

Mid Sussex District Council

Statement of Common Ground

Mid Sussex District Plan

Land West of Burgess Hill
Policy DPSC1

Mid Sussex District Council and Thakeham Homes
Limited

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1.0 Introduction

- 1.1 This Statement of Common Ground ('SoCG') is a jointly agreed statement between Thakeham Homes Limited ('Thakeham') and Mid Sussex District Council ('MSDC'), hereafter referred to as "the Parties", in relation to the preparation of the Mid Sussex District Local Plan ('MSDLP'). This SoCG is focused on the Land West of Burgess Hill allocation under policy DPSC1, hereafter referred to as "the Site".
- 1.2 This SoCG is provided to inform the Examination into the soundness of the MSDLP. It comments upon land ownership and the policy specific requirements of the Reg 19 MSDLP as understood between the Parties, including the infrastructure requirements, underpinning the delivery of the proposed allocation; deliverability, including joint working, the Illustrative Masterplan, planning application timeframes, indicative phasing, build programme/ trajectory, and the co-ordinated delivery of S106 and infrastructure requirements: all carefully developed between the Parties to ensure the prompt and managed delivery of new housing and the phased and co-ordinated provision of key services and infrastructure.
- 1.3 It is appreciated that liaison in relation to the matters included in this SoCG is ongoing and will be subject to review. Moreover, this SoCG is not binding on any party and is agreed without prejudice to further matters of detail that any party may wish to raise subsequently through the Examination of the MSDLP.

2.0 Land Ownership and Control

2.1 Thakeham has a legal interest in the full area of the Site defined by the red line boundary shown below in Figure 1. All landowners within the Site are committed to facilitating the delivery of the proposed development.

