

Mid Sussex District Plan

Our ref 65901/04/MS/MT
Date 4 February 2026

Subject Statement of Common Ground on Allocation DPSC3 Mid Sussex District Council and Berkeley Latimer

1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) is prepared and jointly agreed between Berkeley Latimer (who control the DPSC3 proposed allocation) and Mid Sussex District Council (MSDC).
- 1.2 It forms a supplement to the 'Land at Sayers Common' SoCG (Examination Document Reference S1) agreed between MSDC and the developers/promoters of the proposed Sayers Common allocations (DPSC3, DPSC4, DPSC5, DPSC6, and DPSC7) in August 2024, and which has been updated for the 2026 hearing sessions. It should be read alongside those SoCGs, but specifically addresses Berkeley Latimer's site at DPSC3 Land South of Reeds Lane and the ongoing work that has been undertaken since 2024.

2.0 DPSC3 Land South of Reeds Lane

- 2.1 Berkeley Latimer controls the land comprising the DPSC3 allocation. Berkeley Latimer and Mid Sussex District Council agree that the allocation of DPSC3 is soundly based and would deliver homes to meet the Plan's housing requirements.
- 2.2 Within the Local Plan Site Allocations Evidence Library, the allocation is supported by the following documents:
- 1 Reeds Lane, Sayers Common Vision Document
 - 2 Mobility Strategy
 - 3 Flood Risk and Drainage Strategy
 - 4 Ecological Feasibility Appraisal
 - 5 Landscape and Visual Appraisal
 - 6 Cultural Heritage Technical Note
 - 7 Draft Masterplan Framework Document (February 2026)
- 2.3 The Masterplan Framework Document (MFD) sets out a holistic vision for the area, identifying how a comprehensive and sustainable community could be delivered. It seeks to respond to the specific requirements of DPSC GEN, including providing an allocation-wide Masterplan, Infrastructure Delivery Strategy and Phasing Plan for Sayers Common. It has been prepared working closely with a Liaison Group containing representatives of Mid

Sussex District Council, Hurstpierpoint and Sayers Common Parish Council, Albourne Parish Council and Twineham Parish Council, as well as representatives from the developers of the other Sayers Common proposed allocations.


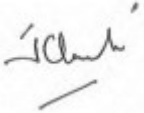
- 2.4 The MFD is currently at consultation draft stage, with a consultation event having been held at Sayers Common Village Hall on 30th January 2026. Over 200 people attended and feedback is being collated. The MFD is planned to be finalised in March 2026 and will be submitted to MSDC for approval, in accordance with the requirements of DPSC GEN. Berkeley Latimer and MSDC agree that the MFD and its process of development is a suitable, in overall terms, to meet the masterplan-related requirements of DPC GEN.

3.0 Delivery

- 3.1 Berkeley Latimer is a 50:50 joint venture between Berkeley (one of the country's largest housebuilders) and Latimer by Clarion Housing Group (the country's largest registered provider).
- 3.2 Berkeley Latimer and MSDC are intending to jointly engage in a Planning Performance Agreement (PPA) in respect of the planning delivery of DPSC3.
- 3.3 Berkeley Latimer and MSDC consider the DPSC3 allocation can deliver 2,000 homes over the plan period. This is set out within a trajectory within Appendix 1 of the overarching updated Sayers Common SoCG (2026).
- 3.4 Berkeley Latimer consider DPSC3 could achieve first housing delivery in 2029/30 and could deliver within the trajectory at up to 200 homes per annum. This is based on the following:
- 1 Submission of a planning application in Mid 2026 following approval of the MFD, with then circa one year for determination and up to two years to bring forward subsequent approvals and initial works; a total lead-in time of c.3 years. This reflects the significant up-front work already undertaken as part of the MFD. Berkeley Latimer is considering submission of a hybrid planning application, with a first phase in detail, to help achieve this.
 - 2 All the land required to deliver the development is controlled by Berkeley Latimer. The land which is required for the primary access from London Road and which is likely to form the first phase of the development is owned freehold by Berkeley Latimer. Further land assembly is therefore not required.
 - 3 Joint contracting between Berkeley and Latimer on infrastructure and opening-up works to service the site for development. This would deliver the Infrastructure as shown within the updated Infrastructure Trajectory, including early delivery of key upgrades to Reeds Lane and London Road to address access and surface water drainage requirements. As per the original S1 SoCG there is intended to be apportionment of costs for key strategic infrastructure across the Sayers Common allocations, with developer contributions collected and ringfenced, including to deliver, for example, specific off-site highways improvements to the A23.

- 4 Concurrent delivery by the two JV parties, with each delivering their own element and providing the required 30% affordable housing on their element. Concurrent delivery from the two developers, each from two outlets within different parts of the DPSC3 site, could achieve rule of thumb delivery rates of one home per week per outlet, or 200 per annum. This compares with a benchmark average in Lichfields' 'Start to Finish 3rd Edition' of 57 completions per outlet on sites of four outlets (230 per annum total). The delivery of 30% affordable housing – with the country's largest registered provider part of the Berkeley Latimer JV – also provides confidence the projected build rates are a reasonable prospect.
- 5 Berkeley Group's experience of delivering the West of Horsham (East) 'Highwood' development – in Horsham District but within the same broad market area. The site for 1,090 homes was granted planning permission in 10 months, with first delivery within c.2-years from submission of the application. It delivered at an average rate of 67 dwellings per annum from a single outlet (with concurrent delivery at the neighbouring West of Horsham (West) 'Wickhurst Green' scheme averaging 118 per annum during the same period).

3.5 MSDC agree this delivery position is realistic.

Mid Sussex District Council	Berkeley Latimer
<p>Signature:</p>  <p>Date: 13th February 2026</p>	<p>Signature:</p>  <p>Date: 13th February 2026</p>