

**From:** Elaine Clarke <elaine.clarke@midsussex.gov.uk>  
**Sent:** 26 February 2025 15:54:46 UTC+00:00  
**To:** "Steven King" <Steven.King@midsussex.gov.uk>  
**Subject:** RE: Planning application consultation for application - DM/25/0016 & DM/25/0017 - Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex

Dear Steve,

Thank you for the opportunity to comment on the Outline planning application (appearance, landscaping, layout and scale reserved) for the development of up to 150 dwellings, a 65 bed care home and associated infrastructure including the provision of open space and play facilities on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. The following leisure contributions are required to enhance capacity and provision due to increased demand for facilities in accordance with the District Plan policy and SPD which require contributions for developments of over 5 units.

#### CHILDRENS PLAYING SPACE

The indicative masterplan shows that the developer intends to make provision across the site to meet the required distance thresholds. This consists of a central Neighbourhood Area for Play, one Local Equipped Areas for Play and two Local Areas for Play. Full details regarding the layout, equipment and on-going maintenance will need to be agreed by condition.

#### FORMAL SPORT

In the case of this development, a financial contribution of £183,804 is required toward new and improved formal sports and ancillary facilities at Crawley Down Cricket Club, Haven Sports Field, Crawley Down Gatwick Football Club and / or King George V Playing Field, Sandy Lane.

#### COMMUNITY BUILDINGS

Site Allocation DPA9 requires the provision of a community building on site but a financial contribution of £105,417 toward the Haven Centre would be preferable. The Haven Centre is a large village facility, just under a mile from the development site, which could accommodate increased capacity but it will require investment to improve and modernise the building for greater community use. The provision of community facilities is an essential part of the infrastructure required to service new developments to ensure that sustainable communities are created. Upgrading the existing community centre will create a vibrant village amenity which will help bring the old and new resident communities together.

In terms of the scale of contribution required, these figures are calculated on a per head formulae based upon the total number of residential units proposed and an average occupancy of 2.5 persons per unit (as laid out in the Council's Development and Infrastructure SPD) and is therefore commensurate in scale to the development. The Class C2 residential care accommodation is self-contained and there is no requirement for these units to contribute toward off-site formal sports or community building provision. The Council maintains that the contributions sought as set out are in full accordance with the requirements set out in Circular 05/2005 and in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

Thanks,  
Elaine

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Planning Policy  
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<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02>

[Steven.King@midsussex.gov.uk](mailto:Steven.King@midsussex.gov.uk)  
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Working Together for a Better Mid Sussex

-----Original Message-----

From: [mpc@midsussex.gov.uk](mailto:mpc@midsussex.gov.uk) <[mpc@midsussex.gov.uk](mailto:mpc@midsussex.gov.uk)>

Sent: 05 February 2025 11:56

To: Elaine Clarke <[elaine.clarke@midsussex.gov.uk](mailto:elaine.clarke@midsussex.gov.uk)>; [planningsystemssupport@midsussex.gov.uk](mailto:planningsystemssupport@midsussex.gov.uk)

Subject: Planning application consultation for application - DM/25/0016 - Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex

Please find attached a consultation letter from Mid Sussex District Council - DM/25/0016

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS