

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 28 August 2025 15:59:45 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: DM/25/1129 Land at Foxhole Farm, Bolney
Attachments: DM/25/1129 Land at Foxhole Farm, Bolney

Hi Jo,

Further to my email to you of 20 June 2025 on the above application (enclosed), please find enclosed my amended comments on the application, following discussions with the Bolney Parish Council Clerk, Debbie Thomas.

The Parish Council clerk has confirmed that these amendments have been agreed by Bolney Parish Council.

Formal Comments on DM/25/1129/OUT Land at Foxhole Farm, Bolney- Section 106 Obligations

Thank you for the opportunity to comment on the outline planning application (DM/25/1129/OUT) for the erection of up to 200 dwellings at Land at Foxhole Farm, Bolney, including affordable housing; a community building (Use Class F1); encompassing land for education provision, together with associated access , ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to the Street.

I have amended my comments from those I sent you on 20 June 2025, following discussions with the Parish Clerk at Bolney Parish Council. My comments now include an amended and expanded list of schemes for the use of “Local Community Infrastructure” contributions.

1. Policy

The site is allocated in the draft Submission Plan as draft allocation DPA 14 ‘Land at Foxhole Farm, Bolney’ for 200 dwellings and is included in the Infrastructure Delivery Plan (Sep 2024).

Draft allocation DPA14 requires on-site infrastructure provision of:

- A community facility
- Informal outdoor space , including community orchard and country park.

Draft allocation DPA 14 requires financial contributions towards:

- Local community infrastructure
- Play area
- Other outdoor provision

- Outdoor sports

2. On-Site Infrastructure Provision

Community Facility /Informal outdoor space , including community orchard

The Planning Statement accompanying the application confirms at Appendix A that a new community building will be provided on-site and that a community working hub will form part of this community building. The Community Building provided should be for the use of the charity 'Kangaroos', which provides for people with additional needs.

3. Financial Provision for Infrastructure

The Planning Statement accompanying the application (appendix A) confirms financial contributions will be made towards:

- A. Formal sports
- B. Designated Play areas
- C. Other outdoor provision
- D. Local Community Infrastructure

Mid Sussex District Council revoked the "Development Infrastructure and Contributions SPD" on 23 July 2025. For applications received on or after this date (and for applications such as this one, which was received prior to that date but where the site is a draft allocation in the Draft Submission Mid Sussex Plan), Appendix 5 of the Submission Draft District Plan is used to calculate local Section 106 Contributions due.

A. FORMAL SPORTS

The following amount should be sought for formal sports:

Appendix 5 Draft Submission Plan
£302,736

Calculation:

200 dwellings x 2.5 (standard occupancy rate for outline apps) x 16 (requirement per person) x 42 (cost per sqm) = £336,000.00
 But then the affordable is reduced by 33%
 We have 60 affordable units
 Which equates to
 60 x 2.5 x 16 x 42 = 100,800
 X 33% = 33,264.00

£336,000.00 - 33,264.00 =
£302,736.00

This contribution should go towards:

- Bolney Cricket Club and/ or
- Bolney Stoolball Club and/or
- The Arc/ Centre for Outdoor Sports in Burgess Hill and/or
- The Triangle in Burgess Hill

B. Designated Play Areas

The following amount should be sought for play areas:

Appendix 5 Draft Submission Plan
£424,596

Calculation:

No. of residents x Quantity guidance x Play area cost / sqm

$200 \times 2.5 \times 2.5 \times £377 = £471,250$

Affordable

$60 \text{ dwellings} \times 2.5 \times 2.5 \times £377 = £141,375$

$33\% \text{ reduction } £141,375 \times 0.33 = £46,653.75$

$£471,250 - £46,653.75 = £424,596.25$

These contributions should go towards play equipment improvements at Batchelors Field play area, Bolney.

C. Other Outdoor Provision

The following amount should be sought for other outdoor provision:

Appendix 5 Draft Submission Plan
£337,875

No. of residents x Outdoor provision guidelines x Outdoor provision cost

$200 \times 2.5 \times 3 \times £250 = £375,000$

Affordable

$$60 \times 2.5 \times 3 \times \text{£}250 = \text{£}112,500$$

$$33\% \text{ discount } \text{£}112,500 \times 0.33 = \text{£}37,125$$

$$\text{£}375,000 - \text{£}37,125 = \text{£}337,875$$

These contributions should go towards improvements kickabout/MUGA improvements at Batchelors Field play area, Bolney.

D. Local Community Infrastructure

The following amount should be sought for Local Community Infrastructure

Appendix 5 Draft Submission Plan
£216,690

Calculation

No. of residents x LCI cost per person

$$200 \times 2.5 \times \text{£}481 = \text{£}240,500$$

Affordable

$$60 \times 2.5 \times \text{£}481 = \text{£}72,150$$

33% discount

$$\text{£}72,150 \times 0.33 = \text{£}23,809.5$$

$$\text{£}240,500 - \text{£}23,809.5 = \text{£}216,690.5$$

Bolney Parish Council has asked that this sum be used for:

- New Speed Indicator devices in Bolney and/or
- Construction of a brick built storage facility at The Rawson Hall, the size of a large double garage with wide secure doors, that could be used for the storage of items for various village organisations and/or
- Refurbishment of the outside public convenience at The Rawson Hall and/or;
- Bus shelters refurbishment or replacement and/or;
- Installation of CCTV at the Rawson Hall;

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

- Mark McLaughlin
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