

Statement from Mrs Jacqueline Simmons (Resident).

Regulation 19 references 1189185, 1191239,1191333,1191339 & 1191343

7. Site allocations

For each of sites DPSC1, DPSC2, DCSP3, DCSP4, DCSP5, DCSP6, DPSC7, DPA7 and DPA12 Whether the plan adequately lays the framework for the sustainable development of each site.

Comments below concern the 5 Sayers Common sites, DCSP3, DCSP4, DCSP5, DCSP6, DPSC7.

The Appendices referred to can be found at the end of the comments.

(Please also see my Regulation 19 submissions regarding these matters).

Four sites have submitted planning applications with up to date evidence not contained in the DP 2021-2039 Evidence Libraries. They are loaded on the MSDC Planning Portal under references:

DPSC4: Land at Chesapeake, Reeds Lane - DM/25/1434

DPSC5: Land at Coombe Farm, London Road - DM/25/2661

DPSC6: Land to west of Kings Business Centre, Reeds Lane - DM/25/3067

DPSC7: Land south of LVS Hassocks, London Road – DM/26/0238

On their own the four sites DPSC4-DPSC7 are not sustainable. They do not supply any new infrastructure to obtain sustainability. All new infrastructure is to be provided by site DPSC3. That site is therefore a single point of failure for sustainability for all of the sites in Sayers Common.

The 5 sites are treated by MSDC as one Sustainable Community so the Matter's questions have been answered as such, with reference made to a particular site where necessary. Although a Statement of Common Ground (SOCG) has been produced by the five sites it states in point 1.4 on page 2 "*this SoCG is not binding on any party*". It is noted that MSDC only loaded some documents concerning DPSC3 onto the examination website on 12/02/2026, 16/02/2026 and 17/02/2026 so not allowing other parties time to scrutinise them before submission.

a) How good urban design would be created, including good building design, legible layouts, attractive streets and open spaces, active frontages, the integration of sustainable transport and climate change mitigation

Good design is sacrificed if the housing yield of a site is prioritised over it. All yields for sites DPSC3-7 have been overestimated leading to poor designs, layouts and integration of sustainable transport.

To achieve good design the following issues would need to be addressed:

1) DPSC3 - Its documents mention vision but have very little substance. Factual errors, such as portraying non-existent footbridges over the A23, abound.

They show poor knowledge and understanding of the site and surroundings being primarily drawn from desk based assessment. Evidence has not been provided that good design and layout can be achieved.

Its gross house yield of 2000 is too high for this rural site. Surface water flooding has been underestimated, flooding evidence (e.g. WSCC Highways) ignored. The land is a sump holding large amounts of water and annual rainfall has increased. Not enough mitigation land has been set aside for this. Plans show new houses and amenities in wet areas. House numbers not reduced in line with amount of building land available. Result is an overcrowded poor layout design for this rural site.

Neighbourhood centre to be situated more than 10 minute walk from much of this site, DPSC5, DPSC6 and existing Sayers Common village. Lack of integration and connection with the existing village and its character.

Reasons given for the proposed disconnected housing estate to the south west of the site have no value. Evidence does not support the statement that this site unifies all the other sites into one sustainable community. It has not focused on that.

Site is actually in Albourne not Sayers Common. No attempt made to provide a direct usable pedestrian/ cycle connection with the existing Albourne village to give it access to the site services.

Surrounding PROWs are, unmade, overgrown and subject to flooding. Inaccessible for a lot of the year they restrict many residents to the site only for green spaces. Sustainable Travel corridor onto B2118 exits on a slope between a blind bend and summit. Confusion if the spine road though the development is for through traffic as well, or if Reeds Lane is to be closed to vehicle traffic. All ultimately affect the quality of design and layout.

The above issues need addressing and resolution if a good workable design is to be achieved. More evidence is required from MSDC and the site developer to show that this can be done.

2) DPSC4 – Gross house yield figure of 33 has had to be reduced to 27. The mitigations to address the previously known site constraint of flooding meant there would not be enough land on which 33 houses of a high enough design quality could be built. This principle house number reduction should be followed by the other sites as they are similarly affected.

3) DPSC5 – Gross house yield of 210 too great for this countryside site at edge of rural village. The amount of land to mitigate constraints of flooding, Ancient Woodland, listed buildings and location by A23 has been underestimated. Less land is available for actually building on than assumed by MSDC but number of houses has not been reduced. This results in poor crowded design.

Topography of land, sloping upwards from B2118, not taken into account. Tall buildings too prominent, houses located too close to noise source of A23 so need noise barriers. Underestimates the number of affordable houses it should be providing. No room for community facilities so relying on DPSC3 to do so. See also responses to points e) & f).

Layout forces too many dwellings into the site compromising design quality. Reducing the number of dwellings would help resolve design issues.

4) DPSC6 Gross house yield figure of 100 been reduced to 80. Due to the previously known site constraint of flooding. Amount of land able to be built on reduced by a third but number of houses only reduced by 20%. Results in a poorly designed crowded edge of village rural development. **(See Appendix A p7)**

Due to lack of space priority of pedestrians over vehicles cannot be achieved. Primary routes surfaces in site shared by pedestrians and vehicles. Pedestrian/Cycle access to next door housing estate through a car park is not vehicle separated. No room for all required parking spaces.

Gardens unworkable shapes, others separated from their properties. No open green spaces amongst houses. Children's play area built on land prone to flooding. All due to lack of space.

Too many dwellings on the site compromises design quality. Reducing the number of dwellings to 60-70 would help to resolve the design issues to make a high quality development.

5) DPSC7 Housing density 210 high for such a rural site. Compromises on design, houses feel crowded and very regimented in order to fit them in. Lacks walkways across the site. Not enough land has been set aside to deal with flooding mitigations. Effects of the large amount of school traffic going through the site roadways have not been fully accounted for.

Reducing the number of houses on site would produce a more workable and better design.

b) The implications for the wider transport network (including the impact on nearby communities) and how necessary mitigation measures would be delivered

DPSC3-7 – much focus on, and evidence provided about, increased traffic from the sites affecting the A23. Little study made of the effect on the B2118 running through Sayers Common, Hurstpierpoint High Street or local rural roads. Access points for site DPSC3 have not been fully investigated and there is conflict with site DPSC5 over joint access point. More study needs to be done to establish issues and if mitigation can be delivered.

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

Updates provided by WSCC and NHS, in their submission to the planning application, on impacts of DPSC3-7, on education and health facilities caused by the sites.

WSCC Section 106 response (**Appendix B p8**). In relation to education, section 1 point 1.1 advises “*The Director for Children and Young People’s Services advises that it appears that at present primary/secondary/further secondary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal.*”

The mitigation is for DPSC3 to build new primary and secondary schools. Costs not been given but a financial contribution is requested from each site. Delivery not certain. A large new settlement was never envisaged in this part of the district so it not been included in long term financial planning.

A study of new similar schools being built in the Burgess Hill Northern Arc development (Policy DP9 in existing MSDC DP) gives some insight into current finances and delivery issues (**Appendices C & D**).

Its new primary school was due in 2023 but building only just started. The secondary school (Bedelands Academy) was due in 2024 but building has not started. In August 2025 WSCC announced pausing the development of the school for up to two years because the “*original projected level of demand for secondary school places in the local area has not materialised.*” The cost for it have also increased from £57 million in 2022 to £74 million in 2025.

Mitigation has not been given for what happens to new pupils generated by DPSC3-7 if the DPSC3 schools are late or not delivered. If funds are then required from the developers to provide additional infrastructure at existing schools they cannot also be used to build the new schools. Neither are sustainable. More expert evidence and advice from WSCC is needed to give better clarity of position and sustainability.

Situation with Health Facilities for sites DPS3-7 also not certain (**Appendix E p30**). NHS Sussex responses to DPSC4-7 Planning Applications in its Development proposal paragraph advises “*NHS Sussex predicts that new residents will register with Mid Sussex Health Centre. The new homes are in the catchment area of this NHS practices. The GP practice is at capacity and services this fairly large rural area.*”

No new GP or health facilities proposed by DPSC3-7. NHS advise that either new health sites or additional infrastructure at existing sites is needed. No confirmation that the MSHC site in Hurstpierpoint can be expanded. Mitigation to deal with a lack of capacity has not been provided. Sustainability has not been shown. The NHS long term planning had been focussed on demand in Haywards Heath and Burgess Hill not at Sayers Common. More expert evidence is required from the NHS to give clarity to see if sustainability can be achieved.

WSCC in (**Appendix A p9**) point 2.1 confirms libraries in Hurstpierpoint and Burgess Hill are at capacity and could not serve the DPSC3-7’s needs. The proposal for a Self-service library (Tier 7) in DPSC3 is untested as there are no such libraries in West Sussex (**Appendix F**). It would be housed in the community centre, whose ongoing funding and management has not been stated. Albourne Parish Council and existing communities lack resources to do this. New community may not be cohered enough to do so either.

Providing a list of new community facilities you wish a site to have without any firm idea if they could actually be funded, delivered, run and managed is unsustainable. More work is needed by both MSDC and developers to show that a long term workable future of such facilities is possible.

d) The implications for access to retail and employment centres

DPSC3 only site offering land for new retail and employment but that is very limited. Residents will continue to have to rely on accessing retail and employment sites outside of the village. This will continue to be nearly always by car. Very little mitigation possible for remoteness of site from retail and employment centres.

e) The effect on the appearance of the area including the character of the countryside, taking into account any mitigation measures

DPSC3-7 would completely change the rural appearance and the character of Sayers Common and surrounding countryside.

