

Mid Sussex District Council

Annual Infrastructure Funding Statement

For
Section 106

Reporting Period:
From 01 April 2024 to 31 March 2025

Introduction

About this Statement

This is the Mid Sussex District Council Infrastructure Funding Statement (IFS) 2024/25, which has been prepared in line with legislative requirements. This statement provides an overview of the developer contributions secured, received, allocated and spent by the Council between 1st April 2024 and 31st March 2025.

Mid Sussex District Council secures planning obligations in consultation with other infrastructure providers, including West Sussex County Council. Responsibilities for collecting, allocating and spending the following Section 106 contributions are split as below:

Mid Sussex District Council	West Sussex County Council
Affordable Housing Community Facilities Health Open Space and Leisure Section 106 Monitoring Charges Other (e.g. Health, Police) – collected by MSDC and spent by Third Party	Education Transport and Travel Fire & Rescue Service Library Waste Facilities

This Infrastructure Funding Statement relates exclusively to funds under the responsibility of the Council. Information on matters such as transport, highways or education can be found within the West Sussex County Council Infrastructure Funding Statement: [Section 106: Planning obligations - West Sussex County Council](#)

The information presented in this report reflects the position as at 31st March 2025 (i.e the end of the monitoring year) and therefore totals are likely to have changed since.

Definitions

Through this report, there will be references to the following terms:

- **Secured:** A contribution that has been agreed within a signed legal document. These contributions have not been collected and if the planning application is not implemented, they will never be received and the associated projects will not be delivered alongside the development in question.
- **Received:** A contribution was paid or delivered in line with the signed legal document. Each contribution within section 106 agreements is subject to its own trigger (usually determined by the completion or occupation of a number of units). As a result, the collection of funds, and the subsequent delivery of infrastructure, may occur several years after the contribution was secured.
- **Allocated:** Monetary contribution was received and funds were earmarked to a specific project in line with the legal agreement. It will be specified where funds have been committed by the Council (i.e. subject to a formal decision) and ready for release.
- **Spent:** Contribution was transferred following the production of invoices. The project is underway and will be delivered.
- **Financial year:** Unless stated otherwise it refers to the reported year, which for this IFS goes from 1 April 2024 to 31 March 2025.

Section 106 Matters

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

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £4,453,835.03. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

This covers all funds secured via section 106 agreement because of planning permissions being granted by the Council. Part of this money may be paid directly to and managed by West Sussex County Council.

It should be noted that obligations are formula-based. Where outline planning permission is granted, the Council is unable to calculate the exact amount that will become due until the exact mix of dwellings becomes known for the development through a reserved matter application, for example.

- b) The total amount of money received from planning obligations during the reported year was £2,526,867.88. This only includes funds collected by Mid Sussex District Council. Information on matter such as transport, highways or education can be found within the West Sussex County Council Infrastructure Funding Statement. [Section 106: Planning obligations - West Sussex County Council](#)

- c) The total amount of money received prior to the reported year that has not been allocated is £0.00.

- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

- i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is **60**.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is **2**.

- ii) There is a requirement for relevant authorities to report on education provision within the IFS. The relevant authority for education provision is West Sussex County Council and therefore information on the matter is included with their Infrastructure Funding Statement [Section 106: Planning obligations - West Sussex County Council](#)

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Clause	Planning Application
Affordable Housing/Affordable Housing	02/09/2024	1.1	DM/22/2832
Affordable Housing/Affordable Housing	15/10/2024	2.1	DM/23/0827
Biodiversity Management Plan/Mid Sussex District Council	15/10/2024	.	DM/23/0827
Affordable Housing/Affordable Housing	06/02/2025	2.1.1	DM/24/0446

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,527,574.88. Of this amount £1,990,773.03 was not spent during the reported year.

This only includes funds allocated by Mid Sussex District Council. Information on matter such as transport, highways or education can be found within the West Sussex County Council Infrastructure Funding Statement [Section 106: Planning obligations - West Sussex County Council](#).

