

Stuart Malcolm

From: planninginfo@midsussex.gov.uk
Sent: 12 December 2025 11:05
To: Stuart Malcolm
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2661

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/12/2025 11:05 AM.

Application Summary

Address:	Land At Coombe Farm London Road Sayers Common West Sussex
Proposal:	Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.
Case Officer:	Stuart Malcolm

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Customer Details

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

Commenter Type:	Business or other organisation
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>This representation is submitted by Berkeley Latimer, who welcomes the opportunity to comment on this planning application.</p> <p>Berkeley Latimer controls land to the west of the application site, identified in the draft Mid Sussex District Plan as site allocation DPSC3: Land to the South of Reeds Lane, Sayers Common, proposed to deliver approximately 2,000 homes alongside community facilities, open space and supporting infrastructure.</p> <p>Berkeley Latimer and the applicant have engaged constructively over several years with the shared objective of bringing forward development proposals that are considered in a coordinated, rather than piecemeal, manner in accordance with the draft District Plan.</p> <p>Against this background, Berkeley Latimer makes the following comments on the current planning application.</p>

1. Highway Access

In July 2024, the applicant and Berkeley Latimer reached an informal agreement regarding the design of a shared site access. This arrangement comprised a signal-controlled crossroads, which was capable of phased delivery to enable either site to come forward independently.

Since then, the applicant has identified a revised standalone priority junction, in a more northerly location on London Road, which now forms part of the submitted planning application.

Berkeley Latimer considers that the now proposed priority access would prejudice the delivery of an acceptable access solution for site DPSC3 and is concerned that the applicant has not provided adequate information to demonstrate how a comprehensive, coordinated access strategy serving both sites could be achieved with its inclusion.

Our technical review confirms that the proposed DPSC5 priority junction would materially compromise the previously agreed integrated signal-controlled crossroads. Should this access be fixed through the granting of this planning application, all remaining access options for DPSC3 would involve significant design compromises. These would relate particularly to walking and cycling provision, junction spacing, and overall coherence with the "single Vision" approach for Sayers Common set out in the draft District Plan.

These concerns align with those already raised by National Highways and West Sussex County Council in their consultation responses, specifically regarding the limited information provided to demonstrate that the DPSC5 site access does not prejudice the DPSC3 site access, the lack of robust cumulative testing and the limited consideration given to the provision of safe and convenient active travel connectivity between the sites and to bus stops on London Road.

In contrast, the previously agreed signal-controlled crossroads provides inclusive pedestrian and cycle crossings and direct access to bus stops.

For these reasons, we request that the DPSC5 access proposal be revisited to ensure it can form part of a coordinated solution across both sites. As a minimum, it must be clearly demonstrated, and agreed by all relevant parties prior to determination, that the proposed DPSC5 access would not preclude or compromise the delivery of a design standard compliant access to DPSC3.

In addition, the proposed DPSC5 access lies within an area at risk of surface water flooding. The submitted access drawing shows a culvert beneath the B2118, indicating hydraulic connectivity between DPSC3 and DPSC5. However, the Flood Risk Assessment does not identify or assess this culvert, relying solely on EA flood mapping. A coordinated access design for both sites must address surface water flood risk to demonstrate that a safe, dry access can be achieved.

Berkeley Latimer would welcome continued engagement with the applicant, Mid Sussex District Council and West Sussex County Council to resolve the conflict between the promoted access strategies for DPSC3 and DPSC5 and to agree a safe, inclusive, and integrated movement solution consistent with the emerging District Plan.

2. Infrastructure Delivery

Paragraph 6.14 of the Planning Statement submitted in support of the planning application refers to the Infrastructure Delivery Strategy included in the Sayers Common Statement of Common Ground (July 2024) and sets out the site-specific infrastructure that the development will be required to deliver.

In addition to these site-specific requirements, the Statement of Common Ground identifies a series of shared off-site infrastructure items to be funded collectively by the proposed allocations at Sayers Common to support the overall level of growth set out in the draft District Plan.

As confirmed at paragraph 5.15 of the Statement of Common Ground, the scale of growth

planned for Sayers Common requires the cost and delivery of shared infrastructure to be distributed equitably between site allocations, with pooled contributions used where appropriate. Table 3 sets out the infrastructure required to support the planned growth and identifies the allocation responsible for delivery or contribution.

The Statement of Common Ground therefore remains an important and relevant document for informing negotiations on planning obligations for this application. It is essential that the development of site DPSC5 contributes appropriately towards the shared infrastructure necessary to support the total growth proposed in the draft District Plan. As part of this process, pooled financial contributions should be considered to enable delivery of shared infrastructure located on site DPSC3.

Kind regards