Site DPSC3 sits in the last area in Mid Sussex of open Low Weald landscapes, free from large scale urban development. Urban development has permanently broken the Low Weald pattern of settlement east of the A23. Land to the west of A23 is only remaining part of the Low Weald left in the District able to connect the High Weald and South Downs, through traditional Low Weald characteristic landscape, without encountering large urban development. The site would also complete an urban barrier running from the east to the west sides of the district. See maps in **(Appendix G)**

Mitigation methods, planting trees etc, mask but do not unbreak the landscape or repair the damage caused. Once it is gone it cannot be replaced. That is the effect on the appearance of the landscape of the area by these developments.

f) The protection of wildlife and biodiversity and opportunities for enhancement

DPSC5 - surrounded by 3 areas of fragmented Ancient Woodland. West Sussex Local Nature Recovery Strategy (LNRS) has identified a large portion of the site land to be built on as being an ACIB (Areas that could become important for biodiversity). This would enhance and revitalise the three areas of Ancient Woodland reducing their fragmentation. See Map in **(Appendix H)**

This biodiversity potential for the site has not been examined by MSDC in the site allocation process. The site plan requires building houses and hard landscaping over the important ACIB land identified. The potential for increasing biodiversity and resilience would be permanently lost. Just having a minimum 15m no build barrier to the woodland is not enough to mitigate this.

With four other allocated sites in Sayers Common there is no issue of a lack of housing supply in the village. This site is not supplying any new essential infrastructure that the village either needs or requires. MSDC and the developer's arguments that the need for housing in the village outweighs the biodiversity potential of this site and the protection of wildlife is not valid. The best use of land for this site is to be used for biodiversity not housing development.

DPSC6 – degradation of this site took place in 2024-2025 which reduced its biodiversity prior to site BNG surveys. MSDC Planning Services aware of it at that time.

g) The protection of heritage assets

DPSC5 – has 3 Grade II listed buildings grouped together as a farmstead in a rural setting. It would reduce them to the status to just a cul-de-sac of three buildings in an Urban housing estate. Destroying the buildings setting is not the best use of land in this case.

h) The funding and delivery of necessary infrastructure and other necessary mitigation measures

Some matters already been covered under point c.

Foul water disposal Southern Water (SW) in planning application responses have confirmed capacity in the current foul sewage system for Sayers Common for DPSC4 & 5. For the remaining developments DPSC6 & 7 (**Appendix I p40**) it states it has “undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network.” The much larger development of DPSC3 would therefore have a major impact.

SW invested £1,025,000 in 2024 relining pipes and sealing manhole covers to deal with the current sewage flooding situation in Sayers Common (**Appendix J**). Future capacity issues would require improvements of much larger infrastructure. SW have not given a high level summary of what these would be. MSDC have proposed a site for a new water treatment works to the north east of Sayers Common but without any evidence that it would be suitable, deal with the issue, or how it would be funded. More modelling is required from SW to confirm how this would delay the timetable of house delivery.

Bus services – Only site DPSC3 can improve bus services. Proposed is a new irregular hourly bus service to Burgess Hill for their development, which they would have to subsidise. DPSC3 Residents would need to go to the B2118 to access the existing bus services. Improvements in services would need to be greater if there is to be any discernible increase in bus use as a result of DPSC3-7.

None of the proposed or needed infrastructure has been costed, funding explained or confirmed so all is completely hypothetical and uncertain. It is a very high risk strategy when all infrastructure to make a site sustainable has to be built from scratch. The site is not close enough to any of the towns to be able to easily benefit from existing infrastructure instead. Mitigation has not been identified. More certainty is needed for DPSC3-7 to be considered a Sustainable Community.

i) The position regarding the existing condition of the site and its deliverability

Not enough investigation and evidence collection has been done regarding site DPSC3 so the existing condition of the site is not known. Its delivery is uncertain and therefore so is that of DPSC4-7 who are relying on it for sustainability.

j) Whether the Council’s assumptions are realistic in respect of densities, start dates, number of suggested outlets and build out rates, and hence the delivery trajectory.

As the above has shown they are not realistic. Housing densities have been overestimated. Start dates already behind schedule and unrealistic.

Insufficient evidence and data has been collected by site DPSC3 to be able to address issues enough for a planning application to be submitted in the near future. Too many uncertainties regarding the financing and delivery of infrastructure mean that its built timetable cannot be met. As all of sites DPSC4-7 are relying on DPSC3 for their infrastructure and sustainability, any issues with DPSC3 would affect and delay them all. There is too much reliance on a single point of failure that has not been mitigated.

Without resolution of issues the delivery trajectory cannot be met.

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**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES DIVISION: SECTION 106 CONSULTATION RESPONSE**

DATE: 25th November 2025

FROM: Naomi Hoyland

DISTRICT COUNCIL: Mid Sussex

Application Number: DM/25/2661

The Provision of Service Infrastructure Related to: Land at Coombe Farm, London Road, Sayers Common, West Sussex

Planning Application details: Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works

S106 Contributions Sought

Education
Libraries
Total Access Demand
Fire & Rescue
Waste

Without prejudice to the informal representations of the County Council in respect of the above planning proposal, I am writing to advise you as to the likely requirements for contributions towards the provision of additional County Council service infrastructure, other than highways and public transport that would arise in relation to the proposed development.

The CIL Regulations 2010 (as amended by the CIL amendment Regulations 2019) came into force on 1st September 2019 and clarify that an authority collecting contributions through the use of S106 agreements may now lawfully charge a fee for monitoring the planning obligations they contain. From 1st April 2025 West Sussex County Council will increase the S106 monitoring fee to £270 per trigger, per year of monitoring. Financial triggers are monitored for an average of three years and will therefore produce a fee of £810 per trigger, with non-financial triggers taking around six years to fulfil and therefore costing £1620.

The proposal falls within the Mid Sussex District and the contributions comply with the provisions of Mid Sussex District Local Development Framework Supplementary Planning Document- Development Infrastructure and Contributions July 2018.

The planning obligation formulae below are understood to accord with the Secretary of State's policy tests outlined in the *National Planning Policy Framework, 2019*.

The advice is as follows:

1. School Infrastructure Contribution

1.1 The Director for Children and Young People's Services advises that it appears that at present primary/secondary/further secondary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal. Accordingly, contributions would need to be requested. However, the situation will be monitored and further advice on all of the main education sectors, (i.e. Primary/Secondary/Further Secondary) should be sought if this planning application is to be progressed.

1.2 Financial Contributions

Early Years, Primary, Secondary, Sixth Form and SEND Education

We will require **£700,000** (index linked) as a pro-rata share of the cost of new early years provision serving Sayers Common, based on a cost of £50,000 per place.

We will require a pro-rata share of the cost of a new 525 place 2.5FE expandable to 3FE (2.5FE with 3FE core buildings) primary school which requires 2.9ha of land, plus 0.05ha for an attached SSC (2.95ha land total) at an approximate cost of £14.53m (£27,676 per pupil place). £27,676 x 40 places from 210 dwellings = **£1,107,040** (index linked).

We will require a pro-rata share of the cost of a new 900 place 4FE expandable to 6FE (4FE with 6FE core buildings) secondary school which requires approx. 6.8ha of land, plus 0.1ha for attached SSC (6.9ha) at an approximate cost of £35.08m (£38,978 per pupil place). £38,978 x 33.6 places from 210 dwellings = **£1,309,661** (index linked).

We will require **£333,722** (index linked) based on a pro-rata share of the cost of sixth form provision within Mid Sussex (£31,783 per pupil x 10.5 places from 210 dwellings).

We will require **£312,018** (index linked) as a pro-rata share of the cost of SEND provision serving Sayers Common, based on 1.9 places arising from 210 dwellings.

2. Library Infrastructure Contribution

- 2.1 The County Librarian advises that the proposed development would be within the area served by Hurstpierpoint and Burgess Hill Libraries and that the library would not currently be able to adequately serve the additional needs that the development would generate.

However, a scheme is approved to provide additional floorspace at the library. In the circumstances, a financial contribution towards the approved scheme would be required in respect of the extra demands for library services that would be generated by the proposed development.

2.2 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development; the County Council's adopted floorspace standard for library provision; and the estimated costs of providing additional library floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the library contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Libraries Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$L \times AP$ = Libraries Infrastructure Contribution where:

Note: x = multiplied by.

AP (Additional Persons) = The estimated number of additional persons generated by the Development calculated by reference to the total number of Housing Units/Dwellings, as approved by a subsequent reserve matters planning application. Using the latest published occupancy rates from census statistics published by the Office for National Statistics with the current occupancy rates given as a guideline:

| Dwelling Size | | Occupancy | |
|---------------|---|-----------|------|
| | | House | Flat |
| 1 bed | = | 1.4 | 1.3 |

| | | | |
|--------|---|-----|-----|
| 2 bed | = | 1.9 | 2.0 |
| 3 bed | = | 2.5 | 2.6 |
| 4+ bed | = | 3.0 | 2.5 |

L = Extra library space in sqm. per 1,000 population x the library cost multiplier (which currently for the financial year 2025/2026 are [30/35 sq.m] and £6,621 per sqm respectively).

2.3 The contribution generated by this proposal shall be spent on library provision at Hurstpierpoint and Burgess Hill Libraries.

3. Transport (TAD) Contribution

3.1 To be dealt with separately by the Highway case officer.

4. Waste

4.1 We will require a contribution towards the cost of improvements and/or relocation of the Burgess Hill transfer site/HWRS as necessary, based on £100 per dwelling.

5. Fire & Rescue Service Infrastructure

5.1 Fire Stations

The County Fire Officer advises that a financial contribution from the proposed development towards the cost of fire and rescue infrastructure, principally fire stations and services serving the area within which the proposal stands, would be required. This is necessary due to proposed development in the Northern division and the resultant need to improve service provision across the area. The proposed development should proportionately contribute towards the cost of necessary infrastructure needed to support development.

