

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 14 April 2026 08:52:28 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Subject: DM/26/0073 Land Off West Hoathly Road East Grinstead West Sussex

Joe,

My apologies-the response I sent you yesterday said to use the SPD.

Please use the revised comments below.

Thanks
Mark

DM/26/0073 Land Off West Hoathly Road East Grinstead West Sussex

Hi Joe,

Apologies for the delay in sending these comments.

The above full application is for “The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works”.

The application proposes 31 market houses (9 x 2 bedroom; 19 x 3 bedroom; and 3 x 4 bedroom) and 13 affordable houses (6x 1 bedroom; 6 x 2 bedroom and 1 x 3 bedroom).

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 13 January 2026 and **therefore falls to be determined in line with the Draft Submission District Plan.**

The site is allocated in the Draft Submission District Plan (Draft Allocation DPA4 for 45 dwellings), and there is a requirement for financial contributions in draft policy DPA4 (p.189) for financial contributions for Mid Sussex District Council towards:

- Community Buildings

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

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

Community Buildings

In terms of community buildings, a contribution of **£59,397** is required. These contributions should be used towards :

- Improvements to Jubilee Community Centre, East Grinstead and/or
- Improvements to Chequer Mead Theatre, De La Warr Road, East Grinstead and/or
- Improvements to Sunnyside Barn Community Centre, Dunnings Road, East Grinstead and / or
- improvements to community buildings at East Court, College Lane, East Grinstead.

Formal Sports

A contribution of **£59,028** is required for formal sports. This should be used for improvements to facilities at East Grinstead Rugby Football Club; and/or improvements to facilities at East Grinstead Sports Club; and/or improvements to facilities at the King's Centre, East Grinstead.

Play Space/Other Outdoor Provision for Older Children

The application does not propose any on-site play space in the Design and Access Statement. Neither does it provide for outdoor provision for older children. In the absence of any on-site play space/outdoor provision for older children, a financial contribution of **£77,863** is required. Appendix 5 of the Draft Submission Plan indicates at p.281 that a LEAP (locally equipped area of play) should be provided within 400m of the site. As such, the off-site contribution should be used for improvements to play facilities at Sunnyside Recreation Ground and/or improvements to play facilities at Newton Avenue Play area.

A financial contribution of **£65,879** is required for outdoor provision for older children. 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 Sunnyside Recreation Ground.

Local Community Infrastructure

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A contribution of **£42,251** is required for local community infrastructure. This contribution should be spent towards improvements to cemetery provision at Mount Noddy Cemetery; and/ or improvements to public conveniences in East Grinstead; and/or enhancement of the public realm in East Grinstead.

I trust these comments are helpful.

I also enclose a spreadsheet detailing all these costs, which total **£304,418**.

Kind regards

Mark

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