Statement of Common Ground

Mid Sussex District Plan 2021–2040 Examination

Main Modification MM92: West House Farm, Henfield Road, Sayers Common (SHELAA 1124)

Week 4 Hearings – Matter 7 (continued): Sites added by the draft Main Modifications

Mid Sussex District Council and Riverdale Developments Ltd

Date of publication – October 2026

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1.0 Introduction

SoCG prepared between the parties

1.1 This Statement of Common Ground ("SoCG") is a jointly agreed statement between Mid Sussex District Council ("MSDC" or "the Council") and Riverdale Developments Ltd ("Riverdale"), hereafter referred to as "the parties", in relation to the Examination of the Mid Sussex District Plan 2021–2040 ("the Plan"). It has been prepared by DMH Stallard LLP on behalf of Riverdale, in discussion with the Council.

1.2 Riverdale is the promoter of West House Farm, Henfield Road, Sayers Common (SHELAA reference 1124) ("the site"), which the Council proposes to allocate for approximately 325 dwellings through proposed Main Modification MM92 (Schedule of Main Modifications, July 2026, examination document DP2a).

1.3 This SoCG relates to the Week 4 hearings, Matter 7 (continued): Sites added by the draft Main Modifications, and specifically the MM92 session scheduled for Thursday 5 November 2026 (PM) under the agenda items (a) access and movement, (b) social and community facilities and (c) countryside (IDJB-15). It is submitted in accordance with the Inspector's Guidance Note (IDJB-13, paragraph 49) by 23 October 2026.

Purpose of this SoCG

1.4 The purpose of this SoCG is to identify those matters on which the parties agree and any on which they do not agree, so as to assist the Inspector and to narrow the issues to be discussed at the hearing session. It is not intended to repeat the content of Riverdale's Hearing Statement (October 2026) nor its representation to the Main Modifications consultation (September 2026), which should be read alongside it.

1.5 It is appreciated that liaison on the matters in this SoCG is ongoing and will be subject to review. This SoCG is not binding on either party and is agreed without prejudice to further matters of detail that either party may wish to raise through the Examination or at the planning application stage. Nothing in this SoCG revisits housing need, the spatial strategy or Policy DPSC3, which the Inspector has addressed in the interim conclusions (IDJB-12).

1.6 This SoCG should also be read alongside the Sayers Common Statement of Common Ground (examination document S1) between the Council and the promoters of DPSC3 to DPSC7, and the Statement of Common Ground between

Riverdale and Berkeley Latimer (the DPSC3 promoter) signed on 19 March 2026 and currently being updated.

2.0 Background

How the site came to be a proposed allocation

2.1 Following the examination hearings held in February and March 2026, the Inspector asked the Council to test whether the Plan could meet a higher housing requirement and, in the interim conclusions (IDJB-12), found the spatial strategy and the principle of DPSC3 sound while asking for a more holistic approach to masterplanning the Sayers Common sites. Following in-combination testing, the Council identified 35 additional housing sites for allocation through the Main Modifications, three of which are at Sayers Common, including the site.

2.2 MM92 gives effect to this through criterion 5, which requires the southern part of the site to remain as public open space "*to maintain separation between the site and Albourne*". The Council's site selection conclusions (SSP7, Appendix 2) record that the site's location "*offers the opportunity for better place making and supporting infrastructure delivery*" and recognise its potential to contribute to the five-year housing land supply.

Policy MM92

2.3 Proposed Main Modification MM92 allocates the site for housing. The policy box records the following:

Item	MM92 (DP2a, July 2026)
Site	West House Farm, Henfield Road, Sayers Common
SHELAA reference	1124
Settlement	Sayers Common
Gross site area	21 ha
Number of dwellings	325
On-site infrastructure	Natural, semi-natural and amenity green space; play area; outdoor sports; parks and gardens
Financial contributions	Sustainable transport; education; library; community buildings; local community infrastructure; emergency services; health; other outdoor provision; improvements at Hassocks Station
Provision of	Highway works; sustainable transport measures

2.4 The policy contains twelve requirements, including connectivity with DPSC3, including the phasing of the infrastructure needed to secure that connectivity, so that the site is not an isolated development (criterion 1), access from the north and east along Henfield Road (criterion 2), a shared pedestrian and cycle way on the southern side of Henfield Road (criterion 3), additional bus stops (criterion 4), public open space on the southern part of the site to maintain separation from Albourne and preserve or enhance the setting of the listed buildings of West House Farm (criterion 5), prioritised pedestrian and cycle routes (criterion 6), public rights of way ("PRoW") improvements (criteria 7 to 9), a boardwalk crossing of the watercourse (criterion 10), drainage (criterion 11) and the Brick Clay (Weald) Minerals Safeguarding Area (criterion 12).

