

Mid Sussex District Council

Annual Infrastructure Funding Statement

For

Community Infrastructure Levy and
Section 106

Reporting Period:

From 01 April 2020 to 31 March 2021

Introduction

About this statement

This is the Mid Sussex District Council Infrastructure Funding Statement (IFS) 2020/21. This statement aims to provide an overview of the developer contributions secured, received, allocated and spent by the Council between 1st April 2020 and 31st March 2021. In Mid Sussex contributions relate to those collected through Section 106 Planning Obligations.

Changes to government legislation introduced a requirement for contribution receiving authorities such as Mid Sussex District Council and West Sussex County Council to publish such statements.

Some obligations are formula-based and, until further information becomes known, the Council is unable to calculate the amount that will become due.

The information presented in this report is the most robust information available at the time of publication. Therefore, although accurate at the point of publication, it may be subject to change.

Section 106 Principles

General principles

Planning obligations are legal obligations entered into with developers to mitigate the impacts of a development proposal. They can be secured via a Section 106 agreement or via a unilateral undertaking and may be provided in kind or through a financial contribution.

Regulations state that planning obligations may only constitute a reason for granting planning permission if they meet the legal tests. They must be:

- Necessary to make development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

In line with best practice, the Council does not seek planning obligations for a development consisting only of the construction of a residential annexe or an extension to an existing home.

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £2,701,246.11. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £2,710,536.25.
- c) The total amount of money received prior to the reported year that has not been allocated is £0.00.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 37.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0.

ii) The following education provisions have been agreed under S106 agreements:

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

See the West Sussex County Council Infrastructure Funding Statement:

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement>

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,878,361.00. Of this amount £2,828,750.19 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £2,637,241.96. Of this amount £2,355,306.81 was spent by a third party on behalf of Mid Sussex District Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Recycling	£20,766.97	08 June 2020 to 21 September 2020	£20,766.97
Local Community Infrastructure	£47,139.53	19 March 2021	£47,139.53
SAMM - Interim Strategy	£272,427.24	18 May 2020 to 22 February 2021	£272,427.24
SANG	£187,798.84	24 April 2020 to 25 March 2021	£187,798.84

Infrastructure	Allocated	Date Allocated	Unspent
Turners Hill Rec - Play	£6,486.42	05 October 2020	£6,486.42
Turners Hill rec - Kickabout	£5,448.47	05 October 2020	£5,448.47
Turners Hill - Improvements to The Ark	£5,509.04	05 October 2020	£5,509.04
Formal sport provision at Ansty Rec	£73,208.05	16 December 2020	£73,208.05
Burgess Hill - Improvements to Royal British Legion community building	£37,019.93	17 June 2020	£37,019.93
East Grinstead - Imberhorne Recreation Ground - Play	£25,163.66	15 February 2021 to 22 February 2021	£25,163.66
East Grinstead - Imberhorne Rec - Kickabout	£7,130.78	15 February 2021 to 22 February 2021	£7,130.78
East Grinstead - Imberhorne Rec changing facilities	£30,305.30	15 February 2021 to 22 February 2021	£30,305.30
East Grinstead - Age UK Day Centre Building	£4,769.55	08 December 2020	£4,769.55
Hassocks - Adastral Park - Play	£9,043.27	23 February 2021	£9,043.27
Hassocks - Adastral Park - Kickabout	£7,140.44	23 February 2021	£7,140.44
Haywards Heath - Beech Hurst - Kickabout	£25,599.74	30 March 2021	£25,599.74
Haywards Heath - Clair Park Cricket Pitch - Improvements	£58,589.95	30 March 2021	£58,589.95
Haywards Heath Allotments	£5,016.71	02 September 2020	£5,016.71
Haywards Heath - Additional Cemetery Facilities	£95,477.27	02 September 2020 to 29 January 2021	£95,477.27
Pease Pottage Playground - Play	£19,350.80	03 December 2020	£19,350.80
Pease Pottage - Kickabout	£5,483.72	03 December 2020	£5,483.72
Refurbishment of public toilets at Handcross Rec	£7,034.87	03 December 2020	£7,034.87
Haywards Heath Health Centre - Improvements/building redesign	£87,454.46	10 November 2020 to 29 January 2021	£87,454.46

