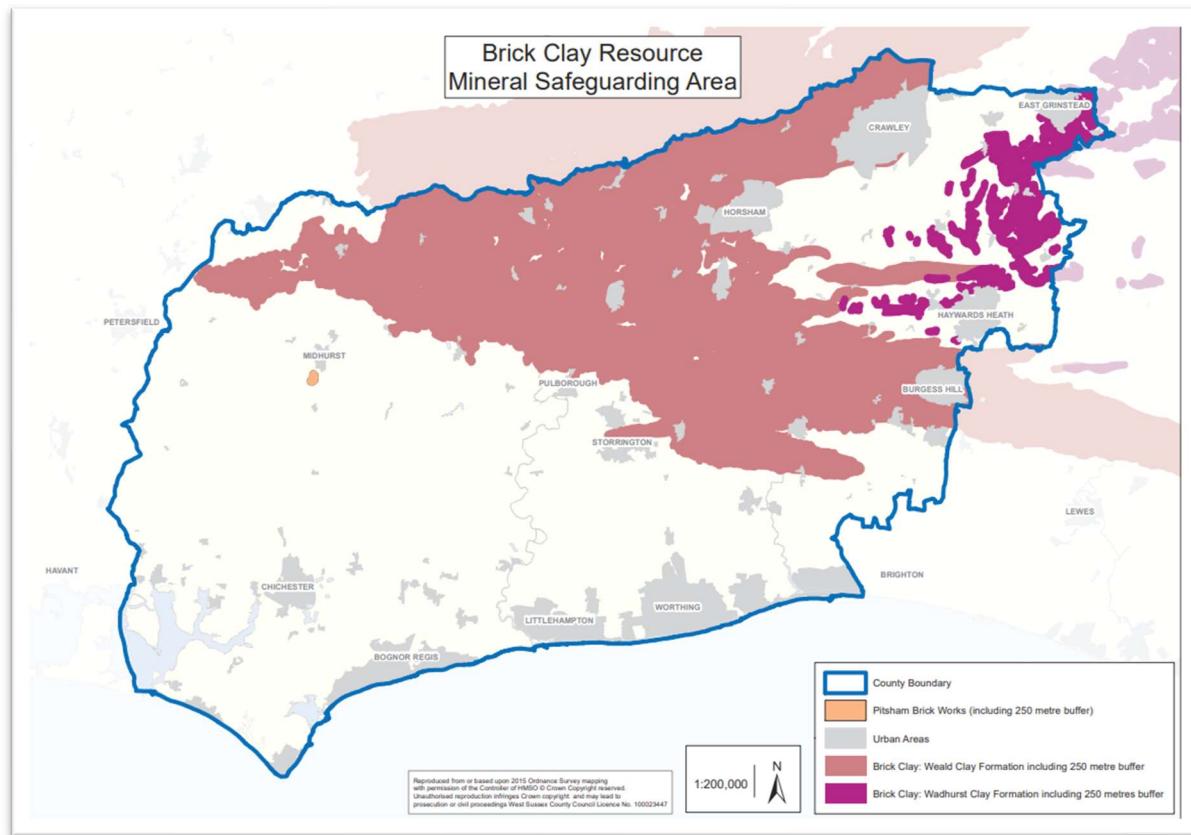
7.65 A Utilities Report (by TDS) has been submitted in support of this application and details the utility supply proposals for the development. This includes details pertaining to foul drainage, surface water disposal, potable water supply, electricity, and telecommunications (fast fibre).

Mineral Resources

7.66 The 4.2 ha site is in a mineral safeguarding area for brick clay (Weald Clay Formation) where Policy M9 of the West Sussex Minerals Local Plan applies. The safeguarded area for brick clay covers a large part of Northern West Sussex including the large areas of the Mid Sussex District. See Figure 3 below.



Figure 6: Brick Clay Minerals Safeguarding Area



7.67 In support of the planning application a Minerals Resource Assessment (by Omnia) has been submitted.

7.68 The assessment explains that the application site is constrained by its relatively small size and its proximity to existing build development to the east and Reeds Lane to the south. There are various constraints which impede the areas likely to be available for excavation and extraction including important trees around the periphery of the site, and the PROW that runs through its centre. As such, the assessment concludes that prior extraction of this mineral resource is not feasible or practical.

7.69 The need for housing nationally and particularly within Mid Sussex District, as demonstrated elsewhere in this statement, is acute. This need, coupled with the constrained nature of the site for mineral extraction and the widespread abundance of the brick clay resource, justifies the development of the safeguarded site for residential use. Consequently, the proposals meet criteria (b) of Policy M9 of the West Sussex Minerals Local Plan.