2.5 MM37 amends the Vision and Objectives for Growth at Sayers Common so that the site forms part of the Sayers Common Sustainable Community, alongside DPSC3 to DPSC7 and the two other additional sites, MM93 and MM94.

3.0 Deliverability

Dwellings

3.1 The parties agree that the site is suitable, available and achievable for residential development and is capable of delivering approximately 325 dwellings, together with the on-site infrastructure required by MM92. The parties note that the yields in the Plan are approximate and may be refined through more detailed masterplanning as sites come forward through the planning application process (DP2a, housing supply table).

3.2 The gross site area is approximately 23 ha, as recorded in MM92.

Ownership / option agreement

3.3 Riverdale confirms that all the land is in their freehold ownership with no vacant possession issues on both West House Farm, and Gunners. There are no 3rd party land constraints to delivery of the site access, the Henfield Road frontage works or the on-site PRoW improvements.

3.4 The parties agree that footpaths ALB-6AL and ALB-30AL lie outside the site, that only part of footpath ALB-9AL lies within it, and that improvements to those sections lying outside the site are not within Riverdale's control (see Section 6).

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Timeframes

3.5 Pre-application discussions with the Council have been ongoing since November 2025. The proposals have been the subject of technical work on access and highways, landscape, ecology, drainage, arboriculture and heritage, and the design continues to be refined.

3.6 Riverdale is in active engagement with the Council, West Sussex County Council ("WSCC") as Local Highway Authority and the WSCC Public Rights of Way team on the access, crossing, footpath and PRoW proposals. Modelling scenarios and trip rates have been agreed with WSCC through pre-application consultation, and the MM92 assessments will align with those for DPSC3. The submission of a full planning application for the site is aligned to the submission of the outline planning application for DPSC3, anticipated later this year.

3.7 The parties agree that, consistent with the Sayers Common SoCG (S1, paragraphs 5.9 and 5.12), this SoCG places no restriction on the site coming forward independently of DPSC3, provided that it does so in accordance with MM92 and the principles of the Sayers Common Sustainable Community, including criterion 1 (connectivity with DPSC3 and the phasing of connectivity infrastructure).

4.0 Infrastructure

Access

4.1 Vehicular access is to be provided from Henfield Road (B2116), in accordance with criterion 2, by means of two vehicular access points from Henfield Road.

4.2 The parties agree that detailed highways schemes (such as extending the 30mph speed limit on Henfield Road) will be progressed with WSCC and designed to appropriate standards and subject to Road Safety Audit at the application stage where applicable.

Connectivity (within and outside the site)

4.3 The parties agree that the site has three important roles in the Sayers Common Holistic Movement Strategy (July 2026, examination document S7): enabling east–west active travel links between the main and western parcels of DPSC3; helping to calm traffic and bring active travel infrastructure to Henfield Road; and supporting the 20-minute neighbourhood which DPSC3 enables.

4.4 The parties agree that a safe, direct crossing of Henfield Road is integral to the 20-minute neighbourhood linking active modes through the site towards the western parcel of DPSC3.

4.5 Within the site, the parties agree that pedestrian and cycle routes will be prioritised (criterion 6), the PRoW crossing the site will be retained and integrated, and a route will cross the watercourse east to west (criterion 10). Outside the site, MM92 will deliver the shared footway/cycleway on the southern side of Henfield Road (criterion 3) and contribute to the Henfield Road route improvements to Albourne C of E Primary School and Albourne identified in the Holistic Movement Strategy.

4.6 The parties agree that bus stop and shelter improvements are scheduled in the Sayers Common IDP as short-term interim measures, ahead of the DPSC3 mobility hubs, and that the site will contribute as necessary and proportionate to the proposed 273 diversion and new 100A service.

Community uses (open space, play space etc.)

4.7 The parties agree that the site will provide significant public open space on its southern part, secured by criterion 5 and shown on the Policies Map, as part of on-site natural, semi-natural and amenity green space, together with an on-site Locally Equipped Area for Play ("LEAP").

4.8 The parties agree that the site will be accessible to the DPSC3 neighbourhood and local centres, and that it complements those uses and adds catchment that supports their viability.

4.9 The parties agree that outdoor sports should be met through a financial contribution towards the shared provision to be delivered at DPSC3, rather than on site (see Section 6). This is consistent with the Sayers Common IDP, which identifies outdoor sports provision to be delivered at DPSC3 with pooled contributions from DPSC4 to DPSC7 and sites 786, 787 and 1124.