- f) The total amount of money from planning obligations spent during the reported year was £7,569,023.23. Of this amount £1,237,825.33 was spent by a third party on behalf of Mid Sussex District Council.

This only includes funds spent by Mid Sussex District Council. Information on matter such as transport, highways or education can be found within the West Sussex County Council Infrastructure Funding Statement [Section 106: Planning obligations - West Sussex County Council](#).

- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Recycling	£9,721.80	03 May 2024	£9,721.80
Hurstpierpoint - Fairfield Recreation Ground - Formal Sport Provision	£5,286.40	31 July 2024	£5,286.40
Hurstpierpoint - Court Bushes Sports Ground - Formal sport provision	£5,286.41	31 July 2024	£5,286.41
Burgess Hill - St Johns Park - Kickabout	£311,968.69	28 May 2024 to 24 March 2025	£311,968.69

Infrastructure	Allocated	Date Allocated	Unspent
Burgess Hill - Improvements to Royal British Legion community building	£23,265.14	28 May 2024 to 24 March 2025	£23,265.14
Cuckfield Recreation Ground - Kickabout	£6,231.03	21 June 2024	£6,231.03
Cuckfield - Chapelfields Play Area - Play	£7,418.29	21 June 2024	£7,418.29
East Grinstead - King Georges Field	£2,596.66	22 October 2024	£2,596.66
East Grinstead - King Georges Field - Kickabout	£2,181.33	22 October 2024	£2,181.33
East Grinstead - King Georges Field - Formal Sport Provision - Improve skate park	£2,230.50	22 October 2024	£2,230.50
East Grinstead - Age UK Day Centre Building (Glen Vue) - improvements	£946.33	19 November 2024	£946.33
Haywards Heath - The Yews Community Building	£818.96	08 April 2024	£818.96
Burgess Hill - Sydney West Community Centre - Improvements	£23,265.17	28 May 2024 to 24 March 2025	£23,265.17
Burgess Hill - Sheddingdean Baptist Church	£23,265.14	28 May 2024 to 24 March 2025	£23,265.14
East Grinstead - Mount Noddy Recreation Ground - Kickabout	£2,181.33	22 October 2024	£2,181.33
East Grinstead - Chequer Mead - Improvements	£946.33	19 November 2024	£946.33
Haywards Heath - Victoria Park - Formal sport provision	£951.70	08 April 2024	£951.70
Haywards Heath - Hurstwood Lane Provision of a country park	£1,154.89	08 April 2024	£1,154.89

Infrastructure	Allocated	Date Allocated	Unspent
5th Burgess Hill Scout group - Scout Hut improvements	£23,265.14	28 May 2024 to 24 March 2025	£23,265.14
Pound Hill Surgery/Copthorne Surgery - Extension or improvements	£114,751.16	26 November 2024	£114,751.16
East Grinstead - East Court - Formal sport provision	£2,230.50	22 October 2024	£2,230.50
East Grinstead - Jubilee Community Centre - Improvements	£2,787.01	22 October 2024 to 19 November 2024	£2,787.01
Burgess Hill - Park Centre - Improvements	£2,953.72	05 June 2024 to 25 November 2024	£2,953.72
East Grinstead - Cycling facilities at St Margaret's Loop	£1,610.00	19 November 2024	£1,610.00
Burgess Hill - Sheddingdean Community Centre - improvements	£23,265.14	28 May 2024 to 25 March 2025	£23,265.14
Burgess Hill - Formal sport facilities at the Triangle	£3,955.20	25 November 2024	£3,955.20
Burgess Hill - Northern Arc - Primary care centre	£297,488.25	28 May 2024 to 24 March 2025	£297,488.25
East Grinstead - Mount Noddy Rec - Formal sport facilities	£2,230.50	22 October 2024	£2,230.50
Hassocks - Development of Community Building at Clayton Mills	£219,228.97	10 January 2025	£219,228.97
Extend existing community building in Hassocks	£219,228.97	10 January 2025	£219,228.97
Burgess Hill - St Johns Park Pavilion Improvements	£2,268.42	25 November 2024	£2,268.42
Haywards Heath Tennis Club- new clubhouse at Victoria Park	£707.00	13 November 2024	£707.00

