

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 07 May 2026 11:02:10 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Robert Anderton" <Robert.Anderton@midsussex.gov.uk>; "Alan Bowley" <Alan.Bowley@midsussex.gov.uk>; "Nicole Batten-Evatt" <nicole.batten-evatt@midsussex.gov.uk>; "Rebecca Hair" <Rebecca.Hair@midsussex.gov.uk>; "Elizabeth Lancaster" <Elizabeth.Lancaster@midsussex.gov.uk>
Subject: DM/26/0577/OUT Land West of Turners Hill Road
Attachments: Land West of Turners Hill Road.xlsx

Hi Steve,

Please find enclosed my formal comments on the above application.

Formal Comments on DM/26/0577/OUT- Land West of Turners Hill Road

Thank you for the opportunity to comment on the above outline application: "Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works".

Policy

The northern part of the site of this application has the benefit of an outline planning permission for up to 150 dwellings and a 70 bed care home, approved under DM/25/0016/OUT. The site to the south has the benefit of an outline planning permission for up to 200 dwellings, approved under DM/25/0014/OUT. Therefore, at present there is a total of up to 350 dwellings approved and a 70 bed care home, which aligns with the draft allocation under policy DPA9 in the Submission Draft District Plan.

This current application includes the site at Hurst Farm, which is proposed to be allocated for 37 dwellings under policy DPA10 in the Submission Draft District Plan.

If the current application were approved, the result would be an outline planning permission for up to 230 dwellings and a 70 bed care home. Taken together with the consent to the south granted under DM/25/0014/OUT (200 dwellings), there would then be a total of 430 dwellings and a 70 bed care home over the entire site (draft allocations DPA 9 and DPA10).

This application for up to 230 dwellings represents a net increase of 80 dwellings over the extant permission DM/25/0016/OUT of 150 dwellings and this is the figure I have used to calculate developer contributions due.

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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 5 March 2026 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](#)

Financial Provision for Infrastructure

I have calculated the contributions due for the following headings in line with Appendix 5 of the Draft Submission Plan:

- A. 'Community Buildings'
- B. 'Equipped/ Designated Play Areas' & 'Other Outdoor Provision'
- C. 'Outdoor Sports'
- D. 'Local Community Infrastructure'

A 'Community Buildings'

A contribution of **£121,851** is required for community buildings. This contribution should be for: improvements to the Haven Centre, Hophurst Lane, Crawley Down and/or improvements to the Glebe Centre, Vicarage Road, Crawley Down; and/or improvements to the 1st Turners Hill and Crawley Down Scout HQ, Crawley Down.

Calculation from Appendix 5 of Draft Submission Plan (have assumed for outline application 3 bedroom dwellings and 30% affordable provision):

No. of residents generated x av. Community building sqm x community building cost per sqm

$$= 180.2 \times 0.23\text{sqm} \times \text{£}2,940$$

$$= \textbf{£121,851}$$

B 'Equipped/ Designated Play Areas' & 'Other Outdoor Provision'

The Planning Statement at page 103 indicates that the following formal and informal recreational space will be provided as part of the development:

"The provision of up to a minimum of 6ha of formal and informal recreational open space across the site as a whole including 1x Neighbourhood Equipped Area of Play, 1

x Local Equipped Areas of Play and 2 x Local Areas or 'Play on the Way' which together equate to 0.16ha."

Given this on-site provision, there is no requirement for off-site contributions for either 'equipped/ designated play areas' or 'other outdoor provision' on site.

C 'Outdoor Sports'

A contribution of **£121,094** is required for 'outdoor sports'. This contribution should be used for improvements to:

- Crawley Down Cricket Club, Sandy Lane, Crawley Down
- Crawley Down Gatwick Football Club, Crawley Down
- King George V Playing Field, Crawley Down

Calculation from Appendix 5 of the Draft Submission Plan: (have assumed for outline application 3 bedroom dwellings and 30% affordable provision)

No. of residents x Quantity per person sq m x sports cost per sqm

= 180.2 x 16sqm x £42

= **£121,094**

D Local Community Infrastructure

A contribution of **£86,676** is required for local community infrastructure. This contribution should be used for:

- Public realm improvements in Crawley Down village centre
- Improvements to allotment site at Station Road, Crawley Down
- Safer walking routes to school/village facilities from site

Calculation from Appendix 5 of the Draft Submission Plan: (have assumed for outline application 3 bedroom dwellings and 30% affordable provision)

No. of residents x LCI cost per person

= 180.2 x £481

= **£86,676**

I enclose the calculator I have used for these calculations.

I hope these comments are helpful but please do not hesitate to contact me should you require any further information.

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Kind regards,
Mark

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Working together for a better Mid Sussex