5.2 Financial Contribution (excluding provision of fire hydrants)

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the fire service provision area; the County Council's adopted standards of fire service cover provision; and the estimated costs of providing additional fire stations. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the fire service contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Fire and Rescue Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$Y \times Z = \text{Fire and Rescue Service Contribution where:}$

Note: x = multiplied by.

Y = The estimated adjusted increase in population generated by the Development, calculated by reference to the total number of Housing Units, less any allowance for Affordable Housing Units as approved by a subsequent reserved matters approval. Using the latest published occupancy rates from census statistics published by the Office for National Statistics, with the current occupancy rates given as a guideline:

| | | | |
|---------------|--|-----------|------|
| Dwelling Size | | Occupancy | |
| | | House | Flat |

| | | | |
|--------|---|-----|-----|
| 1 bed | = | 1.4 | 1.3 |
| 2 bed | = | 1.9 | 2.0 |
| 3 bed | = | 2.5 | 2.6 |
| 4+ bed | = | 3.0 | 2.5 |

Z = the estimated costs of providing additional Fire and Rescue Infrastructure per head in the Northern Service Division of West Sussex at the time of payment (which, for information, for 2025/26 is £71 for Mid Sussex)

- 5.3 Contributions towards expansion of fire and rescue capacity which could be built infrastructure or investment in new technology/ equipment.

General points

Please ensure that the applicants and their agents are advised that any alteration to the housing mix, either size, nature or tenure, may generate a different population and require re-assessment of contributions. Such re-assessment should be sought as soon as the housing mix is known and not be left until signing of the section 106 Agreement is imminent.

It should be noted that the figures quoted in this letter are based on current information and will be adhered to for 3 months. Thereafter, if they are not consolidated in a signed S106 agreement they will be subject to revision as necessary to reflect the latest information as to cost and need.

Review of the contribution towards the provision of additional County Council services should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.

All contributions will be index linked from the date of this consultation response to the date the contributions become due.

Appropriate occupancy rates using the latest available Census data will be used.

Should you require further general information or assistance in relation to the requirements for contributions towards the provision of County Council service infrastructure please contact, in the first instance, the Planning Applications Team officer, named above.

Where the developer intends to keep some of the estate roads private we will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.

Any payment required for a Traffic Regulation Order (TRO) in respect of the proposed development is due either on the commencement of development or receipt of a TRO application to the County Council, whichever is the earlier.

Where land is to be transferred to the County Council as part of the development (e.g. a school site) that we will require the developer to provide CAD drawings of the site to aid design/layout and to ensure that there is no accidental encroachment by either the developer or WSCC.

cc: Peter Sugden/Russell Allen, WSCC Library Services (via email),
Vanessa Cummins, WSCC Children and Young People's Services (via email)



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West Sussex County Council's Cabinet Member responds to MP's questions on Bedelands Academy

West Sussex County Council's Cabinet Member responds to MP's questions on Bedelands Academy

Release date: 2 September 2025

LAST UPDATED:

2 September 2025

West Sussex County Council's Cabinet Member for Children, Young People and Learning has responded comprehensively to questions raised by Alison Bennett MP on the decision to pause plans to build the new Bedelands Academy secondary school in Burgess Hill.

Councillor Jacquie Russell has provided the latest information available to the county council, which shows the for places to require the building of a new school on the Brookleigh development, then that is what we will do.

"I recognise my decision may have been disappointing to some, but I stand by it as the right thing to do.

"We have a duty to council taxpayers to ensure we make the best use of our resources and the money available to us, as well as safeguarding the ongoing sustainability of existing schools.

"As I have made clear before, this is not a matter of political gamesmanship. It is about doing what is best for people in West Sussex. My response to Alison clearly outlines the evidence that supports my decision.

"I welcome Alison's keen interest in our secondary education plans for her constituents. Her influence in parliament would be welcomed to ensure children and young people in Burgess Hill, and across West Sussex, receive a good education. However, I ask that she allows us the opportunity to answer her questions before causing any unnecessary speculation by airing them publicly."

The decision has received support from the academy trust that operates The Burgess Hill Academy, which will deliver additional capacity to meet the demand for secondary school places in Burgess Hill.

Mark Blackman, Interim leader of the University of Brighton Academies Trust, said: "The decision by the council to pause the work on the secondary element of the Bedelands project, in the light of lower than expected numbers of children, will allow for consolidation of the educational provision in the area. The Burgess Hill Academy leadership is looking forward to working with the council on the enhanced provision needed to accommodate extra classes from September 2026."

Notes to editors:

The following is Cllr Russell's response to Alison Bennett MP in full:

Dear Alison,

Thank you for your email dated 8th August 2025 and my apologies for the delay in response.

The information I have provided you with below illustrates why the decision to pause the development has been taken, which is wholly due to the fact that the original projected demand for school places has not materialised. In short, to build either a new 6 form entry or 4 form entry school in the vicinity of existing schools in a climate where pupil numbers across the county are already falling, amidst the backdrop of a falling birthrate, would not be a prudent use of public funds at this time, and would in turn threaten the viability of neighbouring schools who would without doubt be impacted by the over-capacity of school places in the area.

Pupil numbers

You have asked for information on what the overall picture looks like in the short and medium term; I enclose information concerning pupil projections for South Central Mid Sussex Secondary Schools. These have also been shared with Mid Sussex District Council (MSDC), thus I am mindful you may have already seen these figures in your capacity as a prominent member of the controlling administration at MSDC. These projections were updated in June this year and include estimated pupil numbers from **permitted** housing developments, as per the housing trajectory provided by MSDC. You may be aware that MSDC feel we should also include **estimated** pupil numbers that are included in their local plan, alongside those included in their Reg.19, but following discussions with the DfE Place Planning Team, we do not include these in our alternative projections.

The current collective Published Admissions Number (PAN) across schools in the area is 1,230. The projected year 7 intake from 25/26 to 29/30 is as follows:

Projected Year 7 intake:

25/26 – 1222

26/27 – 1293

27/28 – 1263

28/29 – 1312

29/30 – 1298

If we commenced the build of a 6-form entry school at this time, this would increase the PAN from 1,230 to 1,410 for Year 7.

Using the projected figures above, this would give us a significant surplus of places over the coming years as follows:

| Projected number | Surplus places |
|-------------------------|-----------------------|
| 25/26 – 1222 | 188 |
| 26/27 – 1293 | 117 |
| 27/28 – 1263 | 147 |
| 28/29 – 1312 | 98 |
| 29/30 – 1298 | 112 |

Similarly, if we commenced the build of a 4 Form Entry school at this time, this would increase the PAN from 1,230 to 1,350.

Using the projected figures above, this would give us a significant surplus of places over the coming years as follows:

| Projected number | Surplus places |
|-------------------------|-----------------------|
| 25/26 – 1222 | 128 |
| 26/27 – 1293 | 57 |
| 27/28 – 1263 | 87 |
| 28/29 - 1312 | 38 |
| 29/30 – 1298 | 52 |

Therefore to build another secondary school in Burgess Hill at this time, would create a significant over-capacity of places in the area and would, in turn, threaten the viability of other local schools in the area such as The Burgess Hill Academy (TBHA) which has a PAN of 240 but has only managed to fill 175 places this year, thus is significantly undersubscribed with 65 places available. Plans are on track to deliver an additional 90 places at TBHA (if required) from September 2026 through S106 contributions approved for this project. In addition, the Education team will be picking up conversations with all headteachers of current secondaries in September to discuss options for September 2027 and 2028.

Financial situation

In terms of your specific financial questions, I have sought to collectively summarise them and would start by saying again, that the decision to pause the build of a new school, has been taken due to the projected demand for places in the area not having materialised and not due to any lack of funds available. In terms of the detailed question around current spend, I am not able to share this information with you for commercially sensitive reasons. Similarly, I cannot provide you with a projected cost of any future build at this point, as that would be dependent upon the outcome of a review of pupil numbers and future demand. However, I can confirm that as stated in our press release, funding already allocated to the project by the county council, which consists of S106 contributions and basic need grant funding, remains secured for the development and build of the school as and when the need arises.

The site

In terms of the 15 year option on the land; as I am sure you are aware, the county council is under no obligation to take over the land until the 25th house is occupied and the site has been prepared ready for handover as per the terms and conditions of the S106 agreement between Homes England and the county council.

The current cumulative projected figure for housing completions provided by Homes England as of 23/04/25 stood at 279. The data we received directly from Homes England as of 21/08/2025 illustrates that Homes England continue to fall way short of their projections, with a total of 209 actual completions across Phases 1A and 1B as follows:

Phase 1A – Freeks Farm/Oakhurst-Countryside/Vistry –

149 completions (this development is outside of the Brookleigh development/S106 agreement)

Phase 1B – Fallow Wood View/Bellway (part of Brookleigh) – 60 completions (of which Homes England are saying 25 or more are now occupied).

To clarify; whilst both developments are factored into our pupil projections, the trigger point to commence the 15 year-option on the land relates solely to Phase 1B.

Looking at Homes England's historic projected build figures, it would appear they have been continually and substantially downgraded since 2022 - where the 2022 cumulative completion projected figure for March 24/25 stood at 789. To date, they continue to fall short of their housing projections, the impact of which further exacerbates the position with respect to lack of demand for secondary school places in the area.

In terms of timescales with respect to the secondary school site transfer; until such time as all terms and conditions of the S106 agreement have been met we are not in a position to serve the Secondary School Site Notice and trigger the 15 year option. With respect to the potential to extend the 15-year option once triggered, any extension would require a discussion with MSDC and Homes England to vary the S106 agreement. This element is not in our gift.

I trust this clarifies our position.

