

# Site Allocations DPD

## Infrastructure Delivery Plan

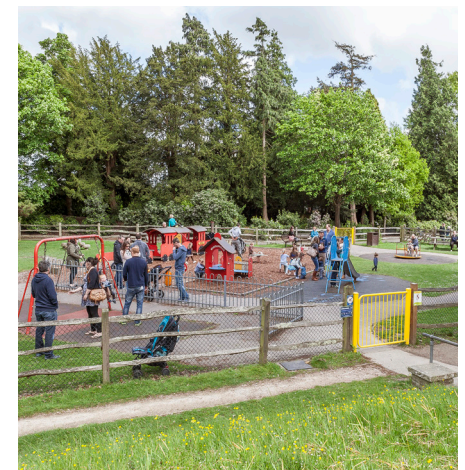


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**MID SUSSEX**  
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## Abbreviations and Acronyms

<b>CCG</b>	Clinical Commissioning Group
<b>CIL</b>	Community Infrastructure Levy
<b>DPD</b>	Development Plan Document
<b>IDP</b>	Infrastructure Delivery Plan
<b>LEAP</b>	Local Equipped Area for Play
<b>NEAP</b>	Neighbourhood Equipped Area for Play
<b>NPPF</b>	National Planning Policy Framework
<b>PROW</b>	Public Rights of Way
<b>SAMM</b>	Strategic Access Management and Monitoring
<b>SANG</b>	Suitable Alternative Natural Greenspace
<b>SEND</b>	Special educational needs and disability
<b>SPD</b>	Supplementary Planning Document
<b>SuDS</b>	Sustainable Drainage Systems
<b>WSCC</b>	West Sussex County Council

## 1. Introduction

- 1.1 The provision of infrastructure is a very important issue for local communities affected by new development. The delivery of the right levels and type of infrastructure is essential to support new homes, economic growth and the creation of sustainable communities.
- 1.2 Infrastructure planning helps to ensure there is a common understanding between infrastructure providers, developers, local communities, neighbouring authorities and the District Council as to the local infrastructure needs and to ensure that infrastructure is properly planned for, funded and provided in tandem with planned development in the District.
- 1.3 This Infrastructure Delivery Plan (IDP) focuses specifically on the sites that are proposed to be allocated through the emerging Site Allocations Development Plan Document (DPD). The IDP forms a key part of the evidence and identifies the future infrastructure requirements as a result of anticipated future growth.
- 1.4 The emerging Site Allocations DPD will allocate sites for residential or other uses to meet the housing and employment needs identified in the District Plan and to plan for social and community infrastructure. The emerging Site Allocations DPD will identify sufficient housing sites to provide a five-year housing land supply to 2031. It will also make sure that enough land is allocated to meet identified employment needs. There is also the opportunity to safeguard land for other uses such as community buildings or green infrastructure.

### What is infrastructure?

- 1.5 Infrastructure refers to the range of services and facilities needed to support local communities and society. For the purposes of this IDP, different types of infrastructure have been grouped together into the following infrastructure categories (Figure 1).

Infrastructure Category	Infrastructure Type
Transport	Road networks
	Railways
	Bus services
	Cycling, walking and equestrian routes and other PROW
	Parking facilities
Education	Early years
	Primary education
	Secondary education including sixth form
	Further and higher education
	Adult education
	Special educational needs
Health	Acute healthcare



Infrastructure Category	Infrastructure Type
	Primary healthcare
	Social care
	Mental healthcare
	Dental healthcare
Community facilities	Community buildings including village halls
	Cultural facilities including arts centres and museums
	Libraries
	Youth facilities
	Places of worship
	Cemeteries
	Associated infrastructure such as benches and litter bins
Sport and recreation	Sports facilities including sports pitches and pavilions
	Playspace
	Kickabout areas
	Parks, recreation grounds and other open space
Green infrastructure	Green infrastructure including green walls
	Allotments
	Biodiversity and nature conservation

Infrastructure Category	Infrastructure Type
Habitats Regulations Assessment mitigation	Suitable Alternative Natural Greenspace (SANG)
	Strategic Access Management and Monitoring (SAMM)
Emergency services and community safety	Fire & Rescue
	Ambulance
	Police
Flood management	Community safety schemes including CCTV units
	Flood defences and flood management schemes
Utility services	Sustainable Drainage Systems (SuDS)
	Electricity
	Gas
	Other energy supplies including renewable energy
	Water supply
	Wastewater treatment and sewerage
	Telecommunications and digital infrastructure including mobile and broadband
	Waste management and disposal including recycling facilities

Figure 1 - Infrastructure types.

## 2. Context for the IDP

- 2.1 This IDP has been prepared to support the Site Allocations DPD and there are a number of sources, plans and strategies that inform the IDP and facilitate the delivery of infrastructure (Figure 2). For example, West Sussex County Council has provided detailed information on the services for which it is responsible including highways and education.

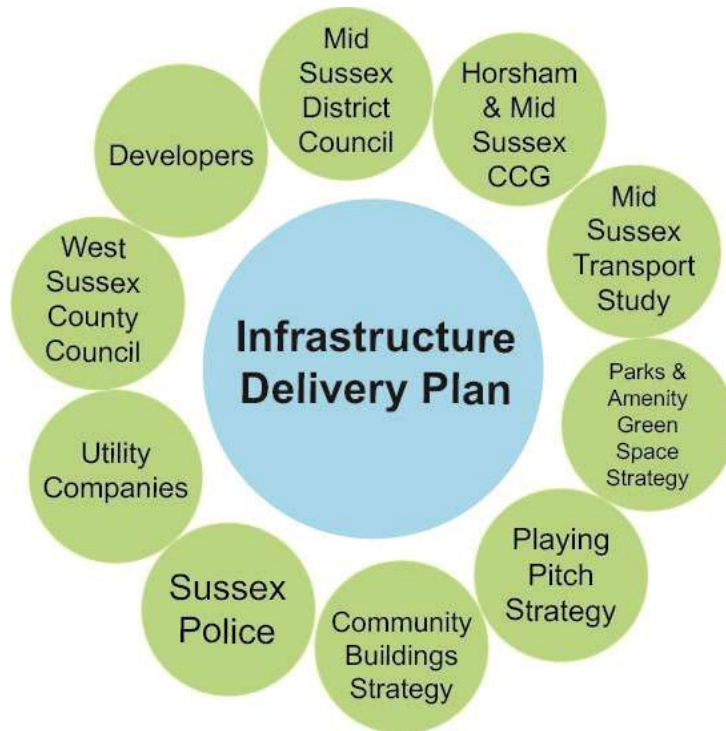


Figure 2 - Sources of information for the IDP.

