

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 15 February 2026 20:02:12 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Robert Anderton" <Robert.Anderton@midsussex.gov.uk>; "Jo Reid" <Jo.Reid@midsussex.gov.uk>; "Elizabeth Lancaster" <Elizabeth.Lancaster@midsussex.gov.uk>
Subject: DM/25/3021 - Land To The West Of, Courthouse Farm, Copthorne Common, Copthorne

Hi Jo,

DM/25/3021 - Land To The West Of Courthouse Farm, Copthorne Common, Copthorne

Apologies for the delay in responding to you on this application.

This is an outline planning application for “the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road”.

The application form indicates that the application is for 60 market dwellings, together with 26 affordable dwellings (18 houses and 8 flats), making a total of **86** dwellings.

This application has been prepared in conjunction with an application for C2 extra-care units (DM/25/3020), which I will comment on separately.

Appendix 5 of Draft Submission 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 25 November 2025 and therefore falls to be determined in line with Appendix 5 of the Draft Submission District Plan, which seeks contributions from schemes for 5 dwellings or more. [Development Contributions - Mid Sussex District Council](#)

Outline Applications

As the application is in outline, the final mix and exact numbers of dwellings has not yet been established. This means that an exact Section 106 contribution requirement cannot yet be determined for each of the four headings below. Instead, I give an indicative figure for each of the four headings, based on all dwellings (market and affordable) being 3 bedroom properties. Should the application be granted permission, and a reserved matters application submitted, I will revise the S106 contribution figures.

I have also liaised with Worth Parish Council, in terms of the projects being sought from the developer contributions.

Community Buildings

The following formula should be used for calculating developer contributions due for community buildings (from Appendix 5 of the Draft Submission Plan, p.279):

- Community Building Contribution Due = No. of residents generated by development x cost per resident (£676.2)

The indicative calculation for 86 dwellings (60 market/ 26 affordable) and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (193.55) X £676.2 = **£130,879**.

The contribution for community buildings should be used for: improvements to the Parish Hub, Borers Arms Road; and/or improvements to Copthorne Village Hall, Copthorne Bank.

Play Space/Other Outdoor Provision for Older Children

The Planning Statement confirms at p.36 that a 415 sqm play area will be provided on site. Therefore, no contribution for play space for younger children is required. However, a contribution for older children for "other outdoor provision" is required.

The following formula should be used for calculating developer contributions due for "other outdoor provision" for older children (from Appendix 5 of the Draft Submission Plan, p.282):

- Other outdoor provision contribution due = No. of residents generated by development x cost per resident (£250) x amount required per resident (3 sqm).

The indicative calculation for 86 dwellings (60 market/ 26 affordable) and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (193.55) X £250 per resident x £3 (sqm per resident) = **£145,163**.

The contribution for older children for 'other outdoor provision' should be used for improvements at Copthorne Recreation Ground, Copthorne Bank; and /or improvements at Copthorne Jubilee Pavilion, Copthorne Bank.

Formal Sports

The following formula should be used for calculating developer contributions due for formal sports (from Appendix 5 of the Draft Submission Plan, p.282):

- Formal sports contribution Due = No. of residents generated by development x quantity guidance (16 sqm per person) x cost per sqm (£42 per sqm)

The indicative calculation for 86 dwellings (60 market/ 26 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (193.55) X 16 x £42 = **£130,066**.

The contribution for formal sports should be used for: improvements to sports provision and facilities at Copthorne Pavilion, Copthorne Bank ; and/or improvements to MUGA facilities at Copthorne Recreation Ground, Copthorne Bank; and/or improvements at King George's Playing Field, Copthorne; and/or improvements at Copthorne Cricket Club.

-

Local Community Infrastructure

The following formula should be used for calculating developer contributions due for local community infrastructure (from Appendix 5 of the Draft Submission Plan, p.279):

- Local community infrastructure due = no. of residents generated x LCI cost (£481 per person)

The indicative calculation for 86 dwellings (60 market/ 26 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (193.55) X 16 x £481 = **£93,098**.

The contribution for 'local community infrastructure' should be used for:

- Street lighting upgrades on streets connecting site with village services, e.g. Borers Arms Road, Copthorne Common Road, Brookhill, Newtown, Copthorne Bank, Church Lane and Church Road; and/or
- CCTV/ANPR on Shipley Bridge Lane/Borers Arms Road/Copthorne Common Road/Brookhill/Newtown/Copthorne Bank/Church Lane/Church Road; and/or
- Speed indicator devices in the parish.

I trust these comments are helpful.

Kind regards
Mark

Mark McLaughlin
Section 106 & Infrastructure Manager
mark.mclaughlin@midsussex.gov.uk
www.midsussex.gov.uk
01444 477056

Working together for a better Mid Sussex