Kind regards,

Jacquie

**Key decision: Yes
Unrestricted
Ref: CYPLS01 (24/25)**

Report to Jacquie Russell, Cabinet Member for Children and Young People, Learning and Skills

March 2024

Additional Budget Allocation for the new Secondary School at Brookleigh, Burgess Hill

Report by Lucy Butler Director of Children Young People and Learning and Lee Harris, Director of Place Services

Electoral divisions: Burgess Hill East; Burgess Hill North; Cuckfield & Lucastes; Hassocks & Burgess Hill South; Haywards Heath East; Haywards Heath Town; Hurstpierpoint & Bolney; Lindfield & High Weald

Summary

Homes England has secured outline planning permission for a new 3500 home development on land known as Brookleigh, Burgess Hill. As part of the plan, a site for a new secondary school, known as Bedelands Academy, has been provided to ensure sufficient secondary school places to serve the development. A financial contribution of £18.159m has been secured through Section 106 agreements to contribute towards the construction costs of the new school. An academy sponsor for the new school has been confirmed.

Secondary school places in the Burgess Hill area are already under pressure, with local secondary schools having agreed to take additional pupils through bulge classes.

The need for additional pupil places is predicted to grow year on year and an additional 120 places are required from September 2026 onwards, with additional places being required every year thereafter for the foreseeable future.

Following design development and delays in progressing the project an uplift to the approved budget is now required to progress the delivery of the scheme. The proposed date for completion is for the school to open in September 2027.

Recommendations

The Cabinet Member for Children and Young People, Learning and Skills is asked to approve:

- (1) That an additional £16.94m is identified for the delivery of the new Secondary School at Brookleigh, Burgess Hill.
 - (2) That the procurement process for the appointment of a construction partner proceed with a view to a decision on letting the contract in August 2024.
-

Proposal

1 Background and context

- 1.1 The County Council has a statutory duty to provide sufficient primary and secondary school places for all children who need a place.
- 1.2 Homes England has secured outline planning permission for a new 3500 home development on land known as Brookleigh, Burgess Hill. As part of the overall plan, a site for a new secondary school, to include a 16 place Special Support Centre has been provided to ensure sufficient secondary school places to serve the development.
- 1.3 Pupil place projections indicate a demand for 120 additional secondary school places in the Burgess Hill area in 2026 and that demand will continue for the foreseeable future. Current pupil projections which include Homes England's housing trajectory of the number of pupils who will be living in properties within the development indicate a requirement for a 6-form entry (6FE) 11-16 secondary school.
- 1.4 Following an unsuccessful free school bid to the Department for Education (DfE) in February 2021, it fell to the County Council to design and construct the new school. As all new schools have to be academies the County Council undertook an academy presumption process to find an academy sponsor to run the school once complete. In February 2022 the University of Brighton Academy Trust (UBAT) was confirmed as the sponsor by the Secretary of State for Education.
- 1.5 A financial contribution of £18.159m has been secured through a section 106 agreement to contribute towards the construction costs of the new school. £12.23m of this has now been received with the remainder expected as the development is completed. Since circa £6m of the contribution will not be received until key milestones are met, there will be a requirement to forward fund the S106 contribution by using the County Council's Basic Need funds, which are monies allocated to the County Council to fund the provision of sufficient pupil places.
- 1.6 However, this developer contribution will not be sufficient for reasons set out below. There is the potential for further S106 funding from Homes England due to site-specific issues that will affect the scheme. The balance of the funding requirement will need to be met from other funding sources. The most appropriate one available to the County Council is Basic Need funding.
- 1.7 Feasibility work was instructed in March 2021, with design work on the new school at Brookleigh being instructed in July 2021 following Cabinet Member approval for the investment to progress (decision [LS03\(21/22\)](#)).
- 1.8 Capital funding for the delivery of the secondary school was awarded in July 2022 (decision [LS04\(22/23\)](#) refers), enabling the procurement and subsequent award of a pre-construction services agreement (PCSA) to Willmott Dixon Construction Ltd (WDC) in January 2023 (decision [OKD45\(22/23\)](#)) for them to progress the technical design of the scheme, following planning permission being granted in December 2022.
- 1.9 WSCC and Willmott Dixon Construction Ltd were not able to reach agreement on the final price for delivery of the scheme and, following review, WSCC

decided to retender the work. This required professional analysis of projected costs for the project to provide a realistic estimate to inform budget allocation and enable the Council to re-tender for the construction.

- 1.10 The current pre-tender estimate (January 2024) shows that an uplift of £16.94m to the current approved budget of £57.04m is required to successfully deliver the scheme. The total cost, after uplift, would therefore be £74m.
- 1.11 The uplift is driven by inflation (cost of materials and programme delay), confirmation that all topsoil has to be imported, and further inflation increases earlier in the design stages. The increase in estimated construction cost then drives the impact on fees.
- 1.12 While the net cost per square meter of this scheme is comparable with other projects of a similar nature, showing that design and specification are not driving the notably higher costs of delivering this school project, 34.5% (£26.56m) of this project's estimated costs are site-specific, and are predominantly generated by the topography, urban masterplan and planning requirements that apply to the scheme. The site was selected by the developer Homes England as the location for the school and the County Council had limited influence in that selection. No other suitable sites are available within the area.
- 1.13 The updated programme produced by the MDC indicates practical completion of the scheme can be achieved by 30 March 2027, based on the contract being awarded in late August 2024. This is later than originally planned and will mean that the school will not be available on time to meet the growth in pupil numbers.
- 1.14 The requirement for an additional 120 pupil places from September 2026 will need to be accommodated in a temporary school, to be located at the nearby Burgess Hill Academy, pending the delivery of the permanent new secondary school in September 2027. The business case for the temporary school will come forward separately in due course.

2 Proposal detail

- 2.1 It is proposed that the identification of additional funding is approved to enable the delivery of the new secondary school including the special support centre. A number of external sources will need to be examined to establish whether the additional costs need to be drawn from the County Council's Basic Needs funding. The County Council will continue to work with DfE and Homes England for additional contributions to reduce the pressure on the current Basic Need budget and to secure additional Basic Need grant. The additional funds will support all design work; consultancy support; construction; fixtures, fittings and equipment (FF&E) and ICT for the new 900 place secondary school for 11- to 16-year-olds plus the 16 place special support centre for children with social communication needs. This will enable the County Council to meet the need for additional pupil places arising from the Brookleigh, Burgess Hill development and current and future pupil number growth across the wider area.
- 2.2 The school is having to be constructed on land secured for secondary provision through the signed s.106 agreement with the developer Homes England. The site is currently in the ownership of Homes England and is to be transferred to

the County Council once all requirements within the s.106 have been met, anticipated for Spring 2024.

- 2.3 The school is designed in accordance with the Department for Education's (DfE's) [Building Bulletin 103](#), County Council Design Guides, meets the requirements set out in the County Council's [Carbon Management Plan](#) and is designed to deliver against commitments set out in the County Council's [Climate Change Strategy](#). This includes all necessary accommodation and external areas required to deliver teaching and learning within the school, including general classrooms; science and technology labs; performing arts facilities; physical education facilities, special support centre and staff and administrative accommodation. This School will achieve [Passivhaus Accreditation](#) to demonstrate its high energy performance and ultra-low carbon emissions.
- 2.4 In accordance with government requirements, the completed school will be transferred to the appointed Academy Trust, UBAT, under a 125-year lease.
- 2.5 The procurement of the main contractor will be managed by the strategic procurement team. The single-stage procurement will lead to the award of a design & build contract for the main works.
- 2.6 The MDC have been appointed to undertake the professional services required. The MDC were procured following a compliant and competitive tender procedure in 2018 and the completion of these feasibility studies is within the scope of the MDC contract.
- 2.7 Based on the current programme and housing trajectory, it is anticipated that 120 pupil places will be required for September 2026. As the permanent building will not be complete by then, the new secondary school will open in a temporary location in September 2026, with pupils moving to the permanent site in September 2027. A separate decision will be required to confirm the solution and funding for the temporary school.
- 2.8 It is anticipated that the new secondary school will offer the full 180 pupil places (6FE) upon the permanent facility opening in September 2027.

3 Other options considered (and reasons for not proposing)

- 3.1 Other options were considered at the earlier stages of this project (decision [LS04\(22/23\)](#) refers).
- 3.2 The option to defer this decision to see whether additional s.106 or basic need grant comes forward, would risk delaying the completion of the project beyond September 2027. That would result in the Council being unable to meet the requirement of additional pupil places in the Burgess Hill area, and so at risk of not meeting its statutory duty. The temporary school proposal could not accommodate the growth in pupil numbers beyond September 2027. The Council will however actively pursue these other funding sources as it is considered that the DfE and the developer must share the responsibility for fully funding the development of the school on this particular site.
- 3.3 There is no realistic prospect of securing a solution within or closer to the original budget by seeking a re-design of the building as this would require a change to the planning permission. This would mean a significant delay which

would add to costs and mean the school would not be ready in 2027. In any event the most significant aspect driving the unusually high costs of the scheme is the nature of the site chosen by the developer.

- 3.4 There are limited options for differently funding the project as the Council's capital programme has been built on the assumption that school place delivery would be funded through the basic need grant. That is what the DfE allocates Basic Need grant for. It is for this reason that the County Council will pursue its case for additional grant and for additional developer contributions to address the construction cost consequences of the challenging site and planning requirements.