### District Plan 2014-2031

- 2.2 The District Plan 2014-2031 (March 2018)<sup>1</sup> sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. The District Plan includes strategic objectives that will take forward the vision and apply it to planning issues. One of these strategic objectives (Strategic Objective 6) is to ensure that development is accompanied by the necessary infrastructure to ensure that it is adequately served without overstressing existing infrastructure and putting an unacceptable strain on the environment, and to create sustainable communities:

**Strategic Objective 6:** To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks

- 2.3 To help address this Strategic Objective, the District Plan requires contributions towards infrastructure from new development. These contributions are likely to be secured through planning obligations, and may be a financial contribution or a non-financial obligation.
- 2.4 The District Plan 2014-2031 policy on infrastructure is set out on the next page in Figure 3:

<sup>1</sup> <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

### **DP20: Securing Infrastructure**

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.

Evidence Base: Community Infrastructure Levy and Affordable Housing Viability Assessment; Mid Sussex Infrastructure Delivery Plan; Mid Sussex Playing Pitch Strategy; Town and Parish Council submissions and Neighbourhood Plans.

**The Council will expect developers to provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals through:**

- appropriate on-site mitigation and infrastructure provision;
- the use of planning obligations (s106 legal agreements and unilateral undertakings);
- the Community Infrastructure Levy, when it is in place.

**A planning obligation can be used where it is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. The Council will assess each application on its merits to determine if a planning obligation is needed and the matters it should address. Planning obligations will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.**

**Financial contributions will not be sought through planning obligations if 5 or more obligations for that project or type of infrastructure (other than for affordable housing) have already been entered into since 6 April 2010, or if it is a type of infrastructure that is funded by the Community Infrastructure Levy (this will be set out on a list of infrastructure that the Council proposes to fund from the Levy).**

**The Community Infrastructure Levy Charging Schedule will set out how development will fund the infrastructure needed to support it. The Levy will normally be spent on infrastructure needs in the locality of the scheme.**

**Proposals by service providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.**

**Affordable housing is dealt with separately, under Policy DP31: Affordable Housing.**

**Figure 3 - District Plan Policy DP20: Securing Infrastructure.**

### **Neighbourhood plans**

- 2.5 The ability for town and parish councils to produce neighbourhood plans was introduced in the Localism Act 2011. Neighbourhood plans should support the strategic development needs set out in the Local Plan and must address the development and use of land. Neighbourhood plans can include policies for the local area which would be used in determining planning applications. This means that neighbourhood plans produced by town and parish councils

in Mid Sussex may include policies relating to infrastructure provision where this is not in conflict with the Local Plan. Sixteen neighbourhood plans have been made in Mid Sussex and a further four neighbourhood plans are in progress<sup>2</sup>.

these are effectively dealt with and opportunities are taken to work together where it is beneficial to do so. This includes work on transport, flood risk, green infrastructure, mitigation strategies in relation to Ashdown Forest, sub-regional economic priorities, and Gatwick Airport.

### **Development Infrastructure and Contributions SPD**

- 2.6 The Development Infrastructure and Contributions Supplementary Planning Document (SPD) (July 2018) sets out the overall framework for the management of planning obligations. The SPD provides an overview of the full range of the District Council's requirements relating to planning obligations to offset the likely impact of development. The SPD is intended to provide guidance about how the District Council will secure infrastructure provision including contributions and affordable housing to support proposed development and outlines the District Council's general approach to securing them<sup>3</sup>.

### **Cross-boundary infrastructure**

- 2.7 This IDP covers Mid Sussex District with the exception of the area within the South Downs National Park. The majority of infrastructure required to support future growth will be within the boundary of Mid Sussex District, however, there may be some infrastructure requirements that go beyond administrative boundaries. As part of the duty to co-operate, Mid Sussex District Council already engages and works proactively with neighbouring local authorities on areas of common interest and cross-boundary issues to ensure that

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<sup>2</sup> <https://www.midsussex.gov.uk/planning-building/neighbourhood-plans/>

<sup>3</sup> <https://www.midsussex.gov.uk/planning-building/development-contributions/>

### 3. Approach to the IDP

#### Scale of growth

- 3.1 The housing requirement for Mid Sussex District between 2014 and 2031 is 16,390 dwellings. The District Plan allocates four strategic sites that will deliver 5,080 dwellings. Additional dwellings will be delivered through neighbourhood plans and windfall development. The Site Allocations DPD proposes to allocate 22 sites providing a total of 1,962 dwellings to meet the residual housing need identified in the District Plan (Figure 4).

Settlement Type	Settlement	Site Name	Number of Dwellings
Category 1 - Town	Burgess Hill	Land South of 96 Folders Lane	43
		Land South of Folders Lane and East of Keymer Road	300
		Land South of Selby Close	12
		Land South of Southway	30
		The Brow and St. Wilfrid's School	200
		Woodfield House, Isaacs Lane	30
	East Grinstead	East Grinstead Police Station	22

Settlement Type	Settlement	Site Name	Number of Dwellings
		Land south of Crawley Down Road	200
		Land South and West of Imberhorne Upper School	550
	Haywards Heath	Land at Rogers Farm, Fox Hill	25
Category 2 – Larger Village (Local Service Centre)	Crawley Down	Land North of Burleigh Lane	50
	Cuckfield	Land at Hanlye Lane East of Ardingly Road	55
	Hassocks	Land North of Shepherds Walk	130
Category 3 – Medium Sized Village	Ardingly	Land West of Selsfield Road	100
	Ashurst Wood	Land South of Hammerwood Road	12
	Handcross	Land at St. Martin Close (West)	65
	Horsted Keynes	Land South of the Old Police House	25
		Land South of St. Stephen's Church	30
	Sayers Common	Land to the North of Lyndon, Reeds Lane	35



