

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 15 June 2026 09:51:02 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/26/1228/OUT Land West Of London Road, Handcross,

DM/26/1228/OUT Land West Of London Road, Handcross

Hi Katherine,

Please find below comments on the above application.

The above application is an outline application that seeks consent for “the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building”.

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 originally received on 15 May 2026 and therefore falls to be determined in line with Appendix 5 of the Draft Submission District Plan. It is considered that the contributions sought below are reasonable and necessary to mitigate the impact of this development, in accordance with policy DP20 of the Mid Sussex Development Plan, and Regulation 122 of the CIL Regulations 2010.

Draft Mid Sussex District Plan

The application is a draft allocation in the emerging Mid Sussex District Plan (District Plan Draft Allocation DPA19 – Land at Hyde Lodge, London Road, Handcross). The draft allocation is for older persons’ specialist accommodation. The Draft Submission Plan is currently at Examination.

Outline Applications

As this 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. The application shows that up to 55 dwellings are proposed. For the purposes of the indicative calculations below, I have assumed used the figures of 39 market dwellings and 16 affordable dwellings from the application form, with all being 3 bedroom dwellings. Should the

application be granted permission, and a reserved matters application submitted, I will revise the S106 contribution figures.

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 55 dwellings (39 market and 16 affordable) and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (124.3) X £676.2 = **£84,052**

This contribution for community buildings should be used for:

- Improvements to the Pavilion building and surrounding land at Handcross Recreation Ground and/or
- Improvements to existing community buildings in Handcross

Outdoor Sports

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

- Outdoor 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 55 dwellings (39 market/ 16 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (124.3) X 16 x £42 = **£83,530**

The contribution for outdoor sports should be used for:

- Improvements to sports provision at Handcross Recreation Ground and/or
- Improvements to Handcross Bowls Club, High Street, Handcross

Equipped Play Areas/Other Outdoor Provision

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The applicant's Planning Statement indicates at paragraph 3.1 that the proposal will include a children's play area. Providing that provision for equipped play and other outdoor provision is provided on-site, and meets open space requirements (344 sqm), there is no requirement for an off-site equipped play space/ other outdoor provision contribution. These details could be secured by condition.

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 55 dwellings (39 market and 16 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (124.3) X £481 = **£59,788**

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This contribution should be spent towards :

- Traffic calming, including provision of speed indicator devices in Handcross Village and/or
- Improvements to allotment provision in Handcross and/or
- Refurbishment of public conveniences at Handcross Recreation ground and/or
- Towards additional parking to serve Handcross village centre

I trust these comments are helpful.

I enclose a spreadsheet detailing all these costs.

Kind regards
Mark

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