7.70 The assessment recommends that whilst prior extraction of the mineral resource on this site is not feasible or practicable, it is recommended that consideration is given to the re-use of incidental site-won materials for the purpose of construction which could be secured by condition.

Energy and Sustainability

7.71 An Energy and Sustainability Statement (by Daedalus) has been submitted with the application which outlines the measures proposed to seek to reduce the impact of the development on climate change in line with Policy DP39 of the Mid Sussex District Plan,



Principle DG37 of the Mid Sussex Design Guide SPD, as well as Building Regulation and Future Home Standard requirements.

7.72 The proposed development seeks to accord with environmental policy requirements and building regulation standards by implementing the following measures:

- Dwelling to be designed and constructed with a fabric first approach to adapt to climate change
- Dwellings to be orientated to maximise solar gain
- Gas free development
- Use of Air Source Heat Pumps to supply heating and hot water
- Solar PV panels to be installed where regulatory requirements apply
- Use of water efficient fixtures and fittings to reduce water use to under 100L/p/day. Rainwater harvesting is also proposed to provide sufficient water for toilet flushing and domestic irrigation.
- Installation of EV charging points for each dwelling in line with Building Regulation requirements
- Installation of high-quality broadband
- Sustainable material choices to consider embodied carbon
- Waste managed through the waste hierarchy.

Planning Conditions and Obligations

7.73 NPPF paragraph 57 confirms that planning conditions should be kept to a minimum and only imposed were necessary and relevant to planning and the proposed development. It goes on to confirm that conditions required to be discharged prior to commencement should be avoided unless there is clear justification.

7.74 This application intentionally includes sufficient information to minimise the need for additional conditions where possible. However, where conditions are necessary, the applicant is happy for these to be included in order to make the development acceptable to the Council.

7.75 Mid Sussex is not a CIL charging authority therefore it is expected that a legal agreement will be required as part of the planning permission. At this stage, it is anticipated that this will cover the following Heads of Terms:

- 24no. Affordable Housing Units
- 2m high acoustic fence to the east of the site
- Air Quality Monitoring
- BNG on-site Implementation
- BNG off-site credits
- BNG Monitoring
- Open space/play provision



8.0 Affordable Housing Statement

Housing Mix and Affordable Housing

8.1 The proposed scheme has had regard to the aims and objectives of housing delivery and the latest housing need within the district. Table 3 below sets out the proposed mix of unit sizes within the development which comprises a mix of 1-, 2-, 3- and 4-bedroom homes. This mix is in close accordance with the requirements of Policy DP30 of the Mid Sussex District Plan, and draft Policy DPH7 of the emerging plan which requires housing mix to be appropriate for the site, the locality, and the surrounding character.

Table 3: Affordable and Market Housing Mix and Tenure Split

Bedrooms	Market	Affordable Rent	Affordable S/O	Total AH
1-bed	0 (0%)	4	2	6 (25%)
2-bed	12 (21.4%)	10	1	11 (45.8%)
3-bed	34 (60.7%)	3	4	7 (29.1%)
4-bed	10 (17.85%)	0	0	0 (0%)
TOTAL	56	17 (70.8%)	7 (29.2%)	24
TENURE SPLIT	70%			30%

8.2 The Council's Principal Housing Enabling Officer provided input on the proposed mix at pre-application stage, and the mix of affordable housing proposed (i.e. 6x 1-bed, 11x 2-bed and 7x 3-bed units) accords fully with the needs in Hurstpierpoint and Sayers Common as identified by the Housing Officer. The Housing Officer confirmed the 4-bed affordable properties were not required for this site.

8.3 24No. of the dwellings are proposed to be affordable tenure. This equates to 30% on-site affordable housing which is in line with the policy requirement set out in DP30.

8.4 It is considered that the proposed mix is suitable both in design terms and in achieving efficient use of the site. The applicant is committed to ensuring that the proposed scale and density of the development respects the surrounding locality. There is justification for the proposed mix and tenure split outlined above in regard to both a landscape perspective and the importance of the preservation of the semi-rural community.



9.0 Summary and Planning Balance

9.1 At the heart of the NPPF is a presumption in favour of sustainable development. As set out in NPPF Paragraph 8, the planning system has three overarching objectives which are key to achieving sustainable development. These are social, economic and environmental objectives.

