



**Mid Sussex District Council, Antler Homes,
Berkeley Latimer, Reside Developments
Limited, Welbeck Strategic Land II LLP and
Wates Developments Limited**

**Statement of Common Ground Update: Land
at Sayers Common (DPSC3, DPSC4, DPSC5,
DPSC6, DPSC7)**

February 2026



Land at Sayers Common: Statement of Common Ground Update (February 2026)

1. The Mid Sussex Submission Draft District Plan contains Vision and Objectives for Growth at Sayers Common (p.170) to support a Sustainable Community. This includes the proposed allocation of five sites at Sayers Common:
 - **DPSC3: Land to the south of Reeds Lane** (Berkeley Latimer)
 - **DPSC4: Land at Chesapeake and Meadow View** (Antler Homes)
 - **DPSC5: Land at Coombe Farm** (Welbeck Strategic Land II LLP)
 - **DPSC6: Land to west of Kings Business Centre** (Reside Developments Ltd)
 - **DPSC7: Land south of LVS Hassocks** (Wates Developments)
2. A Statement of Common Ground [S1] was agreed by all five site promoters and Mid Sussex District Council in August 2024. This set out the agreed position of all 6 parties in relation to the Vision and Objectives, Land Ownership and Control, Policy Specifics and Infrastructure Requirements, Deliverability and Planning Merits.
3. Since August 2024:
 - Planning applications have been submitted (not yet determined) for sites DPSC4, DPSC5, DPSC6 and DPSC7
 - All parties have attended meetings of the Sayers Common Liaison Group (led by Berkeley Latimer), alongside Albourne, Hurstpierpoint & Sayers Common and Twineham Parish Councils, which has met on 4 occasions since October 2025. This, in combination with work undertaken to support planning applications, has led to an updated trajectory for housing and infrastructure delivery (Appendix 1).
 - Berkeley Latimer is preparing an allocation-wide masterplan in accordance with Policy DPSC GEN to support a future planning application for site DPSC3. A draft masterplan has been prepared with input from the Sayers Common Liaison Group and has been the subject of public consultation.
4. This Statement of Common Ground captures updates to the trajectory and progress with the promotion of each site allocation and confirms agreement by all parties on both elements. Aside from the trajectory which supersedes the version in the original August 2024 Statement of Common Ground, all other matters within it remain the latest agreed position.

Mid Sussex District Council Signature  Date 12/02/2026	Antler Homes Signature  Date 12/02/2026	Berkeley Latimer Signature  Date 12/02/2026
Reside Developments Ltd Signature  Date 12/02/2026	Welbeck Strategic Land II LLP Signature  Date 12/02/2026	Wates Developments Signature  Date 13/02/2026

Appendix 1 - Housing Delivery and Infrastructure Trajectory

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total
DPSC3 South of Reeds Lane					60	190	200	200	200	200	200	200	200	200	150	2,000
DPSC4 Land at Chesapeake & Meadow View		10	17													27
DPSC5 Coombe Farm			10	50	50	50	50									210
DPSC6 West of Kings Business Centre			40	40												80
DPSC7 Land at LVS Hassocks			30	50	50	50	30									210
Total		10	97	140	160	290	280	200	200	200	200	200	200	200	150	2,527
Cumulative position		10	107	247	407	697	977	1,177	1,377	1,577	1,777	1,977	2,177	2,377	2,527	2,527
Infrastructure phasing ¹																
Short term																
Medium term																
Long term																
Transport																
Individual site access junctions		DPSC4, 5, 6 and 7 Provision by developers			DPSC3 Provision by developer				DPSC3 Provision by developer							

¹ Financial contributions from DPSC4 – 7 may be pooled towards the delivery of onsite infrastructure on DPSC3 and if not spent in (5) years from the grant of planning permission for DPSC3, will be used on other community facilities within Sayers Common or the immediate area, as defined through future legal agreements. The precise timing of the delivery of works will be discussed and agreed with the delivery partner(s) during the determination of planning applications to align with the masterplan, infrastructure delivery plan and phasing plan.

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total
Joint access / coordinated access to serve DPSC3 and DPSC5 ²				DPSC3 and 5 Provision by developers												
Active travel – upgrades to / new pedestrian and cycle links within / between sites / to Sayers Common including upgrades to existing public rights of way through sites.		DPSC4, 5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contributions / provision by developer							
Sustainable transport – enhanced bus facilities and services between sites and to / from Sayers Common		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution							
Mobility Hubs					DPSC3 Provision by developer				DPSC3 Provision by developer							
Sayers Common to Burgess Hill Cycle Route		DPSC4, 5, 6 and 7 Financial contributions. Potential on-site improvements as part of DPSC5 development			DPSC3, 5 and 7 Financial contributions											
Sayers Common to Hassocks Cycle Route		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution							
Improved cycle storage and access at Hassocks Station		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution							

² Discussions are ongoing about this junction arrangement and therefore this is yet to be finalised.

