

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 08 June 2026 12:26:10 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/25/3129/OUT Land At Borde Hill Lane Haywards Heath West Sussex
Attachments: DM_25_3129 Land East of Borde Hill Lane.xlsx

DM/25/3129/OUT Land At Borde Hill Lane Haywards Heath West Sussex

Hi Steve,

Please find below comments on the above application.

The above application is an outline application that seeks consent for “The erection of up to 117 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access. (Amended plans and supporting statements received 15th April reducing the number of proposed dwellings to up 117 and reducing the size of the proposed roundabout). (Additional ecology information received 19/05/2026).”

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 8 December 2025 and therefore falls to be determined in line with Appendix 5 of the Draft Submission District Plan.

Draft Mid Sussex District Plan

The application is a draft allocation in the emerging Mid Sussex District Plan for 60 dwellings (Draft Site Allocation “Land East of Borde Hill Lane” DPA7). This 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 117 dwellings are proposed. For the purposes of the calculations below, I have assumed 82 market dwellings (70%) and 35 affordable (30%), 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 117 dwellings (82 market and 35 affordable) and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (263.625) X £676.2 = **£178,263**

This contribution for community buildings should be used for:

- Improvements at Ansty Village Hall; and/or
- Haywards Heath Methodist Church and/or
- The Yews Community Centre, Haywards Heath

Outdoor Sports

The following formula should be used for calculating developer contributions due for formal 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 117 dwellings (82 market/ 35 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (263.625) X 16 x £42 = **£177,156**

The contribution for outdoor sports should be used for:

- Improvements at the Sports Pavilion and changing facilities at Ansty Recreation ground and/or
- Improvements to sports facilities at Lindfield Common and/or
- Improvements to sports facilities at Whitemans Green, Cuckfield and/or
- Improvements to sports facilities at Haywards Heath Cricket Club, Clair Park, Beech Hurst Gardens, Haywards Heath or Victoria Park, Haywards Heath

Equipped Play Areas/Other Outdoor Provision

It is unclear, at this stage, whether “equipped play areas” (for younger children) and “other outdoor provision” (for older children) are to be provided as part of this application

(this would be set out at the Reserved Matters stage, should this outline application get permission).

If “equipped play areas” are not provided on-site, the following formula should be used for calculating developer contributions due (from Appendix 5 of the Draft Submission Plan p.282) :

- Equipped play area cost= no. of residents x quantity play area cost per sqm

The indicative calculation for 117 dwellings (82 market/ 35 affordable dwellings) and assuming all dwellings are 3 bedroom is

- No. of residents 263.625 x quantity of space 2.5 x cost per sqm 377 = **£248,467**

If “other outdoor provision” is not provided, the following formula should be used for calculating developer contributions due for “other outdoor provision” for older children (from Appendix 5 of the Draft Submission Plan, p.282):

- Other outdoor provision contribution due = No. of residents generated by development x cost per resident (£250) x amount required per resident (3 sqm).

The indicative calculation for 117 dwellings (82 market/ 35 affordable dwellings)) and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (263.625) X £250 per resident x £3 (sqm per resident) = **£197,719**

The contributions for “equipped play area cost” and “other outdoor provision” should be used for:

- Improvements to play equipment and outdoor provision at Clair Park, Haywards Heath and /or Victoria Park, Haywards Heath and/or
- Improvements to play equipment at the Dolphin leisure centre, Haywards Heath and/or
- Improvements to play space and outdoor provision at Lindfield Common

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 117 dwellings (82 market and 35 affordable), assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (263.625) X £481 = **£126,804.**

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- This contribution should be spent towards :

- Public realm improvements in Ansty & Staplefield parish and/or
- Traffic calming, including provision of speed indicator devices within the vicinity of the site and/or
- Improvements to allotments in Ansty & Staplefield parish and/or
- Public realm improvements within Lindfield & Lindfield Rural parishes

- I trust these comments are helpful.

I enclose a spreadsheet detailing all these costs.

Kind regards

Mark

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