

## Hearing Statement by West Sussex County Council

### Question 7

For each of sites DPSC1, DPSC2, DPSC3, DPSC4, DPSC5, DPSC6, DPSC7, DPA7 and DPA12

Whether the plan adequately lays the framework for the sustainable development of each site.

a) **The implications for the impact on, and provision of, social community facilities (such as schools and health facilities) and how necessary new facilities would be funded and provided.**

#### 1.0. Introduction

- 1.1. West Sussex County Council (the County Council) is responsible for ensuring that new development is supported by necessary infrastructure (including roads, schools, fire and rescue, waste management and libraries).
- 1.2. Each site allocation in the Submission Draft District Plan will need to make provision (contributions or on-site) for education (including Primary, Secondary, Early Years, SEND, Sixth Form) as well as libraries, Fire & Rescue and waste management.
- 1.3. Much of the required infrastructure will be delivered through developer contributions, calculated using the County Council's 'Developer Contributions Calculator ([Planning Obligations: Explaining Contribution Calculations](#))'. In addition, policies for the significant sites (DPSC1, DPSC2 and DPSC3-7) identify specific mitigation measures needed to address the impacts of those developments. These requirements are based on the scale of housing necessary to fully mitigate the effects of each scheme. This note sets out the site-specific infrastructure requirements, in terms of education provision, that the County Council is seeking for these sites and provides further information about phasing, funding and delivery. **Further changes to policies to address outstanding concerns that are not included in the main modifications are shown in bold text.**

#### 2.0. Planning for School Places in West Sussex

- 2.1. The County Council has a statutory duty to secure sufficient suitable school places to meet the requirements for early years, primary, secondary and post-16 provision of children and young people in the county, including up to 25 for those with special educational needs and/or disabilities.
- 2.2. The County Council publishes information on how schools are currently organised, along with forecasts of future pupil numbers and provisional plans to meet anticipated demand ([Planning school places - West Sussex County Council](#)). The demand for school places is reviewed every six months and forecasts of pupil projections are produced by Edgeanalytics

using bespoke software. Further information and details of the County Council's requirements for developer contributions towards SEND and Early Years are set out in: [SEND Developer Contribution Requirements as a Statutory Education Provider](#) and [Securing sufficient childcare in West Sussex](#).

- 2.3. The County Council continues to monitor school place requirements, including reviewing population forecasts, planned and approved development, and the impacts of migration. This ensures that school provision can be aligned with local needs, now and in the future. Short-term forecasts (five years) are more reliable because children are born and registered, but the County Council also looks at longer-term projections to help plan for the impacts of future development.

### **Site-Specific Requirements for Strategic Sites**

- 2.4. NPPG paragraph 004<sup>1</sup> on Planning Obligations confirms that standardised or formula-based -approaches can be used in Local Plan policies to assess viability. Further guidance is provided by the Department for Education in '[Securing developer contributions for education](#)' (paragraph 62). The County Council calculates the level of primary and secondary provision according to a formula for occupation based on the census of 2021, 19 primary aged pupils per 100 houses for primary and 16 secondary aged pupils per 100 houses and a slightly smaller figure for sixth form staying on rates.
- 2.5. Para. 62. of '[Securing developer contributions for education](#)' states that as far as possible, new settlements and urban extensions large enough to require a new school should be expected to meet their full education requirement. Where an onsite school is required, it should be large enough to meet the needs generated by the development, based on standard class sizes and forms of entry. For example, a development that generates 400 primary school places would require two forms of entry (2FE or 420 place school). Para. 63 says that the capacity of existing primary schools beyond reasonable and safe walking distance does not need to be considered when calculating developer contributions for permanent onsite schools in new settlements and urban extensions. This promotes sustainable and healthy travel patterns for young people, while helping housing developments mitigate their impact on the environment by reducing the need for pupils to travel by private car or school transport.
- 2.6. The County Council's Planning School Places document ([Planning school places - West Sussex County Council](#)) also sets out guiding principles for primary schools and that they should have a minimum of one form of entry (1FE), 210 places, and ideally no more than 3FE, 630 places. Secondary schools should be a minimum of 6FE, 900 places, and ideally no more than 10FE, 1500 places<sup>2</sup>. Optimal costs and efficient operation of

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<sup>1</sup> Paragraph: 004 Reference ID: 23b-004-20190901

<sup>2</sup> West Sussex Planning School Places 2025 ([Planning school places - West Sussex County Council](#))

a secondary school are achieved with a 6FE model, rather than anything smaller.