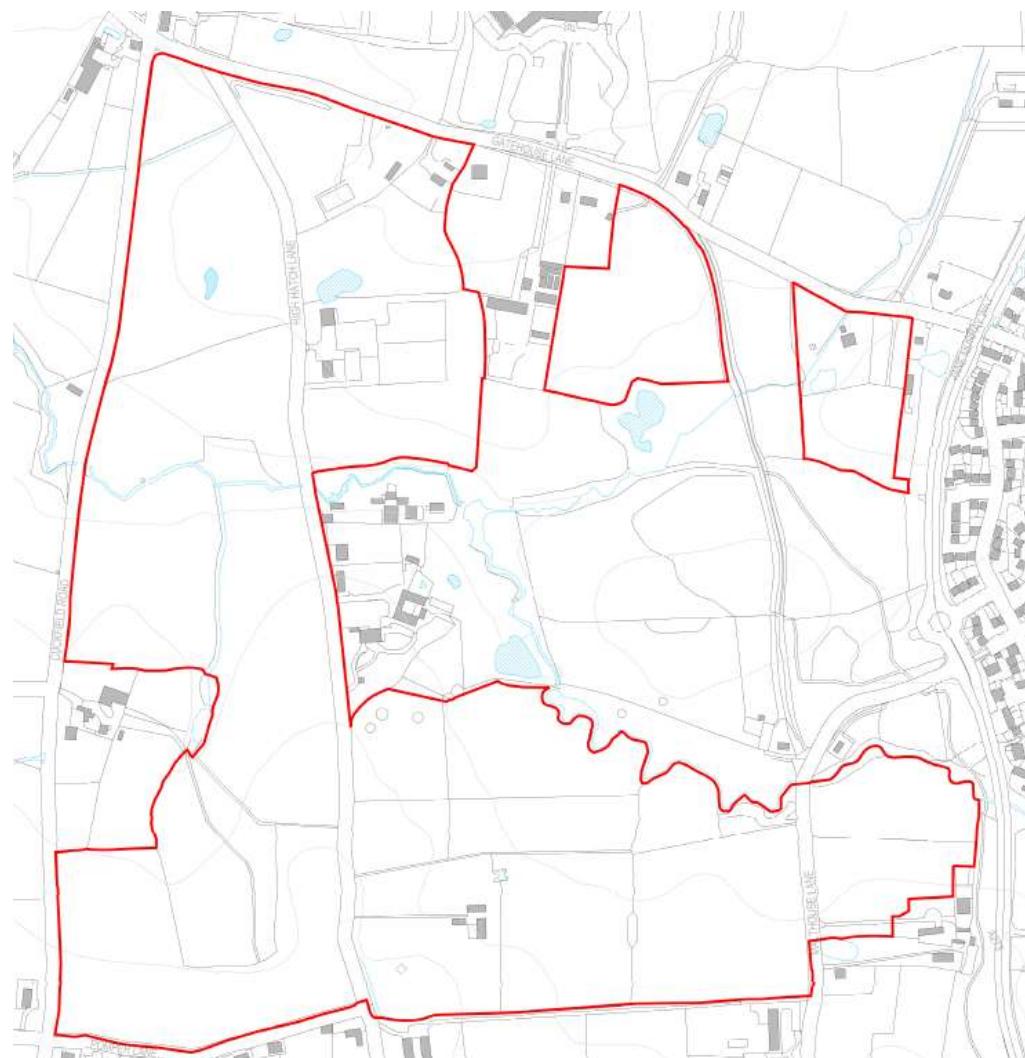
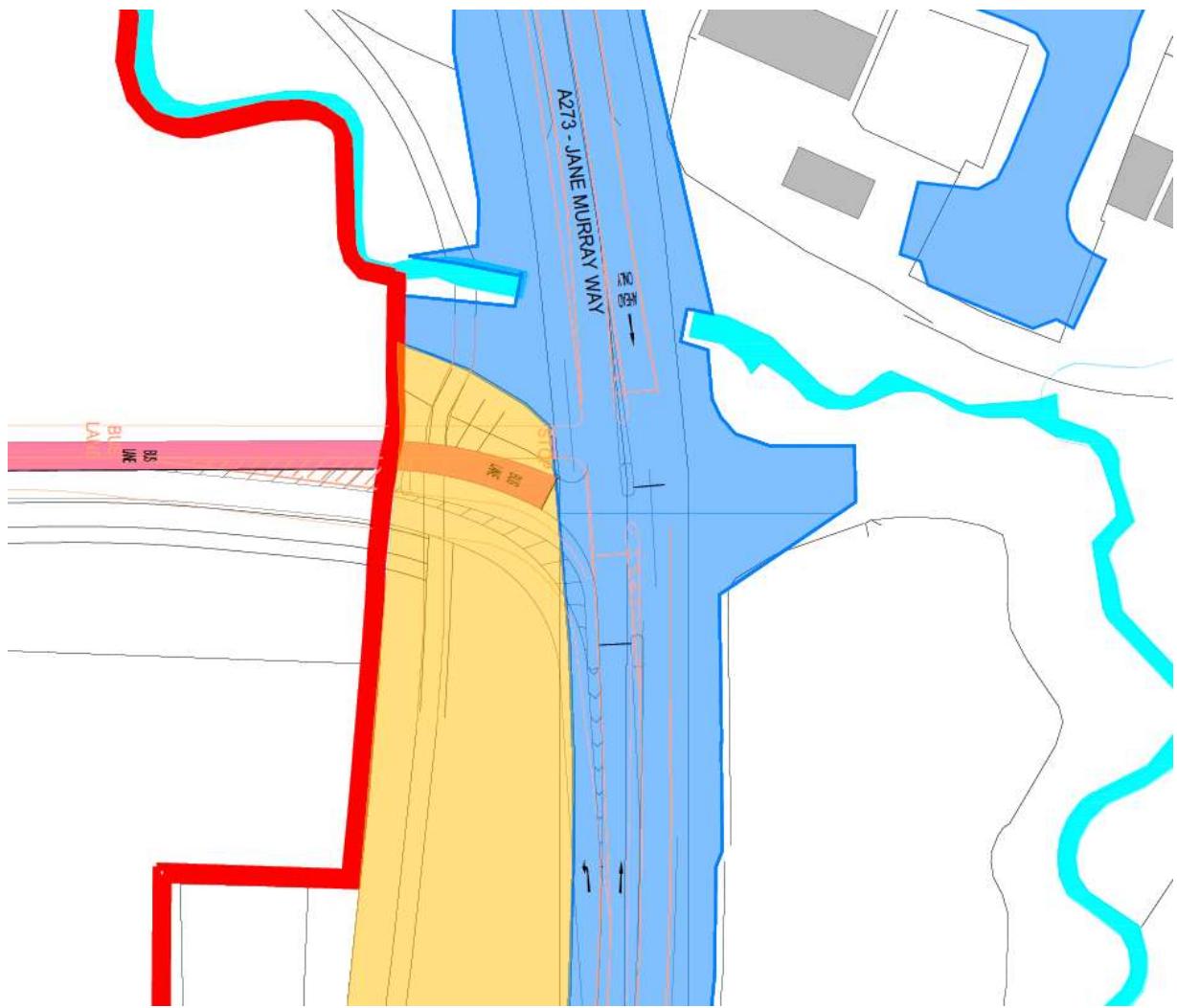


