

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 06 March 2026 17:59:08 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: RE: Comments please including contributions for DM/25/3191. Land south of Burleigh Lane, Crawley Down.
Attachments: Land South of Burleigh Lane.xlsx

Hi Rachel,

DM/25/3191 Land South of Burleigh Lane, Crawley Down

Apologies for the delay in responding to you on this application.

This is an "outline planning application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works."

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 received on 15 December 2025 and therefore falls to be determined in line with Appendix 5 of the Draft Submission District Plan, which seeks contributions from schemes for 5 dwellings or more. [Development Contributions - Mid Sussex District Council](#)

Outline Applications

As the 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. Instead, I give an indicative figure for each of the four headings, based on all 8 dwellings being 3 bedroom properties. Should the application be granted permission, and a reserved matters application submitted, the calculations will be revised.

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 8 dwellings and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (20) X £676.2 = **£13,524**

The contribution for community buildings should be used for:

- Improvements to the 1st Turners Hill & Crawley Down Scout Hut, and/ or
- improvements to the Haven Centre, Crawley Down.

Play Space/Other Outdoor Provision for Older Children

The Location Plan does not indicate that play space provision would be provided on site.

The following formula should be used for calculating contributions for younger children “equipped/ designated play areas” (from Appendix 5 of the Draft Submission Plan, p.282):

- Equipped/ designated play area = No. of residents generated x play area per person x play area cost per person

The indicative calculation for 8 dwellings and assuming all dwellings are 3 bedroom is $20 \times 2.5 \text{ sqm} \times £377/\text{sqm} = \textbf{£18,850}$

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 8 dwellings and assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (20) X £250 per resident x £3 (sqm per resident) = **£15,000**

The contribution for play space/ outdoor provision for older children (£18,850 for play space and £15,000 for outdoor provision for older children) should be used for:

- Improvements at Bowers Place play area; and/ or
- Improvements at King George V Field; and/ or
- Improvements at Haven Sports Field.

Formal 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):

- Formal 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 8 dwellings , assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (20) X 16 x £42 = **£13,440**

The contribution for formal sports should be used for:

- new and improved sports and ancillary facilities at Crawley Down Cricket Club and / or
- Crawley Down Gatwick Football Club and / or
- King George V Playing Field, Sandy Lane, Crawley Down

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 8 dwellings, assuming all dwellings are 3 bedrooms, is:

- No. of residents generated (20) x £481 = **£9,620**

The contribution for 'local community infrastructure' should be used for:

- Upgrades to any or all the following car parks in the village- the Glebe Centre car park, Haven centre Car park, Memorial car park, and Burleigh Way car park; and/or
- Upgrades to the war memorials to include extension to stones/ additional stones/ flag poles; and /or
- Improvements to pedestrian routes and/or
- An information trail for the village

I trust these comments are helpful.

Kind regards

Mark

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Working together for a better Mid Sussex

From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Sent: 04 March 2026 11:54
To: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Subject: Comments please including contributions for DM/25/3191. Land south of Burleigh Lane, Crawley Down.

Hi Mark,

I don't seem to have your comments for the above application.

I need to instruct legal and it would be helpful if I can have these please.

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
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Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.