

From: Mark McLaughlin <Mark.McLaughlin@midsussex.gov.uk>
Sent: 29 July 2026 17:18:47 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Land South of Floran Farm, Crawley Down DM/26/0843/OUT
Attachments: Land South of Floran Farm, Crawley Down.xlsx

Hi Jo,

Land South of Floran Farm, Crawley Down DM/26/0843/OUT

Please find below comments on the above application.

The above application is an outline application that seeks consent for “Outline application (means of access and layout only; other matters reserved) for 9 self-build dwellings.”

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 31 March 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.

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 9 dwellings are proposed. For the purposes of the indicative calculations below, I have used the proposed split in the application form (3 x 2 bedroom, 3 x 3 bedroom and 3 x 4 bedroom). 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 9 dwellings (9 market) and split as above, is:

- No. of residents generated (21.9) X £676.2 = **£14,809**

This contribution for community buildings should be used for:

- improvements to the 1st Turners Hill & Crawley Down Scout HQ, Crawley Down and/or
- improvements to the Haven Centre, Crawley Down and/or
- Improvements to East Court, East Grinstead

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 9 dwellings (9 market), and split as above, is:

- No. of residents generated (21.9) X 16 x £42 = **£14,717**

The contribution for outdoor sports should be used for:

- Improvements to sports and ancillary facilities at Crawley Down Cricket Club and / or
- Improvements to sports and ancillary facilities at Crawley Down Gatwick Football Club and/or
- Improvements to sports and ancillary facilities at East Grinstead Sports Club and/or
- Improvements to sports and facilities at East Grinstead Rugby Football Club

Equipped Play Areas/Other Outdoor Provision

There is no onsite provision of play space with the application. Therefore an off-site contribution should be sought.

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

- Equipped play areas contribution = No. of residents generated by development x quantity guidance (2.5 sqm per person) x play area cost (£377 per sqm)

The indicative calculation for 9 dwellings (9 market), and split as above, is:

- No. of residents generated $(21.9) \times 2.5 \times £377 = \textbf{£20,641}$

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

- Other outdoor provision contribution = No. of residents generated by development x quantity guidance (3 sqm per person) x play area cost (£250 per sqm)

The indicative calculation for 9 dwellings (9 market), and split as above, is:

- No. of residents generated $(21.9) \times 3 \times £250 = \textbf{£16,425}$

These play space/ other outdoor provision contributions should be used for:

- Play and outdoor provision at Crawley Down Playground, Bowers Place and/or
- Play and outdoor provision at the Haven Centre, Crawley Down and/or
- Play and outdoor provision at King George’s Field, Crawley Down and/or

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 9 dwellings (9 market), and split as above, is:

- No. of residents generated $(21.9) \times £481 = \textbf{£10,534}$

-

This contribution should be spent towards :

- the Glebe Centre car park, Haven centre Car park, Memorial car park, and Burleigh Way car park in Crawley Down; and/or
- upgrades to the war memorials in Crawley Down to include extension to stones/ additional stones/ flag poles; and /or
- improvements to pedestrian routes and/or an information trail for the village and/or improvements to Crawley Down village pond.

- Burial provision and allotment provision in East Grinstead Town Council area.

I trust these comments are helpful.

I enclose a spreadsheet detailing all these costs.

Kind regards

Mark

Mark McLaughlin
Section 106 & Infrastructure Manager
mark.mclaughlin@midsussex.gov.uk
www.midsussex.gov.uk
01444 477056

Working together for a better Mid Sussex