Infrastructure	Allocated	Date Allocated	Unspent
East Grinstead - Mount Noddy Masterplan - Parks Improvements	£2,596.66	22 October 2024	£2,596.66
Burgess Hill - St Johns Park - Formal Sport facilities	£3,955.19	25 November 2024	£3,955.19
Burgess Hill - Cyprus Hall - Towards improvements	£685.29	05 June 2024	£685.29
Burgess Hill - For the Place & Connectivity Programme	£136,954.49	28 May 2024 to 24 March 2025	£136,954.49
Haywards Heath - Tim Farmer Recreation Ground - Formal sport facilities	£951.70	08 April 2024	£951.70
Burgess Hill - St Johns Church Hall/Cafe	£685.29	05 June 2024	£685.29
Provision of health services serving Copthorne	£114,751.17	26 November 2024	£114,751.17
Haywards Heath - Formal sport facilities at Haywards Heath Rec (Clair Park)	£951.69	08 April 2024	£951.69
Haywards Heath - Clair Hall or its replacement	£818.97	08 April 2024	£818.97
Haywards Heath - Improvements Muster Green War Memorial & surrounds	£1,154.89	08 April 2024	£1,154.89
Police - Various projects	£52,530.11	03 May 2024	£52,530.11
A23/A2300 Junction improvements	£243,510.50	04 June 2024	£243,510.50
Cuckfield - Kickabout provision at Chapelfields Rec	£6,231.03	21 June 2024	£6,231.03
Cuckfield - improvements to play equipment at Cuckfield Rec	£7,418.30	21 June 2024	£7,418.30

Infrastructure	Allocated	Date Allocated	Unspent
Cuckfield - to convert the front of Cuckfield Village Hall on London Lane to 3 parking spaces	£11,413.19	21 June 2024	£11,413.19
Hurstpierpoint - improvements to Kickabout provision at South Avenue Rec	£7,755.23	31 July 2024	£7,755.23
Hurstpierpoint - improvements to play equipment at South Avenue Rec	£9,232.58	31 July 2024	£9,232.58
Hurstpierpoint - improvements to Hurstpierpoint Village Centre	£3,273.68	31 July 2024	£3,273.68
Hurstpierpoint - improvements to the Court Bushes Hub	£3,273.68	31 July 2024	£3,273.68
Hurstpierpoint - towards new cemetery at St Georges Lane	£3,800.10	31 July 2024	£3,800.10
Hurstpierpoint - towards off street parking provision near the High Street	£3,800.11	31 July 2024	£3,800.11
East Grinstead Sports Club - Provision of sports facilities	£2,230.49	22 October 2024	£2,230.49
East Grinstead - Kickabout provision at East Court	£2,181.35	22 October 2024	£2,181.35
East Grinstead - Improvements to play equipment at East Court	£2,596.68	22 October 2024	£2,596.68
East Grinstead - Improvements to King Georges Church Hall	£1,840.67	22 October 2024	£1,840.67
East Grinstead - Improvements to 1st East Grinstead Scouts Hall	£1,840.65	22 October 2024	£1,840.65

Infrastructure	Allocated	Date Allocated	Unspent
East Grinstead - Improvements to the Queens Road Cemetery	£4,589.01	22 October 2024	£4,589.01
East Grinstead - Improvements to Kings Street Toilets	£1,610.00	19 November 2024	£1,610.00
Burgess Hill - Coulstock Road - kickabout	£2,901.21	25 November 2024	£2,901.21
Burgess Hill - Coulstock Road play area	£6,907.55	25 November 2024	£6,907.55
Burgess Hill - Burial Ground/new cemetery	£2,645.49	25 November 2024	£2,645.49