Settlement Type	Settlement	Site Name	Number of Dwellings
	Scaynes Hill	Land to the rear of Firlands, Church Road	20
	Turners Hill	Withypitts Farm, Selsfield Road	16
Category 4 – Smaller Village	Ansty	Ansty Cross Garage	12

**Figure 4 - Sites proposed to be allocated in the Site Allocations DPD.**

### Stakeholder consultation

- 3.2 The District Council has engaged with infrastructure providers and key stakeholders in preparing this IDP. Information regarding infrastructure requirements to support the proposed site allocations has been provided by West Sussex County Council, Horsham & Mid Sussex Clinical Commissioning Group, Sussex Police and utility companies. This engagement is ongoing and other organisations may also provide information on infrastructure requirements. Ongoing partnership work with neighbouring local authorities (including the county councils) has focused on the provision of infrastructure, improvements and mitigation measures to ensure the impacts of growth are appropriately dealt with beyond administrative boundaries.

### Infrastructure schedules

- 3.3 Infrastructure schedules have been prepared for each proposed site allocation. These infrastructure schedules are tables that set out the likely infrastructure requirements and estimated contributions for each proposed site allocation.

### Estimated infrastructure costs

- 3.4 The costs shown in the infrastructure schedules for each site are estimates. The estimated costs are necessary to test the viability of each allocated site. Most of the infrastructure costs are based on what amount would be sought through a Section 106 planning obligation in line with the Development Infrastructure and Contributions SPD. Infrastructure providers and stakeholders have also provided estimated costs. Infrastructure costs may change over time as further information becomes available and infrastructure projects are refined.

### Monitoring and review

- 3.5 The IDP has been prepared to support the emerging Site Allocations DPD. This version of the IDP will be published alongside the Regulation 18 consultation draft Site Allocations DPD and any comments made during the consultation will be taken into account in the next version of the IDP.
- 3.6 The IDP is intended to be a live document that can be updated as further information becomes available.

## 4. Funding and Delivery

- 4.1 Infrastructure to support future growth can be delivered in different way (Figure 5).

<b>Site allocation policies</b>	Infrastructure requirements are identified in a planning policy to support the delivery of a site allocation. This may include on-site or off-site infrastructure requirements.
<b>Development contributions policies</b>	Financial or non-financial obligations funded by the developer or landowner. This includes Section 106 planning obligations, Section 278 highway agreements, the Community Infrastructure Levy, and Tax Increment Funding.
<b>Direct provision by statutory undertakers</b>	This includes the utilities and telecommunications companies whose investment in infrastructure comes from the charges made to customers.
<b>Private sector funding and investment</b>	Private capital may be invested in infrastructure and infrastructure investors generally operate internationally. Future private investment in infrastructure is likely to be in the energy, digital, water and waste sectors. To attract private finance, an infrastructure project needs to have a source of revenue.

<b>Public sector funding</b>	This includes funding from central or local government. Central government has a number of grants available for infrastructure improvements, such as the Housing Infrastructure Fund, New Homes Bonus, Local Growth Deal and One Public Estate.
<b>Third sector funding (community and voluntary sector)</b>	Improvements to infrastructure can be delivered for example, through fund raising, redevelopment of assets and bequests/ gifts/ legacies.

**Figure 5 - Mechanisms to deliver infrastructure.**

- 4.2 Infrastructure can be funded through a variety of different mechanisms and in some cases funding is from a mix of sources. As far as possible, the IDP identifies the potential funding sources for each of the infrastructure projects as well as any funding received. There are several key sources of funding that the planning system can influence. In addition, Mid Sussex District Council will actively seek other funding opportunities to secure infrastructure.
- 4.3 Key sources of funding and delivery utilised by the planning system include:
- Planning conditions
  - Section 106 planning obligations
  - Section 278 highway agreements
  - Community Infrastructure Levy

## Planning conditions

- 4.4 Planning conditions attached to a planning permission enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of development. Planning conditions should meet the six policy tests set out in the National Planning Policy Framework (NPPF)<sup>4</sup> in that they should be:
- Necessary;
  - Relevant to planning;
  - Relevant to the development to be permitted;
  - Enforceable;
  - Precise; and
  - Reasonable in all other aspects.

## Section 106 planning obligations

- 4.5 A planning obligation is a legally binding and enforceable agreement to mitigate the impacts of a proposed development. A planning obligation is entered into pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and so they are commonly referred to a 'Section 106' or 's106' agreement. A planning obligation can be a bilateral agreement between the local planning authority (and if applicable, West Sussex County Council) and a person(s) with an interest in the land, which may include the landowner(s), developer, other third parties; or it may be a unilateral undertaking entered into by a person with an interest in the land without the local planning authority.

<sup>4</sup> Paragraph 55 of the NPPF (February 2019).

- 4.6 A planning obligation can impose financial and non-financial obligations and the planning obligation runs with the land.
- 4.7 A planning obligation should only be used when it is not possible to address unacceptable impacts through a planning condition. A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is<sup>5</sup>:
- Necessary to make the development acceptable in planning terms;
  - Directly related to the development; and
  - Fairly and reasonable related in scale and kind to the development.

## Section 278 highway agreements

- 4.8 A Section 278 highway agreement secures modifications to the existing highway network to facilitate or service a proposed development. It is a legal agreement made under Section 278 of the Highways Act 1980 (as amended) between a highway authority (in this case, West Sussex County Council) and a person who agrees to pay all or part of the cost of highways works, such as the landowner or developer.
- 4.9 Works covered by a Section 278 agreement include:
- Roundabouts;
  - Signalised junctions;
  - Right turn lanes;
  - Safety related works such as traffic calming;
  - Street lighting; and
  - Improved facilities for pedestrians and cyclists.

<sup>5</sup> Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).