- 2.7. The requirements that the County Council is seeking, to ensure that services can meet the needs arising from new strategic development, are based on the information outlined above. These mitigation requirements have shaped the preparation of the District Plan and its supporting evidence base, including the Infrastructure Delivery Plan (IDP).

### **Funding**

- 2.8. There is an expectation that Section 106 developer contributions will form part of the funding for the provision of new schools and school places and the site-specific costs are set out in the IDP. The remainder would be met through Basic Needs funding from central government which provides additional school places to meet growing demand.

- 2.9. To ensure that infrastructure is adequately provided for and the policies are effective, DPSC1, 2 and 3 should refer to the need for the sites to make 'financial contributions' to education as well as 'land' as set out in the Council's Regulation 19 Representation.**

### **Delivery**

- 2.10. Under current legislation for both Government-funded and Voluntary Aided schools, any new school must open as a free school or an academy. Only if no suitable free school sponsor can be identified may a new school be established as a Local Authority maintained school. In some circumstances, a developer may construct the school on behalf of the Local Authority. Once completed, the school would open as an academy and be operated by a DfE approved academy sponsor with the Local Authority running an academy presumption competition to identify the sponsor in question.

### **Phasing**

- 2.11. The phasing of new schools and their expansion within emerging developments is essential to managing the education system effectively and ensuring that existing local schools are not adversely affected.
- 2.12. For the significant sites (DPSC1, DPSC2, DPSC3-7), the schools will predominantly serve the new community. New schools typically open with a smaller intake than their eventual full capacity. Pupil numbers are planned to grow in phases as local demand increases. In most cases, schools open with a single year group and then expand gradually each year, growing from the bottom up.
- 2.13. Secondary schools serve a wider geographical area, the neighbouring schools in South Mid Sussex, Crawley and East Grinstead are currently oversubscribed so new schools in these locations should not detrimentally impact on the numbers in existing secondary schools in the wider area. Delivery and phasing will be assessed at the time of the planning

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application and managed to minimise detrimental impacts on existing schools. The County Council continue to monitor school places, considering population forecasts, housing development, housing mix and the impact of migration.

### 3.0. Site Specific Requirements

<b>DPSC1: Land to the West of Burgess Hill/North of Hurstpierpoint</b>			
<b>Site specific requirements</b>	<b>Baseline position</b>	<b>Policy Framework</b>	<b>Phasing/Triggers</b>
<p><b>Primary</b></p> <p>1 x 2FE Primary School with Special Support Centre</p>	<p><u>Primary</u> Burgess Hill Planning Area is current at 90% and is forecast to exceed 95% over the next 5 years.</p> <p>There is pressure expected for extra primary schools in the longer term in Burgess Hill. Underlying growth is expected despite the falling birth rate particularly with new housing at Burgess Hill.</p>	<p>The onsite requirements are included in Policy DPSC1 and Modification M79 and the accompanying IDP. <b>See Para 2.9 of this document for amendments that are sought to the policy to ensure it is effective.</b></p>	<p>Delivery of primary school is usually in the first phase of development, but delivery and phasing will be assessed at the time of the planning application.</p>
<p><b>Early Years</b></p> <p>1 x 90 place nursery</p>	<p>Existing provision in Burgess Hill comprises day nurseries and preschools and are mostly situated centrally with limited provision to the West of Burgess Hill.</p> <p>Across the District current data indicates that early years provision is generally sufficient to meet the current needs of</p>	<p>The onsite requirements are included in Policy DPSC1 and Modification M79 and the accompanying IDP. <b>See Para 2.9 of this document for amendments that are sought to the policy to ensure it is effective.</b></p>	<p>The nursery can be within the primary school or separate but there are benefits with co-location of the two educational settings.</p>