Figure 1: Land West of Burgess Hill site boundary.

2.2 It must be noted however, in order to deliver the east-west bus link, the Site requires access across land owned by MSDC to the west of Jane Murray Way. The Parties will work collaboratively over facilitating an agreement for this point of access.



KEY

- Development Boundary
- MSDC Land
- Highway Boundary

2.3 An Illustrative Masterplan has been prepared by Thakeham, together with its external team of environmental consultants, to show how the Site can be integrated into the local built and natural context and delivered holistically.



Figure 2 – Illustrative Masterplan of the Site

3.0 Policy Specifics and Infrastructure Requirements

3.1 The Regulation 19 wording of Policy DPSC1 states:

Development shall provide all of the following:

1. *Approximately 1,350 new homes, including provision for an extra care housing (C2 Use Class) facility.*
2. *New 2FE primary school with associated playing pitches, provision of Early Years and Special Support Centre Provision.*
3. *Potential for Special Education Needs and Disability (SEND) facilities.*
4. *A Neighbourhood centre with up to c.800sqm floorspace, including a range of commercial uses which could comprise:*
 - *shop(s), café and/or restaurant*
 - *Self-service library*
 - *Co-working space*
 - *Open space/play space/village green'*
 - *Community orchards*
 - *Community allotments*
5. *Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.*
6. *A Transport mobility hub close to/within the Neighbourhood Centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.*
7. *A layout which prioritises active and sustainable travel connections throughout the site:*
 - a) *Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.*
 - b) *Integrating green travel corridors for active travel throughout with links to the 'Green Circle', exploiting potential for High Hatch Lane as a pedestrian/cycle priority Quiet Lane, and integrating and enhancing the existing PRoW which cross the site.*
8. *Demonstrate a coordinated approach and collaboration with the delivery of strategic allocation Brookleigh, to deliver high-quality placemaking which supports the 20-minute neighbourhood principles to ensure development is complementary, and to the benefit of the community as a whole.*
9. *Address any impacts associated with areas of Ancient Woodland (on and adjacent to the site) including Northend Copse, Jackson's Pit and Parson's Withes which will be excluded from development.*

10. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to:

a) Exploit opportunities to deliver river restoration measures to the currently classified 'poor' main river, Pook Bourne Stream to provide terrestrial and aquatic habitat net gain.

b) Be informed by a detailed site survey which determines the nature and exact location of any watercourses on site (open or culverted), and the potential to daylight any culverted watercourse as part of the development of the site.

11. Phase occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider, and provide necessary easement to Southern Water's infrastructure which crosses the site.

12. Provide a layout and design which have been informed by a Heritage Statement and which preserve the setting of Grade II Listing Buildings at North End Farm to the west, The Sportsman Inn to the north and Kent's Farm House to the south of the site.