### Community Infrastructure Levy

- 4.10 The Community Infrastructure Levy (CIL) is a tool for local authorities to help deliver infrastructure to support the development of their area<sup>6</sup>. The basis for CIL was introduced in the Planning Act 2008 and it came into force on the 6<sup>th</sup> April 2010 through the Community Infrastructure Levy Regulations 2010. CIL is a standard charge on new development to fund new infrastructure and will complement the continued use of planning obligations. Mid Sussex does not yet have CIL in place. The District Council is committed to undertaking a review to explore the introduction of CIL following the latest government guidance.

### Funding and delivery of infrastructure in the IDP

- 4.11 The likely funding sources for the infrastructure identified in the IDP are:
- Developer contributions – this is likely to be Section 106 planning obligations.
  - Direct provision – this could include on-site provision by the developer.
  - West Sussex County Council/ Town or Parish Council
  - External funding – this could include the government, Local Economic Partnership and infrastructure providers.
- 4.12 There may be circumstances when an identified infrastructure need or contribution to mitigate the impacts of a development may not result in the infrastructure being

funded in its entirety. In these cases, the remaining funding required may need to be provided by other relevant developments or other sources.

- 4.13 The funding gap is the gap between the estimated cost of the infrastructure project and the funding received. There may be anticipated funding during the plan period or unallocated funding available that may decrease the funding gap.







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<sup>6</sup> Planning Practice Guidance: Community Infrastructure Levy. Reference ID: 25-001-20140612.



## 5. Summary of Infrastructure Investment

5.1 Each of the proposed site allocations will be providing or contributing towards infrastructure as identified in the infrastructure schedules. Figure 6 summarises the infrastructure investment which totals around £55 million.

<b>Transport</b>  £8,964,378	<b>Education</b>  £29,305,151
<b>Health</b>  £2,520,703	<b>Community facilities</b>  £4,070,240
<b>Sport and recreation</b>  £6,685,252	<b>Green infrastructure</b>  On-site provision





<b>Habitats Regulations Assessment mitigation</b>  £3,410,545	<b>Emergency services and community safety</b>  £500,950
<b>Flood management</b>  On-site provision	<b>Utility services</b>  £16,500

Figure 6 - Summary of infrastructure investment.

5.2 The infrastructure investment identified in Figure 6 reflects the estimated contribution provided by development or the costs of individual infrastructure projects where known. Additional sources of funding are not included such as investment by utility companies. The costs of on-site infrastructure provision to be met by the developer are also not included. In reality, therefore, infrastructure investment is likely to be higher than that currently recorded in the infrastructure schedules.

## 6. Infrastructure Schedules

The infrastructure schedules are arranged alphabetically by settlement type, and identify the infrastructure requirements for the anticipated future growth as a result of the Site Allocations DPD.

Column	Description
Infrastructure Category	Infrastructure projects are assigned to one of eleven categories:
	TransportCommunity facilitiesEmergency services and community safety
	EducationSport and recreationFlood management
	HealthGreen infrastructureUtility services and waste management
	Habitats Regulations Assessment mitigation
s106 Category	The type of infrastructure contribution secured by way of a s106 planning obligation is identified.
Provision	This sets out if the infrastructure will be provided on-site or off-site.
Project	The infrastructure project is described where known or available.
Estimated Cost or Contribution	An estimated cost of the infrastructure project is given where possible. These costs relate to financial contributions secured through a Section 106 planning obligation or where the delivery lead has provided a cost of the infrastructure. The source of these costs is set out in the IDP schedules. The cost of infrastructure directly provided by developers or utility companies is not included.
Funding Mechanism	The likely funding mechanism for the infrastructure project is identified: <ul style="list-style-type: none"><li>Developer contributions – this is likely to be a s106 planning obligation</li><li>Direct provision – this could include on-site provision by the developer</li><li>West Sussex County Council / Town or Parish Council</li><li>External funding – this could include the Local Growth Fund, utility company, CCG</li></ul>
Delivery Lead	The main delivery body for the infrastructure project is identified: <ul style="list-style-type: none"><li>Developer</li><li>Mid Sussex District Council / West Sussex County Council / Town or Parish Council</li><li>Third party, e.g. Highways England, utility company, Network Rail, CCG</li></ul>

**West Sussex County Council Disclaimer (August 2019):**

- The West Sussex County Council (WSCC) Education contributions are based on a standard methodology for the purposes of viability calculations. It is not based on exact locations and does not include land for development which may also be required. Contributions for Special Educational Needs and Disabilities (SEND) are based on a 60 place primary school and a 60 place secondary school which is the worst case scenario for contributions; development of SEND facilities are on a countywide catchment area.
- The WSCC Sustainable Transport (TAD) contributions assume 1.8 car parking spaces per dwelling. The Sustainable Transport (TAD) contribution has been calculated for each site, however, site-specific contributions may be applied rather than the Sustainable Transport (TAD) contribution. WSCC will advise which approach will be used. Where known, potential projects and costs are provided by WSCC. Highways contributions and projects are subject to further refinement by WSCC.

The infrastructure requirements for each site as listed in the infrastructure schedules, including the estimated costs and projects, will be regularly reviewed and refined in discussion with the infrastructure providers, and so are subject to change.

## Settlement Type | Category 1 – Town

- **Burgess Hill**

Land South of 96 Folders Lane   43 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£75,573	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£15,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute to the improvements to the bus and rail interchange at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Provision of new bus stopping facilities (east and westbound) on Folders Lane adjacent to the site	£50,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop facilities to include bus shelters and passenger information such as RTPI, electronic bus timetables and route information	£30,000	s106	WSCC	Project and estimated cost provided by WSCC



Land South of 96 Folders Lane   43 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards additional and enhancement of cycle parking provision at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards improvements in cycling facilities to Burgess Hill station, with a particular focus on safety and signage		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£193,528	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£208,284	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£48,793	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil

Land South of 96 Folders Lane   43 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Health	Health	Off-site		£55,245	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£33,540	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Burgess Hill library	£17,390	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£38,055	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Land South of 96 Folders Lane   43 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Formal sport	Off-site		£58,480	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	Off-site		£51,084	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site		£42,914	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Emergency services and community safety	Fire & Rescue	Off-site		£5,375	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A			s106	Sussex Police	
				<b>£923,261</b>			