Landscape and separation

4.10 The parties agree that the site is capable of being developed in a manner that responds appropriately to its landscape context. Criterion 5 secures public open space on the southern part of the site to maintain separation between the site and Albourne and to preserve or enhance the setting of the listed buildings of West House Farm. The parties further agree that existing trees, hedgerows and public rights of way should be retained and incorporated into the layout wherever practicable. A detailed landscape strategy at the planning application

stage will address these matters, including compensation for any unavoidable loss.

4.11 The parties agree that separation between Sayers Common and Albourne is secured by the site's containment within the envelope established by DPSC3 and by the criterion 5 public open space shown on the Policies Map, and that the site lies outside the Local Gap designated in Albourne Neighbourhood Plan Policy ALC3.

4.12 Riverdale would support the southern open space forming part of a coherent, continuous green edge with the DPSC3 and MM81 buffers, secured through long-term stewardship. The parties agree that this can be addressed through the planning application.

Other infrastructure

4.13 The parties agree that the Environment Agency's request for a foul drainage assessment is supported, that sewerage network upgrades at Albourne are scheduled for direct provision by the site in the Council's Sayers Common IDP. Matters relating to heritage, ecology and biodiversity net gain are addressed by MM92 criteria 5, 10 and 11 and are not matters of difference between the parties.

Holistic Movement Strategy and Sayers Common masterplan

4.14 The parties agree that the proposals for the site should demonstrate how they accord with the Vision and Objectives for Growth at Sayers Common (as amended by MM37) and, to the extent applicable to the site, Policy DPSC GEN; enhance east–west connectivity between the DPSC3 parcels; contribute proportionately to shared infrastructure in accordance with the IV8 apportionment approach (paragraph 4.18); and deliver homes within the plan period.

4.15 The parties acknowledge that Policy DPSC GEN, as amended by MM36, requires an allocation-wide Masterplan for DPSC3, to be prepared by the DPSC3 promoter, which must demonstrate how the other housing allocations within Sayers Common, including the site, can be integrated into the development (DPSC3 criterion 11, as amended by MM44). Riverdale supports this approach and will continue to contribute to the preparation of that Masterplan. Proposals for the site will be assessed against MM92, including criterion 1, having regard to the DPSC3 Masterplan, where available, and the Holistic Movement Strategy (S7).

4.16 Riverdale will continue to work with Berkeley Latimer and the Council to inform the preparation of the DPSC3 Masterplan, and Berkeley Latimer is sharing design principles and detail with Riverdale for the transition areas on the common boundaries, so that the two schemes are complementary in layout, landscape and built form. Riverdale's illustrative masterplan, preliminary landscape impact assessment and development framework will be submitted to the examination library.

Infrastructure Delivery

4.17 The parties agree that Policy MM92, the Sayers Common IDP (IV8, July 2026), read with the Plan IDP (IV7), is the appropriate basis for coordinated and proportionate infrastructure delivery across the Sayers Common Sustainable Community.

4.18 The parties agree the apportionment approach in IV8, under which contributions are pooled from DPSC3 to DPSC7 and sites 786, 787 and 1124 towards shared projects, with some projects dependent on contributions being pooled from multiple developments and the levels of contribution regarded as indicative (IV8, paragraphs 1.20 and 1.21). The parties also agree that IV8 is a 'living document' which will be incrementally updated as masterplanning progresses.

4.19 The table in Appendix A sets out the principal projects for site 1124, showing the July 2026 IV8 estimates as updated.

5.0 Site Delivery

Phasing

5.1 The parties agree the delivery timeline for the site, as set out in the Council's Housing Land Supply and Trajectory Update (H10, July 2026) is realistic.

Site	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
MM92 (site 1124)	0	0	0	50	80	80	80	35
DPSC3 (for reference)	0	0	0	0	60	190	200	200

5.2 The parties agree that the site's first 130 homes (50 in 2029/30 and 80 in 2030/31) fall within that five-year period and contribute to the Council's five-year housing land supply.

5.3 The parties agree that connectivity infrastructure will be phased in line with MM92 criterion 1. In doing so, regard will be had to the DPSC3 Infrastructure Delivery Strategy and Phasing Plan prepared under Policy DPSC GEN, insofar as relevant to the site. On-site open space, play and the Henfield Road footway/cycleway will be delivered alongside the relevant phases of housing. Trigger points will be agreed through the planning application and section 106 agreement. The site's connections to DPSC3 will be provided up to the common boundary, so that they can be completed as the adjoining DPSC3 phases come forward. The parties further agree that delivery and occupation of the site's homes are not dependent on any DPSC3 infrastructure trigger point or on the timing of delivery of DPSC3, the IDP interim strategies (including existing school, health and bus capacity) providing for the site's needs ahead of DPSC3 infrastructure becoming operational.