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	families who need or choose to access it, the expansion of funded entitlements, new development, and the take up of places will require new provision.		
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<b>DPSC2: Land at Crabbet Park</b>			
<b>Site specific requirements</b>	<b>Baseline position</b>	<b>Policy Framework</b>	<b>Phasing/Triggers</b>
<p><b>Primary and Secondary</b></p> <p>Provision of an all-through primary and secondary comprising 1x 2FE school (with Special Support Centre) on site with an all through 4FE expandable to 6FE secondary school (Plus Special Support Centre)</p> <p><i>NB: The primary requirement has been amended since the Regulation 19 consultation to reflect revised pupil product.</i></p>	<p><u>Primary</u> Primary schools in East Grinstead are currently at 90% capacity. Currently there is sufficient capacity in the wider planning area and capacity in Crawley Down CE Primary and Fairway Infants and Copthorne CE Junior for mainstream education.</p> <p><u>Secondary</u> Secondary schools in East Grinstead are currently at 92% capacity. Secondary forecasts are well in excess of 95% until 2034 and there is an expected 120 secondary applications in excess of planned admission numbers (PANs) currently available at the seven secondary schools in Mid Sussex by 2027.</p>	<p>The primary requirement has been amended since the Regulation 19 consultation to reflect revised pupil product. <b>Reference to the primary provision on page 169 in the 'Policy Requirements' section should therefore be amended to read 2FE".</b> <b>Also, as set out in our Reg 19 representation, the policy should also refer to the need for 'financial contributions' as well as 'land' to ensure it is effective.</b></p>	<p><u>Primary</u> There is currently existing capacity in the East Grinstead locality. Based on current forecasts, the primary school may be required to open at around 6 years into the development, but this will be assessed at the time of the planning application.</p> <p><u>Secondary</u> Considering the current surplus capacity in the East Grinstead locality a secondary school may be required to open around 9 years into the development, but this will be assessed at the time of the planning application.</p>

<p><b>Early Years</b></p> <p>1 x 130 place nursery</p>	<p>Provision in the area is limited and comprises one small day nursery (40 places) in Crabbet Park, Turners Hill Road with limited options to expand.</p> <p>Across the District current data indicates that early years and provision is generally sufficient to meet the current needs of families who need or choose to access it. However, the expansion of funded entitlements, new development and the take up of places will require new provision.</p>	<p>The onsite requirements are included in Policy DPSC2 and Modification M84 and the accompanying IDP. <b>See Para 2.9 of this document for amendments that are sought to the policy to ensure it is effective.</b></p>	<p>The nursery can be within the primary school or separate but there are benefits with co-location of the two educational settings.</p>
<p><b>SEND</b></p> <p>Land for a 120 place SEND school</p>	<p>In 2024-25, there were 27,944 children and young people with SEND receiving support in an early years setting, school or college, with 10,116 holding an EHCP.</p> <p>West Sussex has insufficient specialist places to meet the rising complexity of children's needs, the increased volume of EHCPs (61% increase since 2019) and the requirement for specialist places. In West Sussex this has been</p>	<p>The onsite requirements are included in Policy DPSC2 and Modification M84 and the accompanying IDP. <b>See Para 2.9 of this document for amendments that are sought to the policy to ensure it is effective.</b></p>	<p>Given the current pressures on SEND provision, the Council's expectation is that the school will be needed in the earlier part of the development. Although a fixed delivery date cannot be given, it will need to come forward as early as is practically achievable because the demand already exists.</p>