Land South of Folders Lane and East of Keymer Road   300 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£907,410	s106	WSCC	Estimated contribution provided by WSCC
Education	Education (Early Years)	Off-site		£750,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£1,750,035	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites
Education	Education (Secondary)	Off-site		£1,453,148	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£340,416	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil



Land South of Folders Lane and East of Keymer Road   300 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (SEND)	Off-site		£442,543	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£385,429	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£234,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Burgess Hill library	£121,140	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre

Land South of Folders Lane and East of Keymer Road   300 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	LCI	Off-site		£265,500	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	On-site		£408,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	On-site		£356,400	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	On-site		£299,400	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Emergency services and community safety	Fire & Rescue	Off-site		£37,500	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling

Land South of Folders Lane and East of Keymer Road   300 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Emergency services and community safety	Police	Off-site		£46,491	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
				<b>£7,797,412</b>			

Land South of Selby Close   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£21,090	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£5,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Provide passenger information (RTPI, electronic bus timetables and route information) improvements at the Tesco stop	£5,000	s106	WSCC	Project and estimated cost provided by WSCC

Land South of Selby Close   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards additional and enhancement of cycle parking provision at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£54,008	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£58,126	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£13,617	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil



Land South of Selby Close   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Health	Health	Off-site		£15,417	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£9,360	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Burgess Hill library	£4,846	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£10,620	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Land South of Selby Close   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Formal sport	Off-site	Southway Recreation Ground	£16,320	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Daynes Way or Pepper Drive or Henry Burt Play Areas	£14,256	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Daynes Way or Pepper Drive or Henry Burt Play Areas	£11,976	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£1,500	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
				<b>£241,136</b>			

Land South of Southway   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£52,725	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£10,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on highway x 2 Royal George Road	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelters and bus clearways - improved stopping facilities x 2 Royal George Road	£60,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute to the improvements to the bus and rail interchange at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards additional and enhancement of cycle parking provision at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					

Land South of Southway   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Primary)	Off-site		£135,020	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£145,315	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£34,042	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£38,543	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£23,400	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Land South of Southway   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Library	Off-site	Burgess Hill library	£12,114	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£26,550	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	Southway Recreation Ground	£40,800	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site		£35,640	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site		£29,940	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5



Land South of Southway   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Emergency services and community safety	Fire & Rescue	Off-site		£3,750	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
				£667,839			

The Brow and St. Wilfrid's School   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£351,500	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute to the improvements to the bus and rail interchange at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC

The Brow and St. Wilfrid's School   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards additional and enhancement of cycle parking provision at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Cycle path links into Burgess Hill town centre and towards the railway station		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 Queen Elizabeth Avenue	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelter x1 Queen Elizabeth Avenue	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards cycling improvements to the southern Burgess Hill section of the quiet route from Haywards Heath to Burgess Hill (Scheme ID 187) providing a traffic free / quiet cycle route		s106	WSCC	Project and estimated cost provided by WSCC

The Brow and St. Wilfrid's School   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards cycling improvements to the southern Burgess Hill section of the quiet route from Haywards Heath to Burgess Hill (Scheme ID 187) providing a traffic free / quiet cycle route		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	Off-site		£500,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£1,166,690	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites
Education	Education (Secondary)	Off-site		£968,765	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil

The Brow and St. Wilfrid's School   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (6th Form)	Off-site		£226,944	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Education	Education (SEND)	Off-site		£292,284	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£256,952	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£156,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

The Brow and St. Wilfrid's School   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Library	Off-site	Burgess Hill library	£80,760	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£177,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	On-site		£272,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	Off-site		£237,600	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site		£199,600	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

The Brow and St. Wilfrid's School   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Emergency services and community safety	Fire & Rescue	Off-site		£25,000	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£30,994	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
				<b>£5,022,089</b>			

Woodfield House, Isaacs Lane   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£52,725	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£10,000	s106	WSCC	Project and estimated cost provided by WSCC

Woodfield House, Isaacs Lane   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards cycling improvements developed or delivered through the Northern Arc development		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards additional and enhancement of cycle parking provision at Burgess Hill station		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£135,020	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£145,315	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£34,042	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil



Woodfield House, Isaacs Lane   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Health	Health	Off-site		£38,543	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£23,400	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Burgess Hill library	£12,114	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£26,550	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Woodfield House, Isaacs Lane   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Formal sport	Off-site	CfCS	£40,800	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Northern Arc open spaces	£35,640	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Northern Arc open spaces	£29,940	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£3,750	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
				<b>£587,839</b>			

- **East Grinstead**

East Grinstead Police Station   22 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£38,665	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£7,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	RTPI off-site provision x2 Holtye Road	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Improvements to the Worth Way near the railway station (dismount section over path/footbridge from station car park to front of station) (Scheme ID 346)		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£99,014	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil

East Grinstead Police Station   22 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Secondary)	Off-site		£106,564	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£24,964	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£28,265	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£17,160	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

East Grinstead Police Station   22 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Library	Off-site	East Grinstead library	£8,884	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£19,470	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site		£29,920	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	Off-site		£26,136	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site		£21,956	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

East Grinstead Police Station   22 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Emergency services and community safety	Fire & Rescue	Off-site		£2,750	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
Habitats Regulations Assessment mitigation	SANG	Off-site		£37,202	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£57,816	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Utility services		Off-site	Reinforcement of the sewerage network		Developer	Water company	
				<b>£555,766</b>			

Land south of Crawley Down Road   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£351,500	s106	WSCC	Estimated contribution provided by WSCC
Transport		Off-site	Bus priority improvements to bus corridor between East Grinstead and Crawley on the A264/A22		s106	WSCC	Project and estimated cost provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x4 Crawley Down Road	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribution to A22/A264 corridor junction improvements		s106	WSCC	Project provided by WSCC



Land south of Crawley Down Road   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards improvements and positively integrate the PRow which cross the site, including providing a direct link into the NCN21 / Worth Way cycle/pedestrian path (Three Bridges – East Grinstead) and improvements to the Worth Way near the railway station (Scheme ID 346) including the bridge over the railway		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	Off-site		£500,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£1,166,690	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites

Land south of Crawley Down Road   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Secondary)	Off-site		£968,765	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£226,944	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Education	Education (SEND)	Off-site		£292,284	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£256,952	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System

Land south of Crawley Down Road   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Community buildings (SPD)	Off-site		£156,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	East Grinstead library	£80,760	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£177,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	On-site	Felbridge Recreation Ground		s106	MSDC	
Sport and recreation	Playspace (LEAP)	Off-site	Imberhorne Lane Recreation Ground	£237,600	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project

Land south of Crawley Down Road   200 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Imberhorne Lane Recreation Ground	£199,600	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£25,000	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£30,994	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Habitats Regulations Assessment mitigation	SANG	Off-site		£338,200	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£525,600	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Utility services	Recycling	Off-site	Central recycling point		s106	MSDC	
				<b>£6,593,889</b>			

Land South and West of Imberhorne Upper School   550 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£966,625	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£40,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	RTPI and shelters off-site provision A22 London Road	£100,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	RTPI and shelters off-site provision x2 Imberhorne Lane	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelters and bus clearways - improved stopping facilities x 2 Imberhorne Lane	£60,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus priority improvements to bus corridor between East Grinstead and Crawley on the A264/A22		s106	WSCC	Project and estimated cost provided by WSCC
Transport		On-site	Access link into the Worth Way		s106	WSCC	Project and estimated cost provided by WSCC

Land South and West of Imberhorne Upper School   550 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Improvements to the Worth Way near the railway station (dismount section over path/footbridge from station car park to front of station)		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribution to A22/A264 corridor junction improvements		s106	WSCC	Project provided by WSCC
Education	Education (Early Years)	Off-site		£1,375,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£3,208,398	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites
Education	Education (Secondary)	Off-site		£2,664,104	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil

Land South and West of Imberhorne Upper School   550 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (6th Form)	Off-site		£624,095	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Education	Education (SEND)	Off-site		£804,811	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£706,619	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Health	Health	On-site	Land for GP surgery				
Community facilities	Community buildings (SPD)	On-site		£429,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5



Land South and West of Imberhorne Upper School   550 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Library	Off-site	East Grinstead library	£222,090	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£486,750	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	On-site		£748,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	On-site		£653,400	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	On-site		£548,900	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Land South and West of Imberhorne Upper School   550 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation		On-site	Public open space		s106	Developer	
Green infrastructure		On-site	Allotments			Developer	
Emergency services and community safety	Fire & Rescue	Off-site		£68,750	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£85,233	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Habitats Regulations Assessment mitigation	SANG	On-site			s106	MSDC	
Habitats Regulations Assessment mitigation	SAMM	Off-site		£1,445,400	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Utility services		Off-site	Reinforcement of the sewerage network		Developer	Water company	
Utility services	Recycling	On-site	Recycling bins	£16,500	s106	MSDC	MSDC calculation
Utility services	Recycling	On-site	Central recycling point		s106	MSDC	
				<b>£18,033,675</b>			

- **Haywards Heath**

Land at Rogers Farm, Fox Hill   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£43,938	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£7,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 Fox Hill	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards cycling improvements to Boltro Road providing improved cycle route facilities to the train station (Scheme ID 372)		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards cycling improvements to the South Road section of the Haywards Heath Circular Cycle Route (Scheme ID 188) providing improved cycle route facilities to the train station		s106	WSCC	Project and estimated cost provided by WSCC

Land at Rogers Farm, Fox Hill   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£112,516	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£121,096	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£28,368	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£32,119	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System

Land at Rogers Farm, Fox Hill   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Community buildings (SPD)	Off-site		£19,500	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£10,122	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£22,125	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	Tim Farmer Recreation Ground	£34,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project

Land at Rogers Farm, Fox Hill   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (LEAP)	Off-site	Funnell Drive Play Area (St Francis Estate)	£29,700	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Funnell Drive Play Area (St Francis Estate)	£24,950	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£3,125	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
				<b>£518,559</b>			

## Settlement Type | Category 2 – Larger Village (Local Service Centre)

- Crawley Down

Land North of Burleigh Lane   50 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£87,875	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£15,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on highway x 2 Burleigh Way	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelter x1 and bus clearway x2 Burleigh Way	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards improvements in accessing the Worth Way near the railway station (Scheme ID 346) including the bridge over the railway		s106	WSCC	Project and estimated cost provided by WSCC



Land North of Burleigh Lane   50 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Early Years)	Off-site		£125,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£291,673	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites
Education	Education (Secondary)	Off-site		£242,191	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£56,736	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil

Land North of Burleigh Lane   50 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (SEND)	Off-site		£74,100	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£64,238	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£39,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	East Grinstead library	£20,190	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre

Land North of Burleigh Lane   50 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	LCI	Off-site		£44,250	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site		£68,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	On-site		£59,400	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	On-site		£49,900	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Emergency services and community safety	Fire & Rescue	Off-site		£6,250	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling

Land North of Burleigh Lane   50 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Emergency services and community safety	Police	Off-site		£7,748	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Habitats Regulations Assessment mitigation	SANG	Off-site		£84,550	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£131,400	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Utility services		Off-site	Reinforcement of the sewerage network		Developer	Developer	
				<b>£1,517,501</b>			

- **Cuckfield**

Land at Hanlye Lane East of Ardingly Road   55 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£96,663	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£15,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on highway x2 Ardingly Road	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelter and bus clearway x1 Ardingly Road	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards cycling improvements to the Broad Street and Tylers Green section of the Haywards Heath Circular Cycle Route (Scheme ID 188) providing improved cycle route facilities to the train station		s106	WSCC	Project and estimated cost provided by WSCC

Land at Hanlye Lane East of Ardingly Road   55 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards cycling improvements to Boltro Road and Muster Green North providing improved cycle route facilities to the train station (Scheme ID 372)		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Highway mitigation - Measures to mitigate impact at London Road/Ardingly Road and B2036/B2114		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	Off-site		£137,500	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£320,959	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites

Land at Hanlye Lane East of Ardingly Road   55 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Secondary)	Off-site		£266,410	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£62,410	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Education	Education (SEND)	Off-site		£80,275	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£70,662	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System