13. Retain and enhance the historic routeways of High Hatch Lane and Pangdean Lane. Layout and design shall take account of and be informed by the historic landscape character of the site.

14. Provide effective acoustic design to address impacts associated with potential noise impacts of the adjacent allocated Existing Employment Site SA34 (Site Allocations DPD).

15. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area and metal recycling consultation area.

16. 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.

17. Meet the requirements of other relevant development plan policies.

3.2 MSDC is proposing Modifications to Policy DPSC1 (references M77 and M79-M83) as set out in The Schedule of Proposed Modifications (DP2). In addition to these Proposed Modifications, the Parties agree that further modifications should be made to Policy DPSC1 to enable the policy to read as follows:

Indicative Development Capacity

Net Residential Dwellings: 1,350

Employment: 300m²

Older Persons Accommodation: Contribution towards identified need

RetailCommercial / Community: Up to c.800m²

Gypsy and Traveller Provision: Provision of equivalent financial contribution towards off-site provision of pitches

Infrastructure:

On site:

- Land for education provision and associated 2FE Primary School with Early years and
- Special Support Centre Provision and land -
- Space for the provision of full-day care nursery for Early Years.

- Self Service Library

- Neighbourhood centre ~~retail, leisure and workspace~~ (including a range of commercial and community uses)

- Local Community Infrastructure including allotments, public realm, public rights of way, cycle tracks~~routes~~

- Extra Care housing provision

- Play areas

- ~~Other outdoor provision including a MUGA~~ Other outdoor provision

- Informal outdoor space including community orchards

Financial contributions towards the provision of:

- Improvements at Burgess Hill Station
- SEND School
- Community buildings, where need not met on-site
- Health
- Emergency services
- Outdoor sports, where need not met on-site

Provision of:

- Sustainable transport measures and provision
- Highways works
- Foul water infrastructure and pumping station(s)
- Sewerage network upgrades

Land to the west of Burgess Hill, as shown on the inset map, is allocated as an urban extension to Burgess Hill. Development shall provide all of the following:

1. Approximately 1,350 new homes, including provision for an extra care housing (C2 Use Class) facility.

2. New 2FE primary school with associated playing pitches, provision of Early Years and Special Support Centre Provision.

3. Potential for Special Education Needs and Disability (SEND) facilities.

4. A Neighbourhood centre with up to c.800sqm floorspace, including a range of commercial and community uses which could comprise:

- shop(s), café and/or restaurant
- Self-service library
- Co-working space
- Open space/play space/‘village green’
- Community orchards
- Community allotments

5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons’ Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.

6. A Transport mobility hub close to/within the Neighbourhood Centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
7. A layout which prioritises active and sustainable travel connections throughout the site:
 - a) Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.
 - b) Integrating green travel corridors for active travel throughout with links to the 'Green Circle', exploiting potential for High Hatch Lane as a pedestrian/cycle priority Quiet Lane, and integrating and enhancing the existing PRoW which cross the site.
8. Demonstrate a coordinated approach and collaboration with the delivery of strategic allocation Brookleigh, to deliver high-quality placemaking which supports the 20-minute neighbourhood principles to ensure development is complementary, and to the benefit of the community as a whole.
9. ~~Address-Avoid~~ any direct or indirect impacts associated with areas of Ancient Woodland and Veteran Trees (on and adjacent to the site) including Northend Copse, Jackson's Pit and Parson's Withes which will be excluded from development.
10. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to:
 - a) Exploit opportunities to deliver river restoration measures to the currently classified 'poor' 49 main river, Pook Bourne Stream to provide terrestrial and aquatic habitat net gain.
 - b) Be informed by a detailed site survey which determines the nature and exact location of any watercourses on site (open or culverted), and the potential to daylight any culverted watercourse as part of the development of the site.
- ~~11. Phase occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider, and provide necessary easement to Southern Water's infrastructure which crosses the site.~~
12. ~~Provide a layout and design which have been informed by a Heritage Statement and provide a layout and design which preserve or enhance the setting of Grade II Listing Buildings at North End Farm to the west, The Sportsman Inn to the north and Kent's Farm House to the south of the site.~~
13. Retain and enhance the historic routeways of High Hatch Lane and Pangdean Lane. Layout and design shall take account of and be informed by the historic landscape character of the site.
14. Provide effective acoustic design to address impacts associated with potential noise impacts of the adjacent allocated Existing Employment Site SA34 (Site Allocations DPD).
15. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area and metal recycling consultation area.
16. 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.
- ~~17. Meet the requirements of other relevant development plan policies.~~

