Updated Statement of Common Ground

Riverdale and Berkeley Latimer — Sayers Common

Mid Sussex District Plan Review 2021–2040 Examination – Main Modification MM92: West House Farm, Henfield Road, Sayers Common (SHELAA 1124) – Draft for agreement, October 2026

Introduction and Parties

This note sets out proposed areas of common ground and potential practical coordination between Riverdale Developments Ltd ("Riverdale") and Berkeley Latimer ("the parties") in relation to the Mid Sussex District Plan Review 2021–2040 and the future development of Sayers Common. It updates the Statement of Common Ground signed by the parties on 19 March 2026 ("the March 2026 SoCG") and is prepared to assist the Inspector and Mid Sussex District Council ("the Council") in the examination of proposed Main Modification MM92.

Riverdale is the promoter of West House Farm, Henfield Road, Sayers Common (SHELAA 1124), proposed for allocation for 325 dwellings through Main Modification MM92. Berkeley Latimer is the promoter of DPSC3: Land to the south of Reeds Lane, Sayers Common.

Both parties acknowledge that the Inspector has directed the Council to test the ability of the Local Plan to meet a higher level of housing need, and that this direction requires the Council to test the potential to identify further allocations and secure them through Main Modifications to the submitted plan. Following in-combination testing, the Council has proposed three additional allocations at Sayers Common, including MM92 (site 1124). The determination of the quantum and location of any such allocations is properly a matter for the Council to resolve through the examination process. Nothing in this note is intended to compromise or prejudice either party's position as set out in their respective representations, or in relation to any specific planning application or development proposal.

Agreed Positions

Both parties support the allocation of DPSC3 and the spatial strategy for growth at Sayers Common as set out in the Mid Sussex District Plan Review 2021–2040 and

consider that the extent of DPSC3 as currently allocated can deliver sustainable development at Sayers Common.

Both parties acknowledge that the Regulation 18 Plan identified that opportunities to improve connectivity and master planning between the eastern and western parcels of the site, by inclusion of further land parcels on the southern boundary, should be investigated. It further stated that any extension to the site must ensure there is significant open space and landscaping on the southern boundary to ensure a gap between Sayers Common and Albourne, to maintain the separate identity of these settlements.

Both parties agree that development on the southern boundary of DPSC3, now proposed by the Council through MM92, can enhance connectivity between the eastern and western parcels of DPSC3, support the delivery of shared infrastructure, and accord with the opportunity identified in the Regulation 18 Plan.

Riverdale supports the proposed allocation of MM92. Consistent with its Main Modifications representations (September 2026), Berkeley Latimer supports MM92's requirements for financial contributions towards infrastructure and for connectivity with DPSC3, including pedestrian and cycle connectivity and access across Henfield Road, and raises no objection to the proposed allocation.

Following the Inspector's direction (IDJB-12) to test a higher housing requirement and the Council's proposed allocation of MM92, proposals for its development should demonstrate how they:

(a) accord with the vision and objectives for growth at Sayers Common as set out in the Regulation 19 Plan including Policy DPSC GEN: Significant Site Requirements;

(b) enhance east–west connectivity between the eastern and western parcels of site DPSC3, including the provision of additional active travel routes to the neighbourhood centre, school, and employment provision proposed within the emerging Masterplan Framework Document;

(c) support and contribute to the delivery of shared infrastructure in accordance with the approach set out in the Sayers Common Statement of Common Ground (examination document S1 and S2); and

(d) deliver homes within the plan period to make a contribution to meeting the housing requirement of the plan.

Both parties agree that MM92 provides an effective policy to address these matters: it supports the vision and objectives for growth at Sayers Common as part of a single, connected community; it requires connectivity with DPSC3, including phasing of infrastructure and pedestrian and cycle routes through the site, the provision of pedestrian and cycle routes along and across Henfield Road; contributions to and direct delivery of infrastructure (below); and that the southern part of the site will be provided a public open space to maintain the gap with Albourne.

Following the Council's proposed allocation of MM92, the parties will continue to work collaboratively together to coordinate design and technical work to achieve necessary connectivity between DPSC3 and MM92 and their timely delivery. The parties will also continue to work together to ensure that the Masterplan required by Policy DPSC GEN is prepared to support the local plan's housing trajectory.

Infrastructure Contributions and Direct Delivery

MM92 will support growth at Sayers Common through proportionate financial contributions towards shared infrastructure, including education, health, community facilities and sustainable transport, in accordance with the Sayers Common Infrastructure Delivery Plan [IV8] as updated through the examination, and through direct delivery of on-site open space and play, pedestrian and cycle connections to DPSC3, a shared footway/cycleway on Henfield Road, PRoW improvements and early bus stop improvements. Its early delivery will bring these contributions and works forward.

Connectivity and Complementary Design

The parties will continue to work together on connectivity between MM92 and DPSC3, including east–west active travel links through MM92 between the DPSC3 parcels and a safe, direct crossing of Henfield Road, coordinating access and crossing points with WSCC. Berkeley Latimer is preparing a masterplan for DPSC3 and is sharing design principles and detail for the transition areas on the common boundaries, so that the two schemes are complementary in layout, landscape and built form. The parties have participated in a joint Design Review Panel session. This joint working supports the

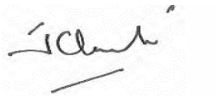
holistic approach to linkages, movement and infrastructure delivery across the Sayers Common sites sought by the Inspector in IDJB-12.

Information Sharing

The parties will continue to share technical information on a reciprocal basis, including access and crossings, transport evidence, drainage, ecology and boundary landscaping, to align evidence and avoid duplication.

Signatories

Signed on behalf of



Berkeley Latimer: _____ Name: ____J Lambert_____

Date: _____22/10/26_____

Signed on behalf of

Riverdale Developments Ltd: _____ Name: _____

Date: _____