

Dear Steve,

Thank you for the opportunity to comment on the outline planning application (DM/25/0014) for the erection of up to 200 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, 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.

This application is one of two that has been submitted (the other being DM/25/0016, an outline application) for 150 dwellings at Land West of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. The site is an allocation (DPA9) in the Draft Submission Plan for 350 dwellings.

Planning Policy

The key policies are DP20 (“Securing Infrastructure”) from the adopted Mid Sussex District Plan (adopted March 2018) and DPA9 from the Draft Submission Plan.

Draft Policy DPA9 from the Draft Submission Plan requires the on-site provision of the following items of infrastructure:

- Community building
- Allotments
- 50 bed (C2) care home
- Play area
- Other outdoor provision
- Outdoor sports* (* the IDP Sep 2024 also permits a financial contribution towards the expansion/ enhancement of outdoor sports within the vicinity of the site).
- Informal outdoor space

Draft Policy DPA9 requires financial contributions for:

- Sustainable Transport

- Education
- Library
- Local Community Infrastructure
- Emergency services
- Ashdown Forest SPA and SAC mitigation measures
- Health

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.

Financial Contributions

FORMAL SPORT

In the case of this development, a financial contribution of £302,736 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.

Calculation from Appendix 5

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% – see p277

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

COMMUNITY BUILDINGS

Site Allocation DPA9 requires the provision of a community building on site but a financial contribution of £304,538 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.

Calculation from Appendix 5

$$200 \times 2.5 \times \text{£}676 = \text{£}338,000$$

$$\text{Affordable } 60 \times 2.5 \times \text{£}676 = \text{£}101,400 \times 0.33$$

£33,462

$$\text{£}338,000 - 33,462 = \text{£}304,538$$

LOCAL COMMUNITY INFRASTRUCTURE

There is a requirement for £216,690. Worth Parish Council have asked if this could be put towards improvements to the Glebe Centre car park.

Calculation from Appendix 5

$$200 \times 2.5 \times \text{£}481 = \text{£}240,500$$

Affordable

$$60 \times 2.5 \times \text{£}481 = \text{£}72,150 \times 0.33 = \text{£}23,809.5$$

$$\text{£}240,500 - \text{£}23,809.5 = \text{£}216,690$$

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