3.3 The Parties agree that the allocation at Land West of Burgess Hill and the associated strategic road infrastructure has been assessed within the strategic highway model developed by SYSTRA, to underpin the Mid Sussex Transport Study and test the impact of planned development on the strategic and local highway network; and that this modelling work is robust and demonstrates a transport strategy for the Site to enable the development to deliver significant benefits to the local highway network.

3.4 The Parties agree that the development of the Site could be served by suitable bus routes to enhance modal choice. Further, the Parties agree that suitable walking and cycling routes can be provided to connect the Site to surrounding areas, together with targeted enhancements to the existing public rights of way and bridleway networks. The sustainable principles of the transport modelling work are supported, and it is agreed the Site has the ability to deliver pedestrian and cycle infrastructure required to facilitate this. All Parties agree with this approach to integrate sustainable travel infrastructure to drive modal shift away from the private car.

3.5 The infrastructure requirements have been assessed by MSDC's viability consultant, HDH Planning & Development Ltd, and input into the MSDLP viability model. This concludes that based on the assumptions made that all scenarios are viable when set against a benchmark land value of £500,000 per gross hectare. It is recognised that the nature of Viability Assessments at this stage of the Local Plan process are necessarily high level and that the range of assumptions could change over time.

3.6 The evidence work prepared and referred to above concludes that the proposed delivery of growth can occur over the plan period provided that the necessary strategic infrastructure is delivered to enable housing and employment to be developed and that appropriate measures are put in place to mitigate any impacts.

3.7 Policy DPSC GEN provides for an Infrastructure Delivery Strategy to be submitted to and approved by MSDC in relation to DPSC1, as part of a future planning application. The Infrastructure Delivery Strategy will demonstrate how the infrastructure will be delivered in a phased and timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community.

3.8 The Parties agree that further work is required to develop and refine the schedule of infrastructure required to support the proposed growth from that included within the Viability Appraisal and Infrastructure Delivery Plan. Whilst it is agreed that what is included in the Viability Appraisal and Infrastructure Delivery Plan is sufficient in terms of informing the MSDLP policy,

further work is required to aid delivery on the ground. This information will be produced through ongoing discussions with the key stakeholders. This will include details of contributions towards the on and off-site highway works, sewage infrastructure upgrades, having regard to the clarity sought above, and education, health, and community facilities.

4.0 Deliverability

- 4.1 The Parties agree on the principle of allocating the Site to accommodate significant scale growth. The Site is suitably located in a sustainable area immediately west of Burgess Hill (which is identified as 'Category 1 – Town' in the Settlement Hierarchy, as the highest level of sustainability), and outside of any national landscape designations.
- 4.2 The growth proposed will play a key role in contributing to the housing needs of the District over the plan period.

a) Joint working

- 4.3 The Parties are committed to constructive joint working to bring forward and deliver the proposed growth. Joint working has already been a large factor in the preparation of the submission MSDLP, the preparation of this SoCG, the Illustrative Masterplan and in progressing pre-application discussions.
- 4.4 The Parties will continue to work together, and are committed to public consultation, community involvement and stakeholder liaison in respect of the Site. This will include engaging with parish councils, and other local interest groups. The Parties are aware of local concerns about the scale and the potential impact of the proposed development and, whilst it is a shared position between the Parties that none of these concerns fundamentally make the area unsuitable for development, the Parties will seek to work with those stakeholders to ensure the development is designed to seek to minimise impacts upon the existing communities and deliver the vision and objectives for the Site.
- 4.5 There will be continued joint working with statutory consultees, building on the constructive discussions undertaken to date.
- 4.6 For the avoidance of doubt, Thakeham fully support the principle and ambition of the draft allocations, and any outstanding objections to the District Plan do not affect the commitment to constructive joint working with MSDC.