9.2 The proposed development would result in **social** benefits through:

- The provision of a mix of 80no. dwellings in a sustainable location and on a site which is a draft allocation for residential development within the emerging Local Plan, to add to the much-needed housing stock in the district, representing a very substantial benefit in the context of the Council's housing supply and delivery position;
- The provision of 24no. on-site affordable housing dwellings and a suitable mix of house types and sizes to accord with identified local needs representing a very substantial benefit in the context of the pressing need for housing of all types and sizes;
- Substantial areas of public open space within the site and retention and enhancement of existing landscape features for the enjoyment of incoming and existing residents, as well as private outdoor amenity space for each dwelling;
- Retention and improvements to PROW 1AI; and
- Provision of new homes in a thriving village, enabling new residents to support the vitality of existing local facilities such as the local shop and village pub; and enjoying convenient connections to the wider recreational routes and strategic highways network.

9.3 The proposed development would result in **economic** benefits through:

- The generation of employment related to construction (estimated 149 construction jobs per year and £19.2m construction value);
- The generation of around 86 annual indirect jobs and induced employment;
- Introduction of 95 new economically active residents to Sayers Common, with an estimated £1.3m total residential spend per annum;
- New Homes Bonus payments and s106 contributions to fund identified local infrastructure projects; and
- Contributions to Council Tax of around £189,000 per year.

9.4 The proposed development would result in **environmental** benefits through:

- Retention and enhancement of existing mature planting along the site boundaries in order to retain the verdant character of the site and to protect wider landscape views;
- Highways improvements and new pedestrian / active travel links in the form of links within the site, and new links at Reeds Lane connecting to the existing footpath network;
- Adopting a drainage strategy which avoids increasing flood risk elsewhere;



- Clearance of the existing ditch to the south of Reeds Lane to increase water flow capacity;
- Provision of ecological enhancement measures, including mitigation measures to prevent harm to sensitive habitats and to achieve at least 10% Biodiversity Net Gain;
- Protection from flooding for the lifetime of the development by utilising sustainable drainage systems which also provide ecological and landscape benefits;
- Careful landscape design to produce a development of the highest quality, ensuring it respects the local area; and
- Design of the homes to meet and exceed current environmental standards, including adopting a fabric first approach and the use of sustainable energy technologies including EV car charging at each dwelling.

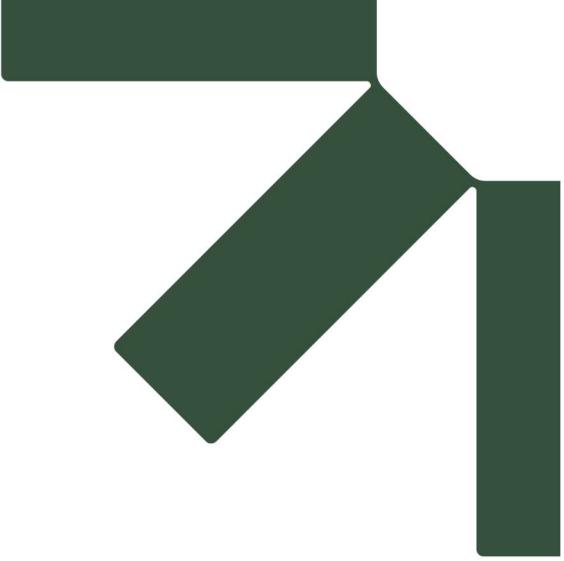
9.5 This statement demonstrates that the proposed development of 80no. homes on this site would deliver multiple benefits, particularly the significant benefit of a mix of much needed housing in a location that is considered to be sustainably located and very well related in character to the surrounding built up area and form of the village.

9.6 The statement has highlighted the significant benefits the proposal would offer and demonstrates that the proposed development would not result in any adverse impacts that cannot be mitigated to an acceptable level.

9.7 The confirmation by the Council that only a 3.38-year supply of housing is currently being achieved demonstrates the urgent need for housing to be delivered in sustainable locations within the district and triggers the application of the '*tilted balance*'. Not only is the site already a draft allocation for residential development in the emerging Local Plan, the development proposal for 80 new homes complies with the provisions of the Council's Position Statement 1 and makes the most effective use of the land available whilst creating a beautifully designed place for new residents to live.

9.8 In summary, the benefits that would result from the proposed development are significant, and there are no adverse impacts that would significantly and demonstrably outweigh the delivery of these benefits. As such, having regard to the policies contained within the adopted development plan, the Hurstpierpoint Neighbourhood Plan, as well as direction from the NPPF and other material considerations identified (including Position Statement 1 and the policies and allocations in the emerging Local Plan); it is considered that the planning balance lies in favour of the proposal, and it is respectively requested that planning permission is granted.