4 Consultation, engagement and advice

- 4.1 The Bedelands Project Board, Education Capital Programme Board, Capital and Assets Board (internal governance of such programmes) and Performance and Finance Scrutiny Committee have each considered the proposal. Comments from these Boards have been incorporated into the final proposal and recommendations.
- 4.2 Consultation on previous decisions is set out in the Cabinet Member Decision report that supports decision [LS04\(22/23\)](#).
- 4.3 The scheme received outline planning permission in 2019 (DM/18/5114 refers) and received reserved matters planning permission in December 2022 (DM/22/2553 refers)
- 4.4 The proposed budget increase was considered by the Performance and Finance Scrutiny Committee at the meeting on 8 March 2024. The Committee recognised the need for the new school and supported the identification of additional funding. They acknowledged that basic need requirements have to be met and that the Capital Programme will be reviewed and managed in order for this to happen.
- 4.5 Assurance was sought and provided in relation to the adequacy of resources to manage the scheme and the timeliness of delivering the project. The Committee also raised the need to learn from the experience of having to respond to the problems that had arisen in the planning and delivery of this complex capital project and its funding.
- 4.6 The Committee suggested that further information about the plan for temporary facilities at Burgess Hill Academy be provided when available and that the proposals be considered by the Business Planning Group for the Children and Young People's Services Scrutiny Committee for possible scrutiny.

5 Finance

- 5.1 The current approved budget for the Bedelands Academy is £57.1m as set out in the Capital Programme approved on 16 February 2024. Current funding assumptions are £18.2m from s106 monies and £38.9m from Basic Need grant. It is not considered that this level of s.106 funding is sufficient in terms of the nature of the site the developer has identified for the school.
- 5.2 Of the Section 106 monies, there are signed agreements for the £18.2m with £12.2m already received and £6.0m to be received as the scheme is delivered.

The £6m will need to be forward funded but will be index linked by inflation and therefore expected to be higher than £6m on receipt. However, since this will not be available until certain milestones are met there is a requirement for the Basic Need allocation to forward fund the £6m of s.106 contribution.

- 5.3 The latest cost estimate for the project is £74.0m, an increase from the approved budget of £16.940m. The increases are attributable to programme delays and inflation and imported topsoil following agronomic survey.
- 5.4 It is proposed that the £16.940m additional being requested will be funded from the Schools Basic Need allocation and/or other external funding sources secured through the DfE or Homes England in accordance with the s.106 agreement to cover some of the abnormal costs associated with the site topography and topsoil requirement. Consideration will also be given to use of the High Needs Capital Grant for costs associated with the special support centre. The final allocation and project assessment will be made once there is certainty about those other funding sources and the outcome of the procurement process is known.
- 5.5 The table below shows the phasing and proposed additional funding increasing the budget to £74.000m based on currently available sources.

| | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | >later | Total |
|-----------------------------|-------|-------|-------|--------|--------|--------|--------|--------|
| Corporate Funding/Borrowing | 0 | 0 | 0 | 0 | 0 | 0 | | 0 |
| S106 | 0 | 1.805 | 2.300 | 0.225 | 13.929 | 0 | | 18.169 |
| Grant (Basic Need) | 0.913 | 0.011 | 0 | 17.764 | 20.213 | 16.940 | | 55.841 |
| Total | 0.913 | 1.816 | 2.300 | 17.989 | 34.142 | 16.940 | | 74.000 |

- 5.6 The Capital Programme approved at Full Council in February 2024 has a Basic Needs budget of £35.023m until 2028/29. Basic Need grant notifications are known up to and including 2025/26 therefore any further Basic Need funding between 2026/27 and 2028/29 would be added to the available Basic Need budget line. The level of Basic Need grant funding can fluctuate, and therefore cannot be guaranteed. Each project will present funding options within its own business case as they come forward for delivery.
- 5.7 If no further Basic Need Grant is received from 2026/27 onwards and no other external funding is secured through Section 106 monies for this project, the remainder of the Education Capital Programme will need to be delivered through the £18.083m Basic Need Grant that will remain. This will require a continued assessment of priorities arising from the County Council's responsibilities for school place planning and provision to ensure the most effective allocation of Basic Need to those projects considered most critical.
- 5.8 The costs associated with the temporary school provision are not included in this paper. The business case for the temporary school will come forward separately in due course. However, the funding of the temporary school will need to be funded from revenue and Section 106 monies and will therefore have an impact on the overall Education Capital Programme budget. The full

implications will be set out in the business case as it is developed to support the decision to let the construction contract.

6 Risk implications and mitigations

| Risk | Mitigating Action |
|-----------------------------------|---|
| Procurement Risk | Following the unsuccessful two-stage procurement a single stage procurement is proposed. This carries a risk of limiting interest but will provide greater cost certainty. Early engagement with contractors, along with a robust tender package seeks to mitigate this risk. |
| Construction risks/cost | An allowance is included for the construction process to provide for the risks due to site conditions (access, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers, etc. |
| Client Contingency | An allowance has been included to provide mitigation for the risks of changes outside the construction elements of the project (inflation, delay in approvals, tender issues, etc...). To mitigate the impact on Basic Need, a lower than recommended level of contingency, £3.4m, is proposed. This will require a strict control over the process to manage any avoidable cost increase. |
| Delays in site transfer | WSCC and Homes England have worked closely together to successfully resolve all site transfer pre-conditions and are now working to an achievable target transfer date of the 5 April 2024. |
| Timely design coordination | To mitigate this risk, the delivery team has been proactively working with all interested parties to close out design elements that require coordination. |
| Site access | To be outlined in Construction Management Plan. |
| WSCC processes | A thorough review of the project, programme and costs has been undertaken and communicated to decision-makers following the approved WSCC capital governance processes. |
| Non-completion for September 2026 | A temporary school facility, accommodating 120 pupils will be installed at the nearby Burgess Hill Academy until the new, permanent facility is ready for occupation in September 2027. |
| Inflation | Inflation remains high and any delay to the project delivery will incur additional inflationary costs. The levels of contingency are intended to meet this risk without adding to overall costs. |

7 Policy alignment and compliance

7.1 This proposal aligns with [Our Council Plan](#), helping people and communities to fulfil their potential and keeping people safe from vulnerable situations.

7.2 Legal Implications

decided to retender the work. This required professional analysis of projected costs for the project to provide a realistic estimate to inform budget allocation and enable the Council to re-tender for the construction.

- 1.10 The current pre-tender estimate (January 2024) shows that an uplift of £16.94m to the current approved budget of £57.04m is required to successfully deliver the scheme. The total cost, after uplift, would therefore be £74m.
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- 5.7 If no further Basic Need Grant is received from 2026/27 onwards and no other external funding is secured through Section 106 monies for this project, the remainder of the Education Capital Programme will need to be delivered through the £18.083m Basic Need Grant that will remain. This will require a continued assessment of priorities arising from the County Council's responsibilities for school place planning and provision to ensure the most effective allocation of Basic Need to those projects considered most critical.
- 5.8 The costs associated with the temporary school provision are not included in this paper. The business case for the temporary school will come forward separately in due course. However, the funding of the temporary school will need to be funded from revenue and Section 106 monies and will therefore have an impact on the overall Education Capital Programme budget. The full

implications will be set out in the business case as it is developed to support the decision to let the construction contract.

6 Risk implications and mitigations

| Risk | Mitigating Action |
|-----------------------------------|---|
| Procurement Risk | Following the unsuccessful two-stage procurement a single stage procurement is proposed. This carries a risk of limiting interest but will provide greater cost certainty. Early engagement with contractors, along with a robust tender package seeks to mitigate this risk. |
| Construction risks/cost | An allowance is included for the construction process to provide for the risks due to site conditions (access, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers, etc. |
| Client Contingency | An allowance has been included to provide mitigation for the risks of changes outside the construction elements of the project (inflation, delay in approvals, tender issues, etc...). To mitigate the impact on Basic Need, a lower than recommended level of contingency, £3.4m, is proposed. This will require a strict control over the process to manage any avoidable cost increase. |
| Delays in site transfer | WSCC and Homes England have worked closely together to successfully resolve all site transfer pre-conditions and are now working to an achievable target transfer date of the 5 April 2024. |
| Timely design coordination | To mitigate this risk, the delivery team has been proactively working with all interested parties to close out design elements that require coordination. |
| Site access | To be outlined in Construction Management Plan. |
| WSCC processes | A thorough review of the project, programme and costs has been undertaken and communicated to decision-makers following the approved WSCC capital governance processes. |
| Non-completion for September 2026 | A temporary school facility, accommodating 120 pupils will be installed at the nearby Burgess Hill Academy until the new, permanent facility is ready for occupation in September 2027. |
| Inflation | Inflation remains high and any delay to the project delivery will incur additional inflationary costs. The levels of contingency are intended to meet this risk without adding to overall costs. |

7 Policy alignment and compliance

7.1 This proposal aligns with [Our Council Plan](#), helping people and communities to fulfil their potential and keeping people safe from vulnerable situations.

7.2 Legal Implications

- 7.2.1 The school site has been secured by way of a S106 Agreement and will be transferred to WSCC once the conditions within the S106 Agreement are met. Financial contributions have been secured by way of the S106. Additional contributions will be sought to cover the costs arising from the complex nature of the site in accordance with the terms of the S106.
- 7.2.2 The professional services will be undertaken by The County Council's multi-disciplinary consultants (MDC). The MDC were procured following a compliant competitive tender procedure in 2022.
- 7.3 Equality duty and human rights assessment
 - 7.3.1 The public sector equality duty has been considered in preparation of these proposals which will ensure suitable school places for those with protected characteristics including those requiring a place in a special support centre and will improve physical access to sites by providing additional secondary school places close to new homes.
 - 7.3.2 Article 1 of the First Protocol deals with the right of access to education. The proposals support this right as school places will be available in the local area for children of school age.
- 7.4 Protecting the Environment
 - 7.4.1 A key objective of this proposal is to achieve close to Carbon Net Zero in the building design, as well as incorporating other design principles such as biodiversity net gain and sustainable drainage systems throughout the site. This will be captured through Passivhaus accreditation.
- 7.5 Crime and Disorder and Public Health
 - 7.5.1 None
- 7.6 Social Value
 - 7.6.1 The contractor appointment will reflect the County Council's duty under the Public Services (Social Value) Act 2012.