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

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

Infrastructure	Spent	Date Spent	Spend Description
WSCC - For the Ardingly Traffic Management Scheme	£54,614.32	27 September 2018 to 10 June 2024	*Includes Third Party spending
NHS Commissioner - To create two additional examination/consulting rooms at Moatfield GP Surgery, East Grinstead	£54,437.00	19 December 2024 to 23 April 2025	*Includes Third Party spending
Slaugham Parish Council - Replacement bus shelter by Nymans	£15,770.00	01 October 2024	*Includes Third Party spending
1st Copthorne Scout Group - Outdoor Activity Space Project	£26,224.00	12 March 2025	*Includes Third Party spending
5th Burgess Hill Scout group - Scout Hut improvements	£5,552.16	08 May 2024	*Includes Third Party spending
Burgess Hill - Southway Rec - Pitch drainage	£33,371.00	19 March 2025	
Burgess Hill Town Council - Installation of two bus shelters at St Andrews Church, Junction Road	£9,009.08	10 May 2024	*Includes Third Party spending

Infrastructure	Spent	Date Spent	Spend Description
Balcombe Victory Hall Committee - Electrical updates at the Victory Hall	£11,756.76	06 November 2024	*Includes Third Party spending
East Grinstead Tennis Squash and Racketball Club - Replacement squash court flooring and viewing gallery	£17,789.80	10 April 2024	*Includes Third Party spending
Burgess Hill - Centre for Outdoor sport	£6,251,861.27	16 February 2023 to 26 March 2025	
About the Place - Public Art Project	£39,490.43	28 February 2022 to 12 March 2025	
East Grinstead - CCTV provision at Mount Noddy Rec	£998.00	21 September 2021 to 12 March 2025	
Cuckfield Parish Council - Community Garden (Angela Fox Nature Garden) at Queens Hall	£4,615.20	12 August 2021 to 13 January 2025	*Includes Third Party spending
Haywards Heath Rugby Football Club - rebuilding the clubhouse at Whitemans Green	£321,502.64	12 September 2024 to 19 March 2025	*Includes Third Party spending
Haywards Heath - Mid Sussex Scouts - Barn Cottage Community Pavilion	£2,560.75	12 March 2025	*Includes Third Party spending
Burgess Hill Town Council - Installation of new equipment at Folders Meadow Play Area	£43,522.54	20 November 2024	*Includes Third Party spending
Balcombe Parish Church Room Trust - To improve accessibility	£11,802.10	06 November 2024	*Includes Third Party spending
East Grinstead Town Council - To install planters and artwork in Railway Approach to enhance the public realm	£7,056.28	12 April 2024	*Includes Third Party spending
St Johns Church, Copthorne - To install air conditioning & improve car parking	£24,640.73	08 September 2023 to 03 July 2024	*Includes Third Party spending

Infrastructure	Spent	Date Spent	Spend Description
Hurstpierpoint & Sayers Common Parish Council - to upgrade CCTV at Court Bushes Community Hub	£1,895.00	18 April 2024	*Includes Third Party spending
Balcombe Parish Council - Purchase of a Speed Indicator Device, associated fittings and a laptop	£5,742.50	26 April 2024	*Includes Third Party spending
Lindfield Tennis Club - Upgrade court surface	£1,474.00	03 November 2023 to 30 September 2024	
Hassocks Community Association - Adastra Hall Extension	£155,885.39	07 February 2024 to 14 August 2024	*Includes Third Party spending
Lindfield Rural Parish Council - To purchase and install three War Memorial Benches	£2,230.00	19 June 2024	*Includes Third Party spending
Cuckfield - Monies transferred to WSCC for additional facilities at Holy Trinity C of E School, Cuckfield	£56,910.95	18 July 2024	*Includes Third Party spending
Cuckfield - Monies transferred to WSCC for additional facilities at Warden Park Secondary Academy	£61,252.35	18 July 2024	*Includes Third Party spending
Haywards Heath - Monies transferred to WSCC for additional facilities at Haywards Heath Library	£5,860.06	18 July 2024	*Includes Third Party spending
Haywards Heath - Monies transferred to WSCC for the Haywards Heath Circular Cycle Route	£39,277.13	18 July 2024	*Includes Third Party spending
Hurstpierpoint & Sayers Common Parish Council - For the installation of bike racks at Sayers Common Community Shop	£445.00	29 August 2024	*Includes Third Party spending