Land at Hanlye Lane East of Ardingly Road   55 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Community buildings (SPD)	Off-site		£42,900	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£22,236	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£48,675	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site		£74,800	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	On-site		£65,340	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5



Land at Hanlye Lane East of Ardingly Road   55 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (NEAP/Kickabout)	On-site		£54,890	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Emergency services and community safety	Fire & Rescue	Off-site		£6,875	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£8,523	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Utility services		Off-site	Reinforcement of the sewerage network		Developer	Water company	
				<b>£1,414,118</b>			

- Hassocks**

Land North of Shepherds Walk   130 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£228,475	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£25,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelters and bus clearways - improved stopping facilities x2 London Road	£60,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 London Road	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Off-road cycle route linking Ditchling to Hassocks (Scheme ID235)		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Highway mitigation - A273/B2116 Stonepound Crossroads		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards improvements and positively integrate with the PRow		s106	WSCC	Project and estimated cost provided by WSCC

Land North of Shepherds Walk   130 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards cycling improvements required on Woodland Road to Friars Oak Road (Scheme ID 230) which is a primary east to west link in the village		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards additional and enhancement of cycle parking provision at Hassocks station		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	Off-site		£325,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£758,349	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites

Land North of Shepherds Walk   130 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Secondary)	Off-site		£629,697	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£147,513	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Education	Education (SEND)	Off-site		£189,367	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£167,019	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System

Land North of Shepherds Walk   130 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Community buildings (SPD)	Off-site		£101,400	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Hassocks library	£61,270	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 35sqm per 1000 persons (in Hassocks, Hurstpierpoint and Steyning) at £5,384 per square metre
Community facilities	LCI	Off-site		£115,050	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	London Road Recreation Ground	£176,800	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	London Road Recreation Ground	£154,440	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project

Land North of Shepherds Walk   130 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	London Road Recreation Ground	£129,740	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation		On-site	Country open space - extension to Shepherds Walk		s106	Developer	
Emergency services and community safety	Fire & Rescue	Off-site		£16,250	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£20,146	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
				<b>£3,325,516</b>			

## Settlement Type | Category 3 – Medium Sized Village

- Ardingly

Land West of Selsfield Road   100 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£175,750	s106	WSCC	Estimated contribution provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 Selsfield Road	£15,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards improvements in cycling facilities between Ardingly and Haywards heath, with a particular focus on safety and signage		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Highways mitigation - Junction impact at Selsfield Road/Vowels Lane		s106	WSCC	Project and estimated cost provided by WSCC

Land West of Selsfield Road   100 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Early Years)	Off-site		£250,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£583,345	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites
Education	Education (Secondary)	Off-site		£484,383	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£113,472	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil



Land West of Selsfield Road   100 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (SEND)	Off-site		£150,259	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£128,476	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£78,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£40,380	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre

Land West of Selsfield Road   100 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	LCI	Off-site		£88,500	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	Ardingly Recreation Ground	£136,000	s106	Town/Parish Council	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Ardingly Recreation Ground	£118,800	s106	Town/Parish Council	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Ardingly Recreation Ground	£99,800	s106	Town/Parish Council	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation			Public open space		s106	Developer	

Land West of Selsfield Road   100 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Emergency services and community safety	Fire & Rescue	Off-site		£12,500	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£15,497	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Habitats Regulations Assessment mitigation	SANG	Off-site		£169,100	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£262,800	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Utility services		Off-site	Reinforcement of the sewerage network		Developer	Water company	
				<b>£2,942,062</b>			

- **Ashurst Wood**

Land South of Hammerwood Road   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£21,090	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£5,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards enhanced bus stop facilities including bus shelters and passenger information (RTPI, electronic bus timetables and route information) improvements on Hammerwood Road and Wall Hill Road	£10,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards improvements in accessing the Worth Way near the railway station (Scheme ID 346) including the bridge over the railway		s106	WSCC	Project and estimated cost provided by WSCC

Land South of Hammerwood Road   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£54,008	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£58,126	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£13,617	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£15,417	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System

Land South of Hammerwood Road   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Community buildings (SPD)	Off-site		£9,360	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	East Grinstead library	£4,846	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site	John Pears Recreation Ground parking	£10,620	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	John Pears Recreation Ground or Ashurst Wood Recreation Ground	£16,320	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project

Land South of Hammerwood Road   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (LEAP)	Off-site	John Pears Recreation Ground or Ashurst Wood Recreation Ground	£14,256	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	John Pears Recreation Ground or Ashurst Wood Recreation Ground	£11,976	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£1,500	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
Habitats Regulations Assessment mitigation	SANG	Off-site		£20,292	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy

Land South of Hammerwood Road   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Habitats Regulations Assessment mitigation	SAMM	Off-site		£31,536	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
				<b>£297,964</b>			

- Handcross**

Land at St. Martin Close (West)   65 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£114,238	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£15,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	RTPI off-site provision x2 Horsham Road	£20,000	s106	WSCC	Project and estimated cost provided by WSCC



Land at St. Martin Close (West)   65 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards cycling improvements to the segregated cycle and walking path along the line of the former carriageway on Brighton Road as part of NCN20 North of Handcross improvements to cycle links to Crawley (Scheme ID 273)		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelters and bus clearways - improved stopping facilities x2 Horsham Road	£50,000	s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	Off-site		£162,500	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£379,293	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites

Land at St. Martin Close (West)   65 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Secondary)	Off-site		£314,849	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£73,757	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Education	Education (SEND)	Off-site		£94,684	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£83,510	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System

Land at St. Martin Close (West)   65 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Community buildings (SPD)	Off-site		£50,700	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£26,274	s106	WSSC	Cost has been determined using WSSC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£57,525	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site		£88,400	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	Off-site	Coos Lane Amenity/ play area	£77,220	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project

Land at St. Martin Close (West)   65 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Coos Lane Amenity/ play area	£64,870	s106	Developer	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£8,125	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£10,073	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
				<b>£1,691,018</b>			

- Horsted Keynes**

Land South of The Old Police House   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£43,938	s106	WSCC	Estimated contribution provided by WSCC