Lee Harris
Director of Place Services

Lucy Butler
**Director of Children Young
People and Learning**

Contact Officer: Lydia Schilbach, Contract & Relationship Manager,
03302225832

Background papers

None

Simon Clavell-Bate
 Head of Estates
 Primary Care
 NHS Sussex

Wednesday 17th December 2025.

FAO Mark McLaughlin
 Mid Sussex District Council
 West Sussex

Specific application note

| | |
|---------------------------|--|
| Application Number | DM/25/2661– 210 Dwellings |
| Date Registered | Received reminder 12 December 2025 |
| Address of Proposed Site | Land @ Coombe Farm, London Road , Sayers Common |
| Grid Reference (if known) | |
| Description of works: | 210 Dwellings |

Overview

Current Estate is at capacity in the Burgess Hill area. Housing developments in this area of Mid Sussex are rising. As such, NHS Sussex (NHS commissioning) has worked with the District Valuer and District Council on both strategic plans and more local factors. For Burgess Hill GP’s, there are circa 52,000 current registered people. The impact of new people coming to the area requires more places for GP attendances and as such the NHS is requesting financial contributions to support growth from housing. This housing proposal is proportionately considered (aligned to all housing in Mid Sussex), to support needed infrastructure based on:

- Necessity – the additional housing impact on GP services
- Directly related – the site, house volumes and needs are assessed
- Proportionate – the housing volume is directly and proportionately fairly accounted for

Development proposal

NHS Sussex predicts that new residents will register with Mid Sussex Health Centre. The new homes are in the catchment area of this NHS practices. The GP practice is at capacity and services this fairly large rural area.

The contribution sought and evidenced is to support resident access to GP services – and is a contribution to infrastructure; only drawn down when the obligation is triggered (and aligned to specified infrastructure).

The aim is for new infrastructure in the area – and the premises project will be either to extend (full build cost) a current site, or provision of new premises.

Additional population generated by this development will place an increased demand on existing primary healthcare services to the area. The application did not include any provision for health infrastructure on site (as this is not a strategic site) and so a contribution towards health infrastructure off-site via financial obligation is being sought.

The planning permission should not be granted Without an appropriate contribution to local health infrastructure to manage the additional load on services directly incurred as a consequence of this proposed development. **Without associated infrastructure, NHS Sussex would be unable to**

sustain sufficient and safe services provided in the area and would therefore have to OBJECT to the development proposal.

NHS Sussex requests a contribution from the applicant of **£342,713** as quantifiably in the tariff section, which will be used for patient capacity increases at one or all of the GP practices which will serve the catchment population of this proposed development. **Funding requests for build costs will not be duplicated.** NHS Sussex will consider the proportional use of these funds coupled with the other Haywards Heath and area developments so as to give best benefit to patient care.

Working with Mid Sussex DC, the funds will be accessed as the projects planning phase is in place.

The Tariff formula has been independently approved by the District Valuer

Assessment & request

NHS Sussex has undertaken an assessment of the implications of growth and the delivery of housing upon the health need of the District serving this proposed development, and in particular the major settlements in the district where new development is being directed towards. We have established that in order to maintain the current level of healthcare services, developer contributions towards the provision of capital infrastructure will be required. This information is disclosed to secure essential developer contributions and acknowledge as a fundamental requirement to the sound planning of the District.

The additional population generated by the development will inevitably place additional demand upon the existing level of health provision in the area. In the absence of developer contributions towards the provision of additional health infrastructure the additional strain placed on health resources would have a significant detrimental impact on District wide health provision.

Health utilises the legal advice outcomes and industry professional inputs from other public funded area, such as the Police service. With the direct impact of new housing and house growth plans on registered patients, the submission that follows captures the necessary, directly related and fair/reasonable contributions required that relate to the associated house build volumes. The tried and tested formula used has been in use for many years and is annually reviewed.

Current Primary Healthcare Provision in Haywards Heath and area.

Primary Care services in Burgess Hill and the area are provided by a number of GP practices, funded from NHS funds for providing Primary health care.

Some sites are purpose built in prior decades and some are re-worked sites. However, all sites were set to a size (estate area) for a population that has gone above optimal or possible working remits.

The proposed development will need to have Primary Care infrastructure in place in order to care for the population increase. This contribution requested will be for the necessary infrastructure to cater for the site development at the most local GP service site(s) and encompass all the necessary components of patient need, whether at the GP practice or neighbouring service area.

This current development response relates to new housing growth.

NHS Sussex works closely with Mid Sussex District council, and as such we are continually looking at options and emerging opportunities. Our strategy is to work alongside stakeholders to deliver at scale where possible. Where this is not pragmatic for an area, then developing an existing site (building on existing great NHS services and thus optimising workforce) is another preferred option.

To clarify, Primary Care **provision** in Burgess Hill and the area is strong, but physical premises (and to some degree workforce) are required to meet the new residents in housing developments. GP's have list sizes (and catchment areas) of over 10,000 on average, and the aim is for larger scale where possible. Hence, in this instance, the plan is for developer contributions to support infrastructure. **Workforce additions have already been actioned** to support the growing population and the expectancy of s106 funds coming forward – as this is required to deliver NHS

care. This is based on the housing demand in the council plan and the coming forward of developer planning requests for these new housing plots.

Contribution Sought and Methodology

The funding will be a contribution of **£342,713** (estimate – based on housing mix on the tariff) for the infrastructure needs of **NHS GP service site(s)** and with a possible use at a NHS service central site if a new build follows.. **Funds will only be asked for on a proportionate level for the directly related services.**

NHS Sussex, in line with NHS services and Commissioning across England, uses a service-demand and build-cost model to estimate the likely demand of increasing populations on healthcare provision and the cost of increasing physical capacity to meet this demand.

This service-demand and build-cost model is ideal for estimating the likely impact of future residents arising from a new development on health infrastructure capacity and the cost implications this will have on the commissioner, through the need to build additional physical capacity (in the form of new/expanded GP surgeries). The model has been used by commissioners in the southeast for over 10 years and is accepted by local planning authorities across West Sussex.

Service-load data is calculated on a square-metre-per-patient basis at a factor of 0.1142sqm/person. This factor is based on the average size of typical GP practices ranging from 1 to 7 doctors, assuming 1600 patients per doctor* (there are now many other specialist care providers/roles at GP practices).

Build-cost data has been **verified by the District Valuer Service** (last update Apr 2024) and assumes £7,000/sqm, 'sense-checked' against recent building projects in West Sussex. The cost inputs refers only to capital construction costs; the **commissioner funds the revenue cost** of running the GP practices in perpetuity including staffing costs, operational costs and medical records etc.

Occupancy data, used to calculate the number of future patients-per-dwelling, is derived from 2011 Census Data and confirmed by West Sussex County Council (last update July 2015).

Finally, the specific dwelling size and mix profile for the proposed development is input into the model to provide a bespoke and proportionate assessment of the likely impact on health infrastructure arising from the development.

The output of this model for the proposed development is an estimated population increase of 469 new residents (weighted) with a consequential additional GP surgery area requirement of 53.55m². This equates to a direct cost of **£342,713** for additional health infrastructure capacity arising from the development. The council is requested to ensure this contribution is index-linked (housebuild index preferred) within the S106 agreement at a basis that meets house build cost growth.

[The Health Tariff is on the next page](#)

Health Tariff

| S106 Contribution to NHS/GP Community/ Provision | | (Formula agreed by The District Valuer) | | | | | 18/12/2025 | |
|--|-------------|--|--------------------------------|------------------|---|--------------------------|-------------------------------------|--|
| D&B Ref : DM/25/2661 - 210 dwellings | | | | | | | | |
| Coombe Farm, London Rd | | | | | | | | |
| Sayers Common | | | | | | | | |
| Font in red can be adjusted | | | | | | | | |
| | |  | | |  | | | |
| Housing Development | | | | | | | | |
| House Numbers (Inc Social Housing) | House Type | New Occupanc (Persons) | Surgery Area Requirement (sqm) | | Infrastructure Development cost(psm) | Capital Contribution (£) | Approx Contribution per dwelling(£) | |
| 18 | 1 Bed | 27 | 3 | @ | £6,400 | £19,734 | £1,097 | |
| 81 | 2 Beds | 154 | 18 | @ | £6,400 | £112,484 | £1,389 | |
| 90 | 3 Beds | 225 | 26 | @ | £6,400 | £164,450 | £1,828 | |
| 21 | 4 Beds | 63 | 7 | @ | £6,400 | £46,046 | £2,193 | |
| | 5 Beds | | | | | | | |
| | Care Home | | | | | | | |
| | | equivalent | | | | | | |
| 210 | House Total | 469 | 53.55 | @ | " | £342,713 | | |
| Ave Occupancy | | 2.23 | Contribution Per Dwelling | | per dwelling | | | |
| | | | | | per person | | | |
| Occupancy Assumptions (confirmed by WSCC JUL 2015) | | | | | Care home contributions are at up to 100% of 1 bed dwelling | | | |
| PER CENSUS 2011 - WSCC | | | | | | | | |
| Infrastructure costs | | £7,000.0 | psm | | | | | |
| Average Sqm Per Patient | | 0.1142 | sqm | | | | | |
| Average Occupancy Assumptions | | | | | | | | |
| | 1 Bed | 1.5 | Persons | | | | | |
| | 2 Bed | 1.9 | Persons | | | | | |
| | 3 Bed | 2.5 | Persons | | | | | |
| | 4 Bed | 3 | Persons | | | | | |
| | 5 Bed | 3 | Persons | | | | | |
| Explanation | | | | | | | | |
| 1.Build costs include basic build cost,finance,professional fees.To be amended annually. | | | | | | | | |
| 2.The occupancy assumptions can be amended as per the requirements of the Local Authority. | | | | | | | | |
| 3.The average sq metre per patient has been derived from SFA 2003/04 as below, including additional space.This can be amended to reflect the flexibility of the NHS Directions and the requirement of the CCG to provide addition clinical or service development space within a new development | | | | | | | | |
| 1600 patients per GP | | | | | | | | |
| 1500 | sqm GIA | 7 | GP Practice | AVG Patient List | 11200 | 0.1339 | sq m per patient | |
| 836 | sqm GIA | 6 | GP Practice | AVG Patient List | 9600 | 0.0871 | sq m per patient | |
| 718 | sqm GIA | 5 | GP Practice | AVG Patient List | 8000 | 0.0898 | sq m per patient | |
| 646 | sqm GIA | 4 | GP Practice | AVG Patient List | 6400 | 0.1009 | sq m per patient | |
| 487 | sqm GIA | 3 | GP Practice | AVG Patient List | 4800 | 0.1015 | sq m per patient | |
| 374 | sqm GIA | 2 | GP Practice | AVG Patient List | 3200 | 0.1169 | sq m per patient | |
| 271 | sqm GIA | 1 | GP Practice | AVG Patient List | 1600 | 0.1694 | sq m per patient | |
| Average | | | | | | 0.1142 | sq m per patient | |

Compliance with National Policy and CIL regulations

The Community Infrastructure Levy Regulations in 2010 imposed new legal tests on local planning authorities to control the use of planning obligations (including financial contributions) namely through Section 106 agreements as part of the granting of planning permission for development.