b) Illustrative Masterplan

- 4.7 Thakeham has prepared an Illustrative Masterplan for the sustainable extension of Burgess Hill. The Illustrative Masterplan (shown at Figure 2 and enclosed at Appendix 1) is landscape-led and has been informed by site opportunities and constraints. The Illustrative Masterplan provides indicative information on land uses, layout, green and blue infrastructure and the access and movement strategy and infrastructure requirement / delivery strategy; and thus,

how development envisaged by policy DPSC1 can be delivered and that on-site infrastructure requirements can be accommodated within the Site with the provision of 1,350 dwellings.

4.8 It is acknowledged that Policy DPSC GEN provides for the delivery of an allocation-wide Masterplan for DPSC1, which must be informed by a community engagement exercise and consider relationships with existing settlements and other Site Allocations in order to ensure all future development is integrated with the existing community, and that this will be brought forward separately, but having regard to the enclosed. This is required as part of the planning application process.

c) Planning Application Timeframes

4.9 A Planning Performance Agreement (PPA) will be negotiated between the Parties to progress discussions on DPSC1. This PPA will address both pre-application discussions and an application for scoping of an EIA. The PPA will run up to the determination of a planning application. The aim of the PPA is to continue to facilitate joint collaborative working.

4.10 Thakeham is currently intending to commence pre-application discussions after receipt of the Inspector's initial findings, in anticipation of submitting planning application(s) for DPSC1 after the adoption of the MSDLP and preparation of the allocation-wide Masterplan. On the assumption that EiP will take place during February 2026 and the Inspector's Initial Report is published by Summer 2026, which overall finds the Plan sound and DPSC1 a suitable allocation; Thakeham intends to commence preparation of an application, with the aim of submission by late 2026, and securing application determination by Summer 2027.

d) Indicative Phasing

4.11 Whilst Policy DPSC GEN provides for the delivery of a phasing plan for DPSC1, an indicative high level phasing plan has been produced and forms part of the Illustrative Masterplan. This is enclosed at Appendix 2 and illustrates one way of sequencing development. Where appropriate, the delivery of the Site and the phasing of the infrastructure necessary to facilitate its delivery is a matter that is subject to detailed discussions with MSDC and the statutory providers to ensure the sustainable development of the area. To this end, work on a detailed schedule of infrastructure delivery, including key trigger points, remains ongoing and all Parties expect to have further information in this regard at the Examination.

e) Indicative Trajectory

4.12 In the context of the above, Thakeham anticipate completing its first dwellings in year 2 following planning permission. An indicative delivery trajectory is set out in the table below. It is envisaged Thakeham will be responsible for the delivery of the infrastructure and the residential dwellings, alongside third parties, to deliver a sustainable mixed community in line with the proposed trajectory. It is envisaged that other third-party delivery partners will deliver some parcels including C2 provision, 'build to rent' and self/custom build.

	Annual Housing Total	Cumulative Housing Total	Active Housing Flags	Infrastructure Delivery		
				Residential Servicing	Community Delivery	Offsite
Year 1	0	0	0	Cuckfield Rd primary site access early phase site enabling (roads, drainage & services)		Gatehouse Lane / Cuckfield Road Improvements
Year 2	56	56	1	-	Village Green open	-
Year 3	102	158	3	A273 site access and local phase enabling (roads, drainage, services)		Malthouse Lane Improvements & A273 ped/cycle crossing Bus Improvement Works (potential Bishopstone Lane / A2300)
Year 4	166	324	3	Wider site enabling (roads, drainage, services) including connection of spine road through development	School and Village Centre Community Hub open	Wider site enabling (roads, drainage, services) including connection of spine road through development
Year 5	168	492	3	Self Build Servicing	Allotments open	Offsite bus improvement scheme (town centre), A2300/Bishopstone Lane
Year 6	265*	757	3	Final enabling works (roads, drainage, services)		
Year 7	248*	1005	3		Village Centre Retail open	
Year 8	243*	1248	3		C2 use open	
Year 9	102	1350	2			