Land South of The Old Police House   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£7,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 Birchgrove Road	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelter - improved stopping facilities x2 Birchgrove Road	£50,000	s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£112,516	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£121,096	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil

Land South of The Old Police House   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (6th Form)	Off-site		£28,368	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£32,119	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£19,500	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£10,122	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre

Land South of The Old Police House   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	LCI	Off-site		£22,125	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site		£34,000	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (LEAP)	Off-site		£29,700	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site		£24,950	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Emergency services and community safety	Fire & Rescue	Off-site		£3,125	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					

Land South of The Old Police House   25 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Habitats Regulations Assessment mitigation	SANG	Off-site		£42,275	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£65,700	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
				<b>£676,534</b>			

Land South of St. Stephens Church   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£52,725	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£10,000	s106	WSCC	Project and estimated cost provided by WSCC



Land South of St. Stephens Church   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Bus stop RTPI provision on existing highway x2 Station Road	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelter - improved stopping facilities x1 Station Road	£40,000	s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£135,020	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£145,315	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£34,043	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil

Land South of St. Stephens Church   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Health	Health	Off-site		£38,543	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£23,400	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£12,114	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£26,550	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Land South of St. Stephens Church   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Formal sport	Off-site	Horsted Keynes Recreation Ground	£40,800	s106	Town/Parish Council	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Constance Wood Recreation Ground	£35,640	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Constance Wood Recreation Ground	£29,940	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£3,750	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					

Land South of St. Stephens Church   30 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Habitats Regulations Assessment mitigation	SANG	Off-site		£50,730	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£78,840	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
				<b>£787,410</b>			

- Sayers Common**

Land to the North of Lyndon, Reeds Lane   35 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£61,513	s106	WSCC	Estimated contribution provided by WSCC

Land to the North of Lyndon, Reeds Lane   35 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£12,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus shelter - improved stopping facilities x2 B2118	£50,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 B2118	£25,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards the safe cycle route to Downlands School, Hurst 1 (Scheme ID 286)		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£157,523	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£169,534	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil

Land to the North of Lyndon, Reeds Lane   35 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (6th Form)	Off-site		£39,715	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£44,967	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£27,300	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Hurstpierpoint library	£16,475	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 35sqm per 1000 persons (in Hassocks, Hurstpierpoint and Steyning) at £5,384 per square metre
Community facilities	LCI	Off-site		£30,975	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Land to the North of Lyndon, Reeds Lane   35 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Formal sport	Off-site	Reeds Lane Recreation Ground	£47,600	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Reeds Lane Recreation Ground	£41,580	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Reeds Lane Recreation Ground	£34,930	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£4,375	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
				<b>£763,487</b>			

- **Scaynes Hill**

Land to the rear of Firlands, Church Road   20 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£35,150	s106	WSCC	Estimated contribution provided by WSCC
Transport		Off-site	Bus shelter - improved stopping facilities x1 Lewes Road	£30,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 Lewes Road	£25,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£7,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards cycling improvements to the South Road section of the Haywards Heath Circular Cycle Route (Scheme ID 188) providing improved cycle route facilities to the train station		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					



Land to the rear of Firlands, Church Road   20 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Primary)	Off-site		£90,013	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£96,877	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£22,694	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£25,695	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£15,600	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Land to the rear of Firlands, Church Road   20 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Library	Off-site	Haywards Heath library	£8,076	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£17,700	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	Scaynes Hill Recreation Ground	£27,200	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Scaynes Hill Recreation Ground	£23,760	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project

Land to the rear of Firlands, Church Road   20 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Scaynes Hill Recreation Ground	£19,960	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£2,500	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
				<b>£447,225</b>			

- **Turners Hill**

Withypitts Farm, Selsfield Road   16 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£28,120	s106	WSCC	Estimated contribution provided by WSCC

Withypitts Farm, Selsfield Road   16 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Bus shelter - improved stopping facilities x2 B2028	£25,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway x2 B2028	£15,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£6,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards cycling improvements to the Turners Hill Road Cycle Path (Scheme ID 347) providing improved cycle access to Crawley		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£72,010	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil

Withypitts Farm, Selsfield Road   16 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Education	Education (Secondary)	Off-site		£77,501	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£18,155	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil
Health	Health	Off-site		£20,556	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£12,480	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5.

Withypitts Farm, Selsfield Road   16 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Community facilities	Library	Off-site	East Grinstead library	£6,461	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£14,160	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	Turners Hill Recreation Ground	£21,760	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Turners Hill Recreation Ground	£19,008	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project

Withypitts Farm, Selsfield Road   16 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Turners Hill Recreation Ground	£15,968	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£2,000	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
Habitats Regulations Assessment mitigation	SANG	Off-site		£27,056	Condition & legal agreement	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£42,048	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
				<b>£423,283</b>			

## Settlement Type | Category 4 – Smaller Village

- Ansty

Ansty Cross Garage   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£21,090	s106	WSCC	Estimated contribution provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£5,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Provide enhanced bus stop facilities including passenger information (RTPI, electronic bus timetables and route information) improvements on Bolney Road	£10,000	s106	WSCC	Project and estimated cost provided by WSCC



Ansty Cross Garage   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport		Off-site	Contribute towards cycling improvements to the Broad Street and Tylers Green section of the Haywards Heath Circular Cycle Route (Scheme ID 188) providing improved cycle route facilities to the train station		s106	WSCC	Project and estimated cost provided by WSCC
Education	Education (Early Years)	N/A					
Education	Education (Primary)	Off-site		£54,008	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £18,370 per primary pupil
Education	Education (Secondary)	Off-site		£58,126	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£13,617	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil

Ansty Cross Garage   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Health	Health	Off-site		£15,417	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£9,360	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£4,846	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre
Community facilities	LCI	Off-site		£10,620	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5

Ansty Cross Garage   12 dwellings							
Infrastructure Category	s106 Category	Provision	Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Sport and recreation	Formal sport	Off-site	Ansty Recreation Ground	£16,320	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Ansty Recreation Ground	£14,256	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Ansty Recreation Ground	£11,976	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Emergency services and community safety	Fire & Rescue	Off-site		£1,500	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	N/A					
				<b>£246,136</b>			