The three legal tests were laid down in Community Infrastructure Levy Regulation 122: “A *planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:*

i. Necessary to make the proposed development acceptable in planning terms

Health infrastructure is an important material planning consideration in the determination of planning applications and the Council must take into account the positive or negative impact of development proposals on health infrastructure when granting planning permission and associated section 106 agreements. There is no dedicated Government funding to cover new housing developments. Unless contributions from developments are secured, at worst there will be practices that would be forced to close as there would not be safe healthcare provision. In the least, there will be wait times (mainly driven by no estate / rooms to see patients in) would not be suitable for adequate healthcare.

Mid Sussex local plan has increasing incremental annual growth assumptions for housing development with certain strategic sites are potentially going to deliver in excess of 5,000 homes in this area over the current planning horizon.

The pace of delivery and volume of new build housing and its subsequent occupancy will have a negative impact on the availability and capacity of health infrastructure causing a strain on existing services; the required additional infrastructure will comprise: clinical rooms for consultation/examination and treatment and medical professionals (and associated support service costs and staff).

NHS Sussex seeks to include these necessary and additional works as part of the solution to estate need for Burgess Hill and area.

ii. Directly related

It is indisputable that the increase in population of approximately 469 people living in the new development (with associated health needs) at GP practice or associated facility will place direct pressure on all organisations providing healthcare in the locality, in particular primary care provided by the NHS Sussex. **Put simply, without the development taking place and the subsequent population growth there would be no requirement for the additional infrastructure.**

The proposed developer contribution is therefore required to enable a proportionate increase to existing health infrastructure, to maintain its current level of service in the area.

The infrastructure highlighted and costed is specifically related to the scale of development proposed. This has been tried and tested and has District Valuer support, in terms of the value of contribution.

iii. Fair and reasonably related in scale and kind to the proposed development

The developer contribution is to help achieve a proportionate increase in health infrastructure, thus enabling health to maintain its current level of service. Utilising a housing size as a reasonable proportion of infrastructure scale allows for fairness to all new housing developments, including the sites that are also strategic in nature.

The model uses robust evidence including local census data, build cost estimates (and actual) verified by the District Valuer Service and population projections verified by West Sussex County Council. A review of the police CIL compliance and their review of education and library compliance underlie the fair and reasonable approach of the health tariff – which is in turn in line with the other public sector areas.

Conclusion

In summary, the contributions sought by NHS Sussex are well-evidenced, founded in adopted development plan policy and comply with the legal tests of the CIL Regulations and NPPF. The contribution will be used to provide additional capacity in primary care facilities in the vicinity of the development, directly linked to this development, to support its future residents. To reiterate, without this essential contribution, planning permission should not be granted. This current development response just related to new housing growth.

Thank you for the continued support in securing health infrastructure contributions to enable the population of Mid Sussex to have access to the health care that it needs now and for future generations.

Yours sincerely,

S. Bate

Simon Clavell-Bate
B.Ed Hons, FCCA
Head of Estates – Primary Care
NHS Sussex

Appendix F – WSCC 14/01/2025 response to FOI request concerning Tier 7 Self Service Libraries

From: westsussex@infreemation.co.uk <westsussex@infreemation.co.uk>

Sent: 14 January 2025 16:23

Subject: [FOI/9117] Number of Tier 7 Self Service Libraries in West Sussex and their locations.

Our Ref: FOI/9117

On 13/01/2025 you made the following request for information, which has been dealt with in accordance with the provisions of the Freedom of Information Act 2000

FOI Re: Tier 7 Self Service Libraries in West Sussex and their locations.

We have now completed a search for the information which you requested and confirm that this Authority holds data relevant to your request. The Response to your request is as follows:

We don't yet have any Tier 7 libraries in West Sussex, although we are actively working with partners to bring the concept to life in areas where we have specific S106 developer contributions and no existing library provision. West Sussex Libraries are tiered from 1-7, with Tier 1 being our busiest town centre libraries and Tier 6 our smallest village libraries. The idea of a tier 7 is that it would be a small library offer that is reliant upon co-location with a partner service, such as a community centre and library volunteers. It will comprise of a selection of books and requested items, a public access computer and technology to enable self-service. Although we don't have any Tier 7 libraries as yet, but we do have a tier 5 and 6 library that co-locate with established partners. Southwater Library is a small tier 6 library located within the Parish Council building and Midhurst Library operates within The Grange Leisure Centre. Midhurst is staffed to follow tier 5 opening hours and on top of that it offers self-service only access for 60 hours a week, early mornings, evenings and Sundays when the Leisure centre is open.

The information supplied to you continues to be protected by the Copyright, Designs and Patents Act 1988. You are free to use it for your own purposes, including any non-commercial research you are doing and for the purposes of news reporting. Any other reuse, for example commercial publication, would require the permission of the copyright holder. Most documents supplied by us will be copyright of West Sussex County Council.

Information you receive which is not subject to WSCC continues to be protected by the copyright of the person, or organisation, from which the information originated. You must ensure that you gain their permission before reproducing any third party (non WSCC) information.

If you have any queries about any of this information please contact me by responding to this email. Please do not amend the Subject line.

If you are unhappy with the way your request has been handled, you may wish to ask for a review of our decision by responding to this email. Please do not amend the Subject line.

If you are not content with the outcome of the internal review, you may apply directly to the Information Commissioner for a decision. Generally, the ICO cannot make a decision unless you have exhausted our internal review procedure. The Information Commissioner can be contacted at:

www.ico.org.uk; or The Information Commissioner's Office,
Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF.

Please remember to quote the reference number above in any future communications.

Yours sincerely,

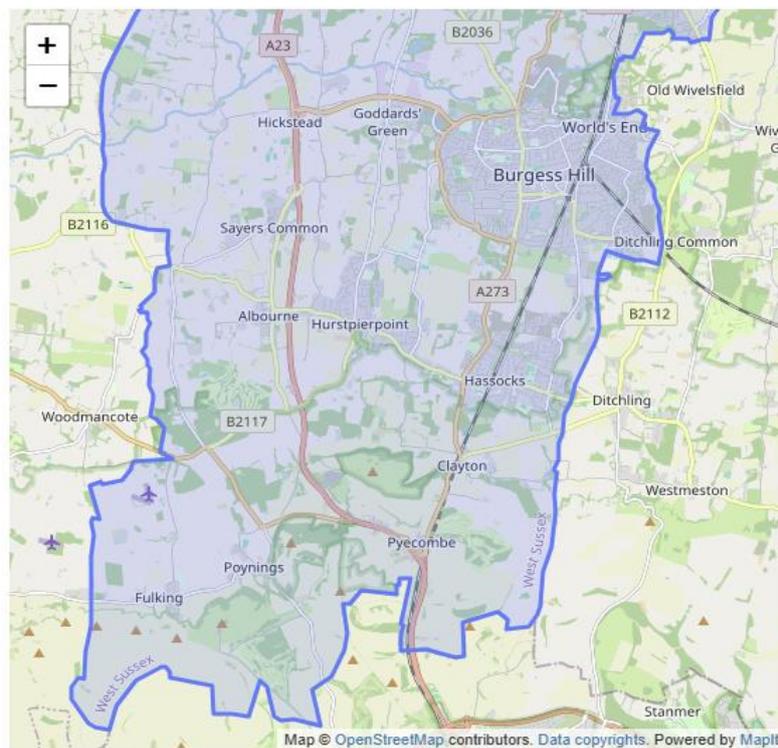
Enquiries Team Librarian, West Sussex Library Service

Screen shots of Map 1 Google Map Aerial View of southern part of MSDC with the A23 dividing the eastern Burgess Hill urbanised part of the Low Weald from the still rural western part where Sayers Common is located. Map 2 The MSDC area Boundary

