

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 14 April 2026 09:00:21 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "Elizabeth Lancaster" <Elizabeth.Lancaster@midsussex.gov.uk>; "Robert Anderton" <Robert.Anderton@midsussex.gov.uk>; "Nicole Batten-Evatt" <nicole.batten-evatt@midsussex.gov.uk>; "Rebecca Hair" <Rebecca.Hair@midsussex.gov.uk>
Subject: DM/26/0164 273 London Road, Burgess Hill, West Sussex, RH15 9QU
Attachments: 273 London Road Burgess Hill.xlsx

Hi Debbie,

DM/26/0164 - 273 London Road, Burgess Hill, West Sussex, RH15 9QU

The above application is a "Retrospective application for conversion and external works to building to form 6 flats".

The application is seeking retrospective permission for 6 studio flats.

Appendix 5 of Draft Submission MSDC District Plan

In terms of seeking planning obligations, the Council has revoked the 'Development Infrastructure and Contributions' Supplementary Planning Document. The Council uses Appendix 5 of the Draft Submission District Plan to calculate Section 106 contributions due from applications received from 23 July 2025. This application was received on 22 January 2026 and therefore falls to be determined in line with the 'Draft Submission District Plan'.

Appendix 5 of the Draft Submission Plan sets out details of how Mid Sussex District Council seeks planning obligations for appropriate developments. This development of 6 flats will be required to provide financial contributions for Mid Sussex District Council towards:

- Community Buildings
- Formal sports
- Play area/ Other outdoor provision
- Local Community Infrastructure

I enclose the calculator, which sets out the S106 contributions required.

Community Buildings

In terms of community buildings, a contribution of **£5,274** is required. These contributions should be used for improvements to facilities at :

- the Cherry Tree Centre, 555 Fairfield Road, Burgess Hill and/or
- the Park Centre , 60 Park Road, Burgess Hill and/or
- St Johns Park Pavilion, Burgess Hill

Formal Sports

A contribution of **£5,242** is required for formal sports. This should be used for improvements to facilities at:

- St Johns Park, Burgess Hill and/or
- The Triangle, Burgess Hill and/or
- The Arc, Burgess Hill.

Play Space/Other Outdoor Provision for Older Children

The application comprises 1 bedroom dwellings and is not required to provide a financial contribution for 'equipped play areas' for younger children.

The application does not provide for 'other outdoor provision' for older children. A financial contribution of **£5,850** is required. Appendix 5 of the Draft Submission Plan indicates at p. 281 that a Neighbourhood Area of Play should be provided within 1000m of the site. Therefore, the off-site contribution should be used for outdoor provision for children at St John's Park, Burgess Hill; and/or Fairfield Recreation Ground, Burgess Hill.

Local Community Infrastructure

A contribution of **£3,752** is required for local community infrastructure. This contribution should be spent towards upgrading the public toilets at St John's Park Pavilion; and /or towards the Burgess Hill "Place & Connectivity Programme" ; and/or for the installation/improvement of CCTV at St John's Park Pavilion.

I trust these comments are helpful.

I also enclose a spreadsheet detailing all these costs, which total **£20,118**.

Kind regards,
Mark

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Working together for a better Mid Sussex