Short-term benefits

5.3 The parties agree that, because the site is expected to deliver ahead of DPSC3, it can bring forward short-term benefits, including bus stop improvements (scheduled for the short term, under five years), the cycle route items scheduled for direct delivery and early receipt of pooled contributions, so that infrastructure keeps pace with homes.

Alignment with MSDC expectations (H10) and the wider Sayers Common Sustainable Community

5.4 H10 sets a total housing requirement of 24,071 dwellings for 2021–2040 (Local Housing Need of 19,243, plus unmet need of 3,753 for Crawley and 1,075 for Brighton & Hove), and a headroom allowance of 766 dwellings, giving a requirement plus headroom of 24,837 against a total supply of 24,949. H10 describes the resulting margin of 112 dwellings above the requirement plus headroom as providing "*some additional headroom and contingency*". The parties agree that this supply position relies on the delivery of the proposed allocations, including the 325 dwellings at MM92.

5.5 H10 identifies a five-year housing land supply of 7,139 dwellings against a five-year requirement of 6,233 dwellings (including a 5% buffer) for the period 2026/27 to 2030/31.

5.6 The parties further agree that the site's delivery is consistent with the aims of the Sayers Common SoCG (S1), namely joint working, integrated masterplanning, coordinated phasing and the equitable sharing of infrastructure costs between the allocations, which in the case of the site will be achieved through MM92, the

separate planning application for the site and the IV8 apportionment approach (paragraph 4.17). The parties also agree that the total planned growth at Sayers Common identified in IV8 (3,001 dwellings across DPSC3 to DPSC7 and sites 786, 787 and 1124) includes the site's 325 dwellings.

6.0 Matters Agreed

6.1 The parties agree that:

- the site is suitable, available and achievable, and MM92 should be retained as an allocation for approximately 325 dwellings;
- MM92 is consistent with the Vision and Objectives for Growth at Sayers Common, the Holistic Movement Strategy (S7) and, to the extent applicable, Policy DPSC GEN, and will form part of a single, connected Sayers Common Sustainable Community;
- criteria 1, 2, 3, 5, 6 and 10 to 12 of MM92 are sound and deliverable as drafted;
- separation between Sayers Common and Albourne is secured by the site's containment, the criterion 5 public open space shown on the Policies Map, and visual and perceptual separation, and the site lies outside the Albourne Neighbourhood Plan Local Gap (Policy ALC3);
- the Sayers Common IDP (IV8, and subsequent updates is the basis for proportionate infrastructure contributions and direct delivery by the site, insofar as consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010;
- the H10 trajectory for the site is realistic, the site is expected to deliver its first homes in 2029/30 and the site's first 130 homes fall within, and contribute to, the five-year housing land supply; and
- delivery and occupation of the site's homes are not dependent on DPSC3 infrastructure trigger points or on the timing of delivery of DPSC3 (paragraph 5.2).

6.2 To ensure that MM92 is effective and justified (NPPF, paragraph 35), the parties agree that the Inspector be invited to recommend MM92 subject to the following further minor amendments. The parties consider that these amendments clarify the wording of MM92 without altering the substance of the allocation, its yield or its infrastructure requirements, and that they do not require further consultation.

Provision	MM92 as proposed (DP2a)	Agreed amendment and reason
Infrastructure box	Outdoor sports listed as on-site provision	Move outdoor sports from the on-site column to the financial contributions column. Reason: reflects the site's open space strategy under criterion 5 and the IV8 approach of pooled contributions to outdoor sports at DPSC3 (£460,720 for site 1124).
Criterion 4	"*Provide additional bus stops south of existing bus stops 4400MS0337 and 4400MS03338.*"	"*Provide improvements to local bus stop infrastructure.*" Reason: enables bus stop improvements best related to the site, with details fixed at application stage.
Criterion 7	"*Improve surface and upgrade footpath ALB-6AL.*"	Delete criterion 7. Reason: ALB-6AL lies outside the site and its upgrade is not within Riverdale's control; contributions to the wider PRoW network, including ALB-6AL, are secured by amended criterion 8.
Criterion 8	"*Improvements required to footpaths FP30AL, 9AL and 13-1AL.*"	"*Integrate and/or enhance the existing PRoWs that cross the site (FP13-1AL, ALB-9AL) and contribute to the improvements of offsite footpaths (including FP30ALand ALB-6AL)* Reason: ALB-30AL lies outside the site; ALB-9AL is only partly within it; ALB-13-1AL is constrained by the access to West House Farm and Root Protection Areas.
Criterion 9	"*Incorporate the public rights of way crossing the site in the design and layout of the site including maintaining current alignment.*"	Delete Reason: criterion 8 now deals.
MM37 (Vision and Objectives)	Lists "*MM91: West House Farm, Henfield Road – 325 dwellings*", "*MM92: Land east of Avtrade*" and "*MM93: Land at Kingsland Lodge*"	Correct the references to MM92 (West House Farm), MM93 (Land east of Avtrade) and MM94 (Land at Kingsland Lodge), consistent with the housing supply table and the site policies in DP2a. Reason: factual correction.