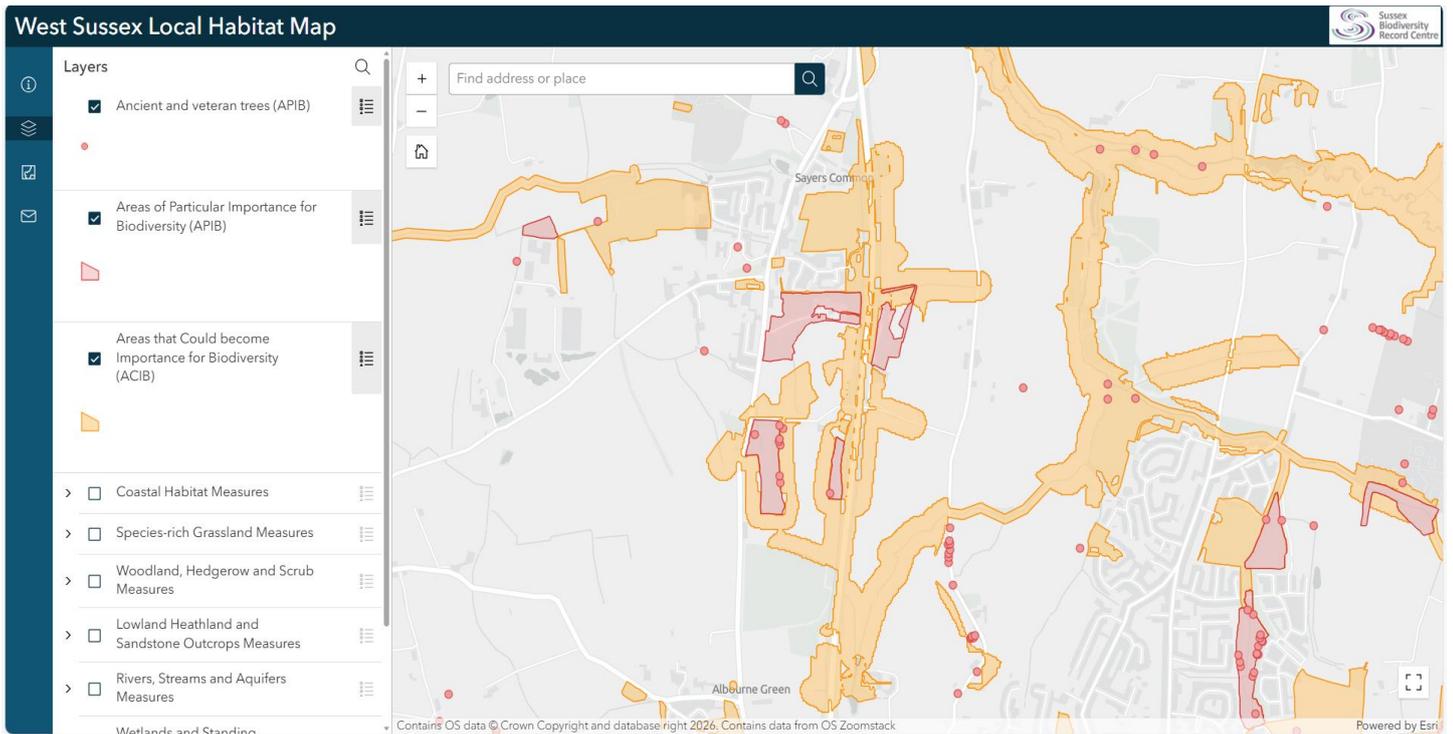
Map 1



Map 2



Appendix H - Screenshot From the Sussex Local Nature Recovery Strategy (LNRS) website of the Local Habitat Map for Sayers Common





Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Your ref
DM/26/0238

Our ref
DSA000051289

Date
12th of February 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage work; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.

Site: LVS Hassocks London Road Sayers Common Hassocks.

Thank you for your correspondence, please see our comments below regarding the above application.

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact South East Water who are the relevant statutory undertaker.

Inadequate Capacity

Network Capacity refers to the available capacity in our underground assets that carry wastewater to Wastewater Treatment Works (WWTWs). This includes a range of pipe sizes and material types, Wastewater Pumping Stations (WPS) and supporting infrastructure. Some capacity issues may be addressed with operational changes; others may require physical works on our assets. We may identify where several developments would benefit from a larger network reinforcement programme to serve them all where significant growth is taking place in close proximity.

Part of our evaluation looks at the risk of flooding incidents arising from the additional flow of material in terms of 'hydraulic overload'. This means we consider whether there is enough room in the pipes for the likely maximum flow from the connection itself. This assessment does not include random events such as ingress of water from broken pipes, changes in flow arising from blockages or unidentified additional flows from misconnections, these are dealt with through other processes outside of our asset growth planning team as they are operational incidents.

Network Capacity is independent of capacity at the WWTW and growth is planned in a different way though in some cases we may have parallel projects to both reinforce both the network and upgrade the treatment works but this is often not required.

For full details of our connection charging arrangement visit: [Connection charging arrangements \(southernwater.co.uk\)](http://southernwater.co.uk)

Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network.

Condition: Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.

Proposed SUDS features

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

No Soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)

Sayers Common– Flood Mitigation Scheme update

Summer 2024



Overview of Issues – Sayers Common

- Although this area has had persistent issues for some years now, this winter we experienced extreme levels of rain and the ground across Sussex became heavily saturated.
- Local drains and sewers were inundated with surface water run-off and ground water infiltration, which put significant pressure on our sewers and assets.
- This is particularly severe in Sayers Common where the Wastewater Pumping Station has not been able to cope, leading to foul flooding and restriction of services to residents.
- There is a need to upgrade the sewer infrastructure, however with the current volumes of stormwater entering the system this is not possible.



Overview – What are we doing?

- Southern Water (SW) is keen to improve the situation and provide a more resilient network for the community.
- We are investing in the area and undertaking planned works in Sayers Common to address stormwater inundation seen in the foul sewer.
- To date SW has:
 - Conducted extensive CCTV and Electroscan surveying of the Sayers Common sewerage network to identify how stormwater is entering the foul sewer
 - Upgraded the Pass forward rate at Sayers Common Wastewater Pumping Station (WPS) to increase flow leaving the area with a permanent pump.
 - Acquired flow surveys to monitor incoming flows from developments
 - Developed a strategy with Delivery Partners to maximise our impact in the area
 - Inspected the Reeds Lane SST for faults and received recommendations.
 - Manhole Surveys



3

Overview – Proposed investment

- As part of our efforts to provide more resilience to the sewer network, we want to:
 - Conduct targeted relining for up to **1812m** of the public sewer to address groundwater infiltration.
 - Seal up to **x63** selected manholes under the flood line to address surface water inundation
 - Investigate inputs from local developments
 - Renewed connectivity survey to investigate direct inputs from rooves etc.
 - We are investing **£1,025,000** in the Sayers Common public sewer under this scheme alone.
- Benefits:
 - Reduced instances of foul flooding or restricted toilet use for residents
 - Significant reduction in tankering with related disturbance.
 - Provides basis for future upgrade works to accommodate growth in area.



4

Overview – Re-lining area

Relining & Manhole Sealing

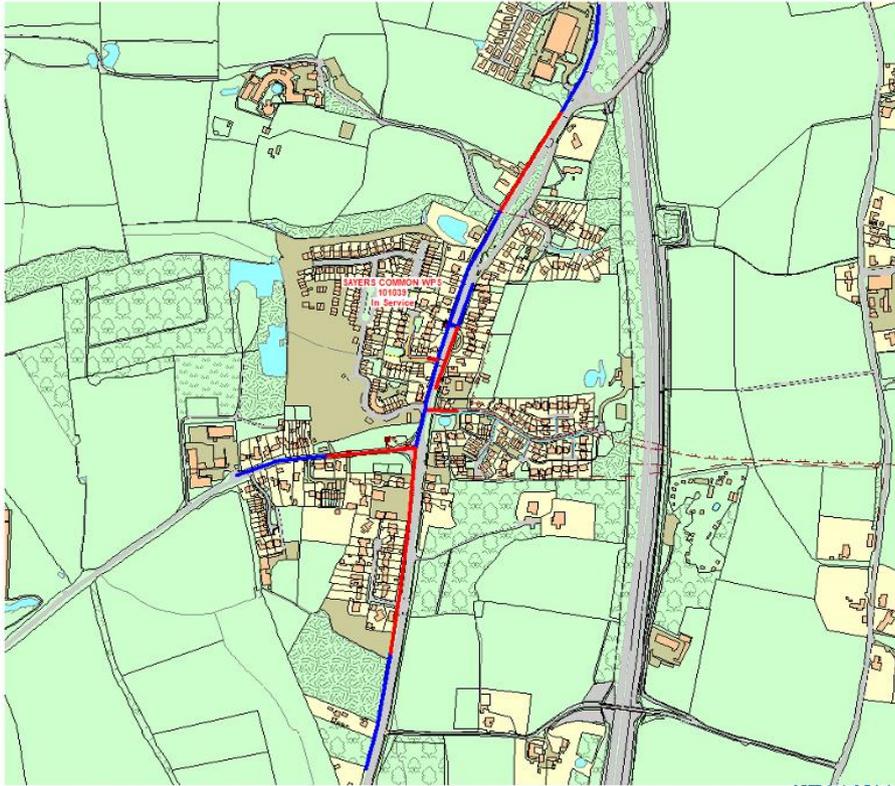


Figure 1: Sayers Common Relining Scope



5

Overview – Why are we doing it

- To resolve the extensive Customer Issues and feedback due to tanker disruption, lack of services and external flooding.
- Needed to facilitate the next phase of upgrades.



6

Works Details

- Refer to High Level programme
- The re-lining and manhole work is currently due to:
 - Start on the **28th of July.**
 - End on the **4th of October.**
- Traffic management requirements are being finalised however there is likely to be a requirement for SW presence on site, traffic management with road lane closures and parking restriction
- Regarding the WPS – we anticipate completion before the end of 2024. Traffic disruption will not apply for this works element.
- SW have a capital comms team who will be alerting residents to incoming works and supporting you with messaging.



Engagement

- We will be advising residents of any upcoming works and potential disturbances. They will be on hand to support with messaging, and answer any queries or concerns
- Joey Whitehead is the Project Manager for the scheme and the reference number is 752084.
- How would **you** like to be updated?
- Do you have any thoughts or suggestions?
- Any major works or events in the area which clash with our programme?