Infrastructure	Allocated	Date Allocated	Unspent
Ansty Village Centre Trust - New Community Hall Sports Pavilion	£107,058.19	16 December 2020 to 29 January 2021	£80,547.38
Pease Pottage - Finches Field Pavilion	£10,901.90	03 December 2020	£10,901.90
Haywards Heath - Ashenground Community Centre - upgrade	£10,862.54	02 September 2020	£10,862.54
Haywards Heath - Clair Park Pavilion - improvements	£23,154.91	02 September 2020	£23,154.91
Burgess Hill - Centre for Community Sport	£112,681.90	05 August 2020	£112,681.90
Burgess Hill - The Ridings - Play	£69,159.21	17 June 2020	£69,159.21
Burgess Hill - The Ridings - Kickabout	£19,598.66	17 December 2020	£19,598.66
Burgess Hill - Silverdale GP Practice - increase capacity/relocation	£51,486.95	17 June 2020	£51,486.95
East Grinstead - Mount Noddy Recreation Ground - Kickabout	£7,299.88	17 March 2021	£7,299.88
East Grinstead - King Georges Field (Kings Centre) - Pitch 1 senior drainage	£32,885.99	08 December 2020 to 31 March 2021	£32,885.99
East Grinstead - Chequer Mead - Improvements	£13,164.03	15 February 2021 to 22 February 2021	£13,164.03
East Grinstead - Allotments 62 plots required	£21,471.87	08 December 2020 to 22 February 2021	£21,471.87
Hassocks - Adastral Park - Enhancement of facilities	£11,789.67	23 February 2021	£11,789.67
Hassocks - Clayton Green Recreation Ground Car Park	£7,672.10	23 February 2021	£7,672.10
Haywards Heath - St Francis Sports Ground - Changing facilities	£173,248.73	29 January 2021	£173,248.73
Haywards Heath - Hurstwood Lane Provision of a country park	£5,016.71	02 September 2020	£5,016.71
Haywards Heath - Vale Primary Care Centre building redesign for increased demand	£54,507.49	29 January 2021	£54,507.49

Infrastructure	Allocated	Date Allocated	Unspent
Haywards Heath - Newtons Surgery - Improvements	£30,977.82	30 March 2021	£30,977.82
Lindfield Common Public Toilets	£39,931.87	10 September 2020	£39,931.87
Scaynes Hill - Millennium Centre - Improvements	£30,659.59	10 September 2020	£30,659.59
Pease Pottage - Finches Field - Formal sport	£170,385.01	21 September 2020	£170,385.01
Crawley - K2 Leisure Centre - Additional parking	£170,385.02	21 December 2020	£170,385.02
Pease Pottage - Finches Field - Pitch 1 drainage	£25,096.66	03 December 2020	£25,096.66
Slaugham - St Marys Church - Additional parking	£7,034.87	03 December 2020	£7,034.87
Handcross - Ouse Valley GP Surgery - Provision of services	£57,653.78	21 September 2020	£57,653.78
Southgate GP Practice - Provision of services	£57,653.78	21 September 2020	£57,653.78
Provision of services at NHS Community Hub	£57,653.78	21 September 2020	£57,653.78
Burgess Hill - Green Cycling network	£133,433.43	17 June 2020	£133,433.43
East Grinstead - Jubilee Community Centre - Improvements	£6,127.68	11 May 2020 to 17 March 2021	£6,127.68
Cycle scheme improvements at EG Station	£6,955.66	17 March 2021	£6,955.66
Turners Hill rec Formal sport	£9,606.43	05 October 2020	£9,606.43
Extending & enhancing footpaths in Turners Hill (Selsfield Rd)	£6,105.53	05 October 2020	£6,105.53
Haywards Heath - Improvement of existing/ provision of new healthcare facilities	£32,946.97	10 November 2020	£32,946.97
Haywards Heath - Improvements to South Road west public realm	£38,091.21	30 March 2021	£38,091.21
Burgess Hill - Police	£3,613.68	14 May 2020 to 08 June 2020	£3,613.68

Infrastructure	Allocated	Date Allocated	Unspent
Improvements to Hassocks Age Concern	£6,761.69	23 February 2021	£6,761.69
East Grinstead - Lingfield Road Rec kickabout	£6,100.24	08 December 2020	£6,100.24
East Grinstead - Lingfield Road Rec - play	£7,261.95	08 December 2020	£7,261.95
Lindfield Common - formal sport facilities	£70,596.35	10 September 2020	£70,596.35
Ansty - Refurbishment of shed at Ansty Rec	£12,717.69	14 May 2020	£12,717.69
SAMM - Joint Strategy	£8,658.00	05 August 2020 to 06 January 2021	£8,658.00
WSCC - Controlled crossing Sackville School	£2,880.00	17 May 2020	£2,880.00
Lindfield Medical Centre - Improvements to provide additional capacity	£22,112.82	10 September 2020	£22,112.82
Haywards Heath - Northlands Wood Practice - Improvements to provide additional capacity	£22,112.81	10 September 2020	£22,112.81
Haywards Heath - Replacement community building	£33,602.94	30 March 2021	£33,602.94
Haywards Heath - Upgrade lighting at Ashenground Community Centre	£2,418.00	02 September 2020	£2,418.00

h) In relation to money which was spent by Mid Sussex District Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
SAMM - Interim Strategy	£1,477,127.85	30 April 2020	*Includes Third Party spending
EG Sports Club - gym equipment, changing room upgrade, bar refurbishment	£11,759.50	11 February 2019 to 04 July 2020	*Includes Third Party spending

Infrastructure	Spent	Date Spent	Spend Description
Ashurst Wood - John Pears Field - Playground improvements	£1,316.30	31 March 2017 to 17 September 2020	
East Grinstead - Kings Centre - Play	£32,733.93	16 June 2020	
Ansty Village Centre Trust - New Community Hall Sports Pavilion	£276,506.00	13 May 2020 to 15 January 2021	*Includes Third Party spending
Burgess Hill - Padel Tennis Court at The Triangle	£3,137.58	11 April 2019 to 11 November 2020	
Crawley Down Community Centre Assoc - Haven Centre improvements	£438.59	19 November 2018 to 14 April 2020	*Includes Third Party spending
East Grinstead - Chequer Mead - To modernise toilets	£49,950.00	02 June 2020 to 03 March 2021	*Includes Third Party spending
EG Town Football Club Pitch drainage	£28,048.48	27 July 2020	*Includes Third Party spending
Haywards Heath - Clair Park Ball Stop Fence	£26,643.25	18 June 2020 to 28 January 2021	
WSCC - Upgrade of Footpath 29Cu (A272 - Lewes Road, Haywards Heath)	£8,902.70	02 July 2020	*Includes Third Party spending
Burgess Hill - St Johns Park Pavilion Improvements	£179,119.78	01 April 2020 to 12 March 2021	
WSCC - Detailed design work on of cycle route	£87,069.71	21 April 2020 to 21 May 2020	*Includes Third Party spending
Worth Parish Council - Renovate cricket square and install rainwater harvesting system	£1,250.00	23 October 2020 to 20 September 2021	*Includes Third Party spending
Lindfield Cricket Club Pavilion Extension	£30,000.00	10 January 2020 to 24 March 2021	*Includes Third Party spending
WSCC - Felbridge Junction Options Appraisal	£6,935.27	22 April 2020	*Includes Third Party spending
East Grinstead Town Council - Towards purchase & installation of bike shelter and stand at East Court	£656.67	17 September 2020	*Includes Third Party spending

Infrastructure	Spent	Date Spent	Spend Description
WSCC - For four RTPI displays in Cuckfield	£19,750.80	27 August 2020	*Includes Third Party spending
WSCC - Pedestrian Crossing opposite Burgess Hill School for Girls	£11,928.00	11 June 2020	*Includes Third Party spending
Hassocks Parish Council - Replace & upgrade play & kickabout facilities at Adastra Park	£32,998.62	31 July 2020	*Includes Third Party spending
East Grinstead - Age UK - Electrical upgrade to support kitchen improvements	£9,764.60	12 June 2020 to 02 October 2020	*Includes Third Party spending
Albourne PC - Purchase of SID and installation of Village Gateways	£2,709.02	06 October 2020 to 28 April 2021	*Includes Third Party spending
Hassocks - Improve three football pitches and one cricket pitch	£8,836.21	17 February 2021	
Hurstpierpoint Allotment Society - water standpipes and tanks	£1,375.00	24 February 2021	*Includes Third Party spending
East Grinstead - King Georges Field - new entrance seating	£4,685.00	24 February 2021	
East Grinstead - Meridian Hall - refurbish Men's toilet	£16,546.00	20 October 2020	*Includes Third Party spending
Ansty & Staplefield Parish Council - Purchase of three Speed Indicator Devices (SIDs)	£9,850.00	28 January 2021	*Includes Third Party spending
WSCC - Preliminary Design Costs & Project Managements Costs for South Road & Commercial Square	£170,000.00	18 February 2021	*Includes Third Party spending
East Grinstead - King Georges Field - Improvements to skate park	£22,188.10	20 May 2020 to 21 October 2020	

Infrastructure	Spent	Date Spent	Spend Description
Haywards Heath - Ashenground Community Centre - Covid secure measures	£1,740.00	24 November 2020 to 28 September 2021	*Includes Third Party spending
Ashurst Wood - Tennis court access at John Pears Rec	£3,275.00	29 March 2021 to 18 May 2021	
Mid Sussex - To support acquisition of property to provide accommodation for rough sleepers in Mid Sussex	£100,000.00	19 March 2021	*Includes Third Party spending

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

None

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £23,100.

i) The total amount of money retained at the end of the reported year is £17,410,123.33. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£0.00
Total allocated towards maintenance	£0.00
Total spent on maintenance	£0.00