	<p>significantly above that seen nationally and in other local authorities across the southeast, resulting in place numbers within maintained Special Schools and SSCs being exceeded. All the maintained Special Schools in West Sussex are now at their maximum capacity.</p> <p>There are some areas of the county with less special school provision including Mid Sussex, and there are constraints to expand existing special schools to increase pupil numbers or create capacity so they can cater for a wider range of complex needs. There is currently no SEMH (Social and Emotional Health) specialist provision in the north of the county and it is too far for students to travel to SEMH specialist provisions in the rest of the county, even if there was space which there isn't. There is no SEMH specialist provision in the county for girls.</p> <p>Lack of capacity within maintained specialist schools</p>		
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	<p>across the whole county resulted in West Sussex placing 11.6% of pupils with EHCPs in Independent /Non-maintained specialist settings in 2024/25, compared to a national average of 6%. There is a SEND Sufficiency programme in place to create additional specialist placements across the county, including special schools, satellites and specialist support centres, which aims to reduce the existing deficit in specialist placements and support the increased demand for specialist placements. Delivery of this programme is dependent upon the availability of capital funding.</p>		
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<b>DSPC3-7: Sayers Common Sustainable Community</b>			
<b>Site specific requirements</b>	<b>Baseline position</b>	<b>Policy Framework</b>	<b>Phasing/Triggers</b>
<p><b>Primary and Secondary</b></p> <p>Provision of an all through primary and secondary comprising 1x 2FE (expandable to 3FE) school (plus Special Support Centre) on site with an all through 4FE expandable to 6FE secondary school (plus Special Support Centre)</p>	<p><b>Primary</b></p> <p>Sayers Common is in the Hassocks School Planning Area but works closely with Burgess Hill due to proximity and borders the Haywards Heath NE Area Rural Schools, Steyning and Storrington, and Horsham E planning areas.</p> <p>The Hassocks school planning area has seen growth in pupil numbers particularly for primary and some schools (Hassocks Infants, Windmills Junior and St Lawrence CE Primary Academy in Hurstpierpoint) have expanded to the full capacity of their sites.</p> <p>The catchment primary school for the Sayers Common Sustainable Community is Albourne CE Primary School and the school has some spare capacity. Also, some children are not from within the catchment and living some distance away. There is a</p>	<p>The onsite requirements are included in Policy DPSC3. <b>See Para 2.9 of this document for amendments that are sought to the policy to ensure it is effective.</b></p>	<p>DPSC3-7 are being treated as one sustainable community which requires the need for a new primary school that will serve them all.</p> <p>The school should come forward early in the new development of the sustainable community. Given that primary school numbers in the area are not yet at 'full capacity' some children may go to existing schools in the area in the interim. Flexibility is needed for land to be provided to ensure capacity can be expanded if required to meet the needs of the new community.</p>

	<p>proposal to close Twineham CE Primary and as a result some pupils have transferred to Albourne CE Primary.</p> <p>There is also some spare capacity within schools within the wider area as set out in the Planning School Places document.</p> <p><u>Secondary</u> Secondary forecasts are well in excess of 95% until 2034 and there is an expected 120 secondary applications in excess of planned admission numbers (PANs) currently available at the seven secondary schools by 2027.</p>		
<p><b>Early Years</b></p> <p>DPSC3 = 1x100 place nursery and 1x30 place nursery</p> <p>DSP4-7 = Financial Contributions</p>	<p>Existing provision in the Hassocks area report limited vacancies for younger age groups. Existing provision in the area comprises of two small term-time only pre-schools which do not cater for children aged under 2 years old and one small day nursery (48 places).</p>	<p>The onsite requirements are included in Policy DPSC3 and the accompanying IDP, however, see Para 2.9 of this document for amendments that are sought to the policy to ensure it is effective.</p>	<p>Preference for two nurseries within the two neighbourhood centres. There are benefits with co-location of the Primary and Early Years settings.</p>

	<p>Across the District current data indicates that early years and provision is generally sufficient to meet the current needs of families who need or choose to access it. However, the expansion of funded entitlements, new development and the take up of places will require new provision.</p>		
<p><b>SEND</b></p>	<p>Other than financial contributions and Special Support Centres, the County Council is not seeking provision of a special school for the Sayers Common Sustainable Community.</p> <p>DPSC7 includes the re-building of an existing independent special school. The County Council currently has pupils placed at LVS Hassocks due to the lack of maintained specialist school placements. However, it is not financially sustainable for the County Council to fund the level of independent placements that it is currently doing and there is a programme in place to increase maintained</p>		

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	specialist school provision across the county. The re-building of a new special school at DPSC7 is independent and should not impact the County Council from being able to create financially sustainable specialist school placements.		
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