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Sent: 17 September 2026 13:47:35 UTC+01:00
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Subject: DM/25/1434 Land Rear of Chesapeake, Sayers Common
Attachments: DPSC4_16Sep26.xlsx

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

Hi Stuart,

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

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

Part of Wider Sayers Common Allocation

The application is a draft allocation in the emerging Mid Sussex District Plan (Site DPSC4, allocated for 33 dwellings). This Draft Plan is currently at Examination. It is one of eight sites (DPSC3, DPSC4, DPSC5, DPSC6, DPSC7, together with 786, 787 and 1124), which together comprise a series of sites allocated for development in Sayers Common, totalling approximately 3,000 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.”

The developer signed up to the Statement of Common Ground (July 2024) , together with Berkeley Latimer, Reside Developments Ltd, Welbeck Strategic Land, Wates Developments Ltd and Mid Sussex District Council, which sets out an agreed vision and key objectives for growth in Sayers Common as set out in the Regulation 19 Local Plan.

Sayers Common Infrastructure Delivery Plan (July 2026)

Since the examination hearings held over February and March 2026, the Inspector instructed the Council to consider if a higher housing requirement could be reached across the District. The outcome of this work is that a potential additional 35 housing sites have been identified District-wide; three of which are at Sayers Common (included in the table below). The total potential planned growth at Sayers Common is set out in the below table within the Sayers Common Infrastructure Delivery Plan. This document sets out infrastructure requirements across the wider Sayers Common Area.

Development within the wider Sayers Common Area

DPSC3	Land to the south of Reeds Lane	2,000
DPSC4	Land at Chesapeake and Meadow View	26
DPSC5	Land at Coombe Farm, London Road	210
DPSC6	Land to the west of Kings Business Centre	80
DPSC7	Land at LVS Hassocks, London Road	210
786	Land east of Avtrade, Reeds Lane	75
787	Land at Kingsland Lodge, London Road	75
1124	West House Farm, Henfield Road	325
TOTAL		3001

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. It is also considered important that the calculation of the contributions due is carried out using the same base figures viz. Appendix 5 of the Draft Mid Sussex District Plan.

- Community Buildings

A contribution of **£37,179** is required for community buildings. The first preference for this contribution, given the policy objective of considering the developments collectively, rather than individually is towards the provision of an on-site community building at DPSC3 “Land to the South of Reeds Lane”. Draft Policy DPSC3 requires the on-site provision of a community building. The IDP proposes that this building is 400 sqm with CCTV and car parking.

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

- Formal Sports

A contribution of **£36,948** is required for formal sports. The first preference for this contribution, given the policy objective of considering the developments collectively, rather than individually is towards the provision of leisure facilities at DPSC3 “Land to the South of Reeds Lane”. Draft Policy DPSC3 requires the on-site provision of leisure and other outdoor provision on site. Colleagues in the Parks team have suggested that this provision should be in the form of i)sports pitches and/or ii) specific youth provision , where boys and girls have sports facilities such as a Multi Use Games Area but also places to sit and relax.

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

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- Play Space/Other Outdoor Provision for Older Children

The application proposes a small area of informal play space on-site, at the southern end of the site (as indicated in the Design and Access Statement). This informal play area provides basic play equipment. There is no provision on-site, however, for outdoor provision for older children. Therefore, a contribution of **£41,237** is required. The SPD highlights at para A2.11 in Appendix 2 that “A NEAP (neighbourhood equipped area of play) should be provided within 15 minutes’ walking time from every home (1000m walking distance)”. Therefore, the contribution for older children for other outdoor provision should be used for improvements to Reeds Lane Recreation Ground; and/or Berrylands Farm Recreation Ground.

Local Community Infrastructure

A contribution of **£26,446** is required for local community infrastructure. This contribution should be spent towards the provision of or a new cemetery; and/ or cycle paths; and/or improvements to bus shelters in Sayers Common; and/or the introduction of traffic calming measures (which can include pinch points) on main road into and out of Sayers Common; and/or public seating in Sayers Common; and/or allotments and/or cemetery provision in Hurstpierpoint and Sayers Common parish. With regards to allotments, this should in the first instance be at site DPSC3; failing this site coming forward, the alternative should be to use this financial contribution to provide allotments in the Sayers Common area in the vicinity of the development site.

I trust these comments are helpful.

I also enclose a spreadsheet detailing all these costs, which total **£141,810**. The cost of play space provision for younger children (£50,179) has been removed, as this is being provided on site.

Kind regards,
Mark

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Working together for a better Mid Sussex