

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 26 June 2025 17:20:39 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Judith Ashton" <judith@judithashton.co.uk>
Subject: DM/25/1129 Land at Foxhole Farm Bolney

Hi Jo,

I have spoken to Elaine Clarke re: the community building proposed at Foxhole Farm and am happy to amend my comments with 'Kangaroos' as the preferred end user for this building.

Please find enclosed my amended comments:

AMENDED COMMENTS FOR DM/25/1129 LAND AT FOXHOLE FARM, BOLNEY

Hi Jo,

Thank you for the opportunity to comment on the outline planning application (DM/25/1129) 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 enclose my amended comments on the application, updated from those I sent to you on 20 June 2025. I have spoken to colleagues and am happy to identify 'Kangaroos' charity as the preferred operator of the new community building.

Use of Appendix 5 of Draft Submission Plan for Planning Obligation Calculations

The Council has previously used the "Development Infrastructure and Contributions" Supplementary Planning Document (SPD) (adopted July 2018) to calculate infrastructure contributions that are due. For the following reasons, however, the Council will be using Appendix 5 of the Draft Submission Plan:

- The PPG discourages the use of SPDs for setting out formulaic approaches to planning obligations. It states that they should be subject to examination.
- The relevant policy for seeking planning obligations at the Council is DP20 "Securing Infrastructure" from the adopted Mid Sussex District Plan (adopted March 2018)
- The use of the SPD for seeking contributions is now contrary to national guidance
- The SPD and the adopted District Plan are of limited use in identifying site-specific infrastructure required to make Submission Plan allocations acceptable.
- The SPD was adopted in July 2018. Given that Plans are expected to be reviewed every 5 years, it is considered that these figures are out of date for infrastructure purposes.
- This consideration is supported by work in the Infrastructure Delivery Plan, which forms part of the evidence base for the Draft Submission Plan;

- Although the IDP has not been subject to examination, it represents the most up-to-date information available. In addition, there were no objections to Appendix 5 of the Draft Submission Plan , which is based on the IDP.
- Reliance on Appendix 5 figures is considered consistent with the “assessment on its merits” required by Policy DP20, and does not involve conflict with the development plan. The Council wishes to use the IDP rather than the existing SPD and both are material considerations on the basis that the IDP is the more up-to-date document to use.

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
- On-site Infrastructure Provision
Community Facility /Informal outdoor space , including community orchard

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- 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.

Financial Provision for Infrastructure

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

1. Formal sports
2. Designated Play areas
3. Other outdoor provision
4. Local Community Infrastructure

1. FORMAL SPORT

- 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

$60 \times 2.5 \times 16 \times 42 = 100,800$

$\times 33\% = 33,264.00$

$£336,000.00 - 33,264.00 =$

£302,736.00

This contribution should go towards:

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

2. 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% reduction $£141,375 \times 0.33 = £46,653.75$

$£471,250 - £46,653.75 = \mathbf{£424,596.25}$

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

3. Other Outdoor Provision

The following amount should be sought for other outdoor provision:

Appendix 5 Draft Submission Plan

£337,875

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

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

Affordable

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

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

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

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

4. Local Community Infrastructure

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The following amount should be sought for Local Community Infrastructure

Appendix 5 Draft Submission Plan
£216,690

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Calculation

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No. of residents x LCI cost per person

$$200 \times 2.5 \times £481 = £240,500$$

Affordable

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$$60 \times 2.5 \times £481 = £72,150$$

33% discount

$$£72,150 \times 0.33 = £23,809.5$$

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

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Bolney Parish Council has asked that this sum be used for car park improvements at Rawson Hall.

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

Kind regards,
Mark

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