*The three years with delivery upward of 200 completions per year is due to anticipated bulk completions associated with extra care / C2 delivery and Private Rented Sector (PRS) dwellings, in addition to market and affordable housing.

f) Infrastructure Delivery

4.13 The Parties recognise and agree that the infrastructure requirements associated with the proposed growth are such that there will be a requirement for the cost and delivery of the infrastructure required to support the Site to be shared equitably between the other site allocations where this is necessary. The Parties agree that consideration should extend to the potential of pooling s106 contributions from other developments in the District to assist in the delivery of certain strategic infrastructure.

4.14 In the context of the above, Thakeham note that MSDC approved Position Statement 2: Infrastructure (December 2025), as a material consideration, to provide developers and other stakeholders with information on how developer contributions will be calculated and secured from new development. It is accepted that the infrastructure requirements for the proposed development will be funded and delivered in general accordance with the wording of DPSC1 and Position Statement 2: Infrastructure where appropriate.

4.15 In an instance where there is justifiable reason to deviate from this approach however, i.e. if Thakeham was to off-set requested infrastructure contributions against on-site infrastructure delivery, this will first be negotiated and agreed with MSDC.

h) Viability

4.16 The Parties agree that the Site is deliverable with the proposed infrastructure requirements and agree with the findings of the Mid Sussex Local Plan Viability Study (HDH, May 2022) and associated viability note(s).

Summary

4.17 This sub-section demonstrates that the proposed growth of Land West of Burgess Hill is capable of delivering approximately 1,350 dwellings before the end of the plan period to support the housing growth within the District.

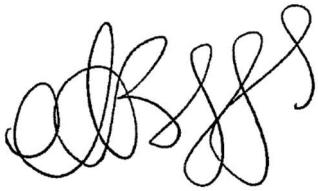
4.18 The Parties are committed to working together to ensure the infrastructure associated with this growth is delivered in a timely fashion and that the development as a whole is integrated with the wider area in a holistic manner.

5.0 Conclusions

5.1 The above is agreed as a shared position; and the Parties, jointly look forward to delivering a vibrant and sustainable new urban extension to Burgess Hill.

6.0 Signatories

6.1 This statement has been prepared and agreed by the following organisations:

Mid Sussex District Council Signature  Date: 12/02/2026	Thakeham Homes Limited Signature  Date: 06/02/2026
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Appendices



0m 50m 250m

S07 27.11.2023 Minor amends to colours
S06 27.11.2023 Minor amends to background
S05 22.11.2023 Minor amends to colours
S04 15.11.2023 Minor amends to base
S03 07.11.2023 Minor client amends
S02 01.11.2023 Various client amends
S01 05.10.2023 First Issue