Appendix A Consultation Leaflet



reside.

Proposals for up to 80 new homes at Land west of King Business Centre, Reeds Lane, Sayers Common

reside.



Introduction

This leaflet has been sent to the neighbouring residents of Land west of King Business Centre, Reeds Lane, Sayers Common by Reside Holdings to consult the community on plans for up to 80 new high quality homes. We are preparing a planning application on the site and would like to invite you to comment on our proposals.

About Reside Developments

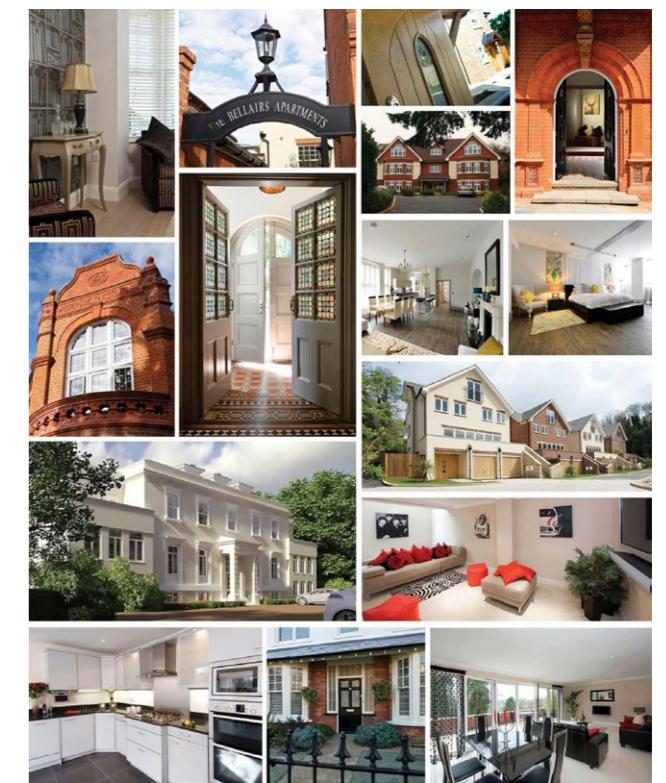
Reside Holdings, part of the Reside Group, is a multi-disciplined, privately owned and funded company with the clear objective to be recognised for both the precision and innovation behind its property designs.

Reside is widely recognised for successful land acquisition and gaining planning consents for complex sites. We believe the key to our success is the collaborative approach we adopt with local communities and partners, as we pursue our mission for excellent communications and engagement.

Established in 2004, the company has to-date built a number of award winning developments, in addition to gaining planning on many sites throughout the south, including the scheme immediately to the east of this site.

As an independent developer, we really listen to your opinions and decisions are made with the wider community in mind. Your input will help to shape and form this development for the benefit of the community. Further details can be found about Reside at www.reside.group.

Reside Holdings Ltd
The Dutch House
132-134 High Street
Dorking
Surrey
RH4 1BG
T: 01306 877500
www.reside.group





About the Site

The district of Mid Sussex has a pressing need for new homes. The District Council has produced their District Plan Review to ensure the homes that need to be built for local people are being delivered. This is currently at the examination stage and includes the allocation of Land west of King Business Centre (Policy DSPC6).

Given the advanced stage of the plan, Reside Holdings is progressing a planning application and wishes to gain the local community's views on the emerging scheme.

The site is located north of Reeds Lane, between The Old Brickworks development and Avtrade offices. Our proposals are for 80 high-quality homes, 30% of which will be affordable. The proposals include a mixture of types and sizes of homes including one, two, three, four bedroom homes.

The proposals have been informed by a suite of technical assessments and surveys, which will form part of the application, this includes heritage, ecology, arboriculture, highways, flood risk and drainage. Further information on these can be found on our consultation website.

Key Features of the Development



80 well designed and sustainable homes



30% affordable homes



Provision of a high quality public open space



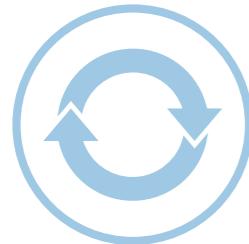
A network of safe pedestrian and cycle pathways and cycle storage



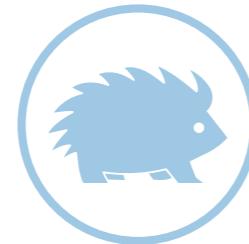
Safe access from Reeds Lane



A landscape-led development, utilising the existing trees and hedges around the site