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Off-site highway improvements (identified in Mid Sussex Transport Study including A23 slip road improvements)		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution							
Off-site highway improvements (local area improvements including Reeds Lane works & TRO)		DPSC4, 5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contribution / provision by developer							
Travel Plan contribution		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution							
Community Facilities																
Neighbourhood centre / community buildings		DPSC4, 5, 6 and 7 Financial contributions Alternatively, for DPSC7 on site provision of building for community use.			Delivery on DPSC3 with financial contributions pooled from all sites.				Delivery on DPSC3 with financial contributions pooled from all sites.							
Tier 7 Library		DPSC4, 5, 6 and 7 Financial contributions			Delivery within community building on DPSC3 with financial contributions pooled from all sites.											
Contribution towards expansion of Burgess Hill HWRS		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution							
New or expanded fire and rescue station		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions				DPSC3 Financial contribution							
Local Community Infrastructure		DPSC4, 5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contribution / provision by developer							
Health																

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total
Contribution towards new or expanded GP provision		DPSC4, 5, 6 and 7 Financial contributions subject to evidence of need being demonstrated			DPSC3, 5 and 7 Financial contributions subject to evidence of need being demonstrated				DPSC3 Financial contribution subject to evidence of need being demonstrated							
Education ³																
All-through school, including early years provision (located on site DPSC3):																
(i) 2FE Primary and Nursery (expandable to 3FE)		DPSC4, 5, 6 and 7 Financial contributions			Delivery on DPSC3 (provision of land and financial contributions) with pooled financial contributions from all sites. The precise timing of the delivery of these works requires further discussion with WSCC Education during the determination of the planning application to align with the masterplan and phasing plan.											
(ii) 4FE Secondary (expandable to 6FE)		DPSC4, 5, 6 and 7 Financial contributions			Delivery on DPSC3 (provision of land and financial contributions) with pooled financial contributions from all sites. The precise timing of delivery requires further discussion with WSCC Education during the determination of the planning application to align with the masterplan and phasing plan.											
New or expanded Sixth Form facilities		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions											
New or expanded SEND facilities		DPSC4, 5 and 6 Financial contributions			DPSC3 and 5 Financial contributions											
Relocation of SEND school on DPSC7		DPSC7 on site provision by developer														
Open Space & Green Infrastructure																
Allotments		DPSC7 – on site provision of community growing area							DPSC3 On site provision by developer / financial contribution							
Expansion / enhancement of outdoor sports facilities		DPSC4, 5, 6 and 7 Financial contributions			DPSC3, 5 and 7 Financial contributions											
Play areas		DPSC4, 5, 6 and 7 Financial contributions / on site provision by developers			DPSC3, 5 and 7 On site provision by developers				DPSC3 On site provision by developer							

³ WSCC Education have indicated that the new secondary school will be required at circa 600 occupations on DPSC3 with the primary school required before that time.

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Other outdoor provision (i.e. MUGA / skate park)		DPSC4, 5, 6 and 7 Financial contributions			DPSC3 On site provision by developer / financial contribution				DPSC3 On site provision by developer / financial contribution								
Provision / enhancement of parks & gardens		DPSC4 and 6 Financial contribution			DPSC3 On site provision by developer / financial contribution				DPSC3 On site provision by developer / financial contribution								
Amenity and Natural green space		DPSC5, 6 and 7 On site provision by developers			DPSC3, 5 and 7 On site provision by developers				DPSC3 On site provision by developer								
Drainage & Utilities																	
Surface water attenuation		DPSC4, 5, 6 and 7 On site provision by developers			DPSC3, 5 and 7 On site provision by developers				DPSC3 On site provision by developer								
Foul sewer reinforcement & pumping stations		DPSC5, 6 and 7 Financial contributions / provision by developers			DPSC3, 5 and 7 Financial contributions / provision by developers				DPSC3 Financial contribution / provision by developer								
Wastewater treatment capacity		All sites. Necessary improvement TBC pending further engagement with Southern Water – potential reinforcement of existing treatment works at Goddards Green or new facility located on safeguarded land to the east of the A23.															