7.0 Matters Not Agreed

7.1 At the date of this SoCG, there are no matters of principle on which the parties disagree.

8.0 Conclusions

8.1 The parties agree that MM92 is sound, subject to the minor amendments in paragraph 6.2, and invite the Inspector to recommend it. The parties further agree the delivery timeline in paragraph 5.1, under which the site's first homes are expected to precede those on DPSC3 and to bring forward early housing and infrastructure for the Sayers Common Sustainable Community.

8.2 The parties will continue to work together, and with WSCC, Berkeley Latimer and other stakeholders, to deliver the site in accordance with the Plan's housing trajectory.

9.0 Signatories

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

Mid Sussex District Council	**Riverdale Developments Ltd**
Signature:  Name: Eric Owens Position: Interim Assistant Director of Planning and Sustainable Economy Date: 22nd October 2026	Signature:  Name: Matt Elnaugh Position: Technical Director Date: 22nd October 2026

Appendix A

Project	**Delivery approach (IV8, July 2026)**	**IV8 estimate (site 1124)**
Early years	Pooled contributions towards off-site provision	£706,100
Primary education	New school on DPSC3; pooled contributions; WSCC to deliver	£1.65m
Secondary education	New school on DPSC3; pooled contributions; WSCC to deliver	£2.03m
Sixth form	Contributions towards off-site provision	£518,000
SEND	Pooled towards new SEND school (DPSC2)	£482,880
GP facility	New GP practice on DPSC3; pooled contributions	£537,275
Community buildings	On DPSC3 with pooled contributions	£463,600

Project	Delivery approach (IV8, July 2026)	IV8 estimate (site 1124)
Local community infrastructure	–	–
	Contributions to existing libraries	£178,250
Outdoor sports	On DPSC3 with pooled contributions	£460,720
Other outdoor provision	On DPSC3 with pooled contributions	£514,200
Equipped play (LEAP)	On-site provision	£160,000
Informal outdoor space / parks and gardens	Indicative contribution if on-site provision not required	£641,720
Hickstead Junction	Pooled; developer to deliver	£122,916
A23/B2118 NB on-slip merge	Pooled; developer to deliver	£73,852
A281/B2117/Shaves Wood Lane safety	Pooled; developer to deliver	£27,182
Hassocks Station cycle storage and access	Contributions to off-site improvements	£82,808
Sayers Common to Burgess Hill cycle route (Langton Lane; A23/A2300)	DPSC3 to deliver with pooled contributions	TBC (To be costed and apportioned in IDP update)
Bus stop/shelter improvements	Interim measure; developer/WSCC	TBC (direct delivery)
273 diversion; new 100A service	Pooled; with bus operators	TBC (To be costed and apportioned in IDP update)
New pedestrian crossing on Henfield Road	DPSC3 to deliver with pooled contributions from DPSC4–7	To be confirmed
Lighting – footway to Albourne primary school	DPSC3 with pooled contributions	–
Police; fire and rescue	Pooled towards off-site mitigation	£64,781; £52,306
Burgess Hill transfer site/HWRS	Pooled towards off-site mitigation	£32,500
A23/B2118 SB off-slip diverge	Pooled; developer to deliver	TBC
Rural Road Improvement Fund	Pooled contributions; traffic monitoring and calming	–

Project	Delivery approach (IV8, July 2026)	IV8 estimate (site 1124)
Extension of foot/cycleway network into Albourne	DPSC3 with pooled contributions	–
Traffic interventions – Hurstpierpoint High Street	DPSC3 with pooled contributions	–
PRoW improvements and integration into wider network	On-site improvements by developers	–
Sewerage network upgrades – Albourne	Developer and/or Southern Water	–