Optimisation of a sustainable, well connected site



Planting to preserve existing habitats and encourage biodiversity in the area



Adequate parking and 100% electric vehicle charging provision



Please visit www.askayerscommon.co.uk for further information

Feedback

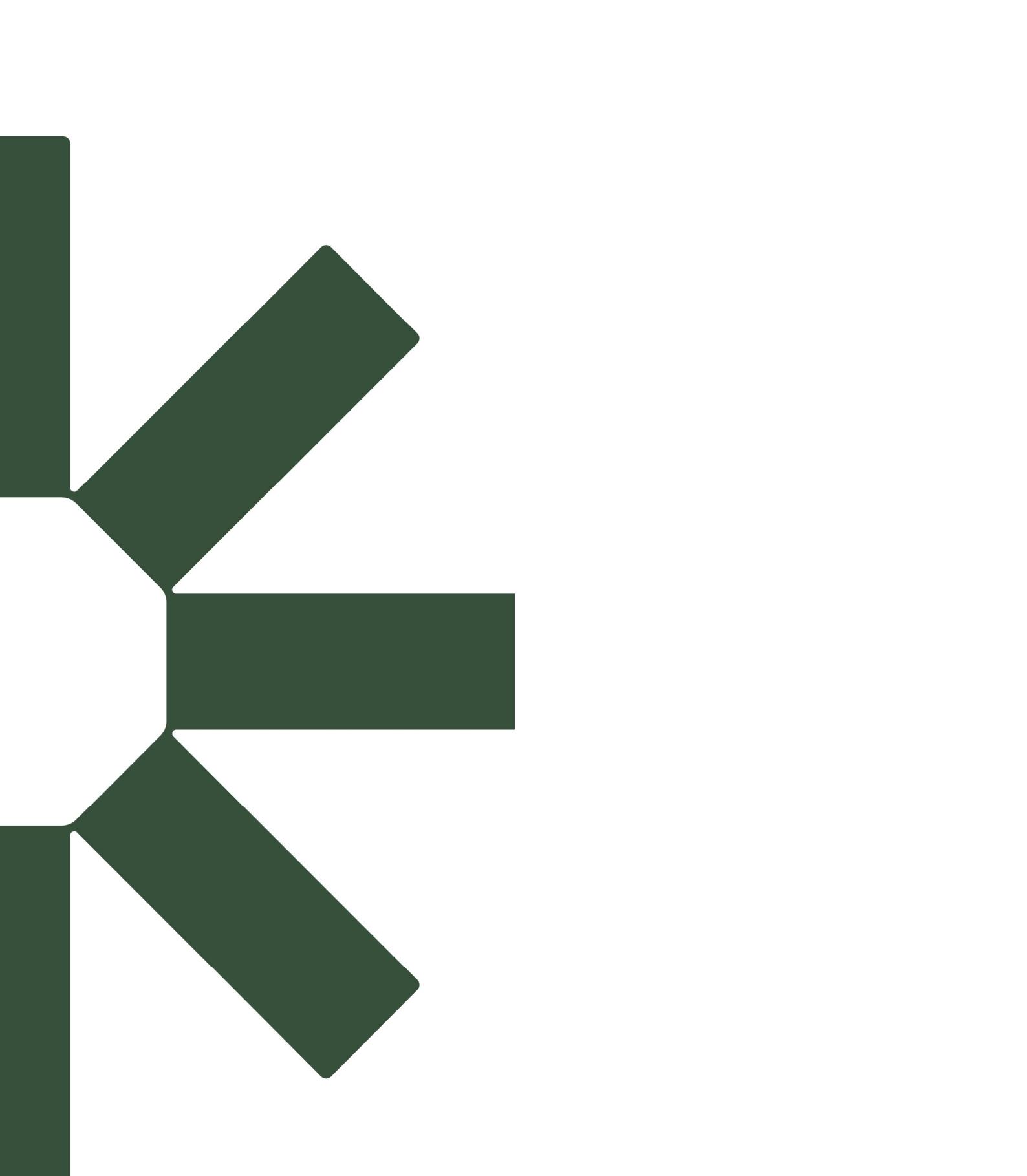
Thank you for taking the time to read this consultation leaflet. Before submitting an application to Mid Sussex District Council, we welcome your comments and views regarding the proposed development at Land west of King Business Centre, Reeds Lane, Sayers Common

Please send your comments and thoughts on the proposals through either the consultation website or by email to consultation@askayerscommon.co.uk.

Data will be collected and held securely by Reside Holdings Ltd in accordance with the latest GDPR standards. Anonymised comments may be provided to Mid Sussex District Council as part of the future planning application.

reside.

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Making Sustainability Happen