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THAKEHAM

Land west of Burgess Hill

Illustrative Masterplan

Sketch

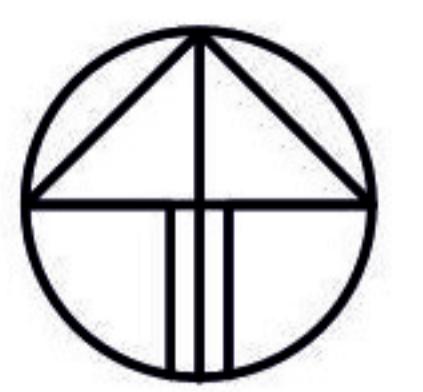
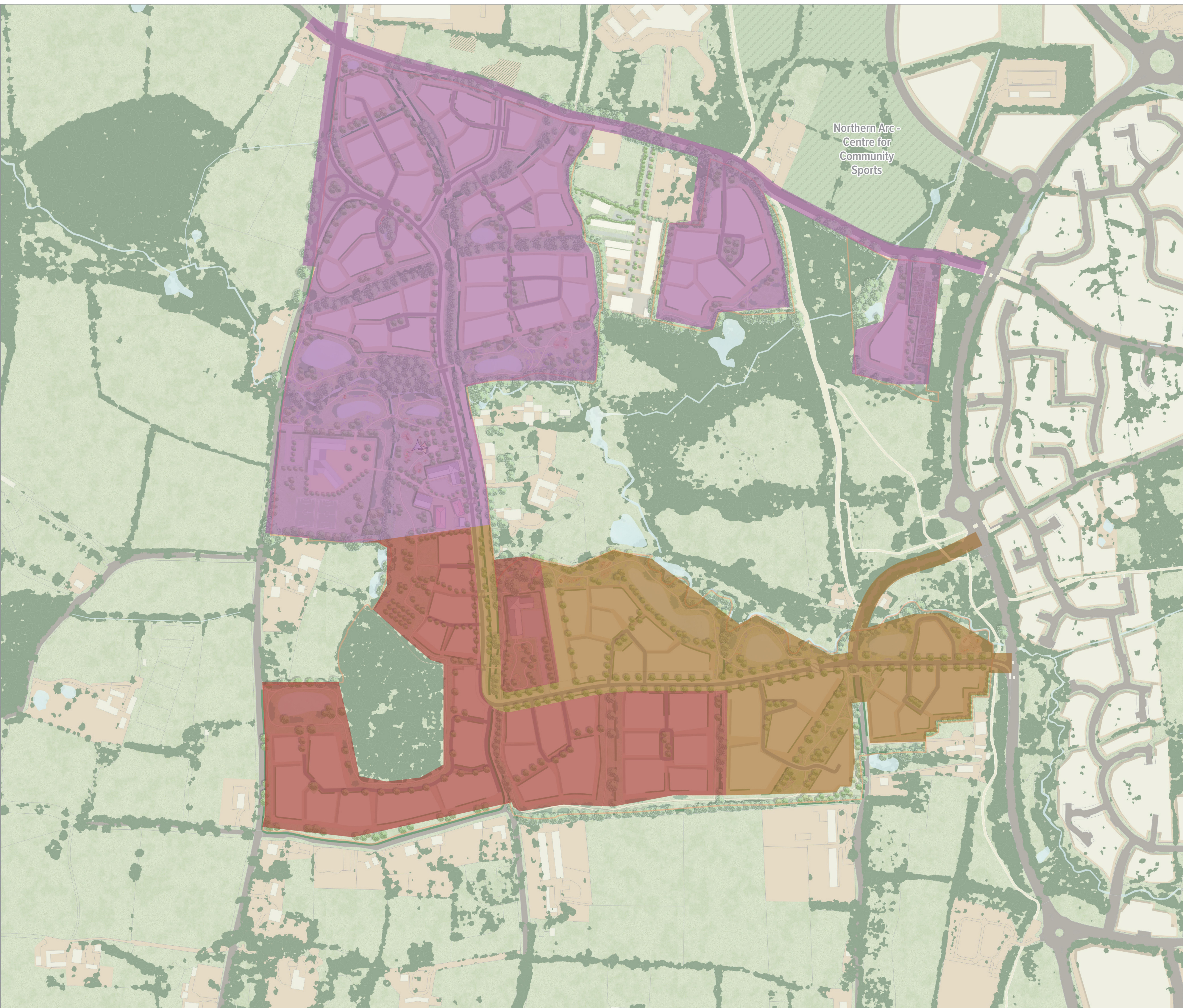
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0m 50m 250m

Phase 1
Phase 2
Phase 3

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THAKEHAM

Land west of Burgess Hill

Illustrative Masterplan Phasing

Sketch

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