Infrastructure	Spent	Date Spent	Spend Description
WSCC - Funds transferred to WSCC for the second phase of the cycle route to Downlands School	£121,108.00	03 September 2024	*Includes Third Party spending
Burgess Hill Town Council - Purchase of additional four Speed Indicator Devices	£8,800.00	04 September 2024	*Includes Third Party spending
Ardingly Parish Council - create 8 additional car parking spaces at Ardingly Rec	£19,883.00	17 October 2024 to 19 December 2024	*Includes Third Party spending
Worth Parish Council - To install additional drainage and a sprinkler system at King George Playing Field, Copthorne	£2,890.00	27 November 2024	*Includes Third Party spending
Scaynes Hill Millennium Village Centre Trust- Replace kitchen facilities and upgrade catering facilities	£29,195.63	23 September 2024 to 19 February 2025	*Includes Third Party spending
Turners Hill Cricket Club - Roll on pitch covers	£5,100.00	14 August 2024	*Includes Third Party spending
Hassocks Parish Council - Parish Office Public Artwork in Adastra Park	£5,377.23	15 May 2024 to 12 September 2024	*Includes Third Party spending
Hurstpierpoint & Sayers Common Parish Council - Drainage at Reeds Lane	£44,854.26	18 July 2024	*Includes Third Party spending
Lindfield Cricket Club - Irrigation system for pitch square	£12,050.00	15 May 2024	*Includes Third Party spending
Hassocks Community Association - Public art project at Adastra Hall	£4,063.20	22 May 2024	*Includes Third Party spending
Hurstpierpoint & Sayers Common Parish Council - additional storage facilities for Court Bushes Community Centre	£10,234.99	18 September 2024	*Includes Third Party spending

Infrastructure	Spent	Date Spent	Spend Description
Hurstpierpoint & Sayers Common Parish Council - to purchase and install five litter bins & 1 dog bin	£1,426.90	06 November 2024 to 12 June 2025	*Includes Third Party spending
Turner Hill Parish Council - Upgrade of seven street lanterns	£9,765.00	11 December 2024	*Includes Third Party spending
Hurstpierpoint & Sayers Common Parish Council - Tree planting in South Ave Recreation Ground	£1,950.00	15 January 2025	*Includes Third Party spending
Slaugham Parish Council - To purchase two Speed Indicator Devices	£4,178.98	21 January 2025	*Includes Third Party spending
Hurstpierpoint & Sayers Common Parish Council - To remake two historical finger posts	£1,282.00	23 January 2025	*Includes Third Party spending
Hurstpierpoint & Sayers Common Parish Council - to purchase and install two defibrillator cabinets	£1,114.98	06 February 2025	*Includes Third Party spending
Hurstpierpoint & Sayers Common Parish Council - For Reeds Lane pond fencing	£3,633.00	20 November 2024	*Includes Third Party spending
Crawley Down Community Association - Towards the installation of new car park lighting and line marking	£6,000.00	16 October 2024 to 07 May 2025	*Includes Third Party spending
East Grinstead Town Football Club - LED floodlighting	£4,566.42	20 November 2024	*Includes Third Party spending

ii) No planning obligation money was spent on repaying money borrowed, including any interest.

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £20,750.00.

iv) The total amount of money retained at the end of the reported year is **£19,518,143.78.**

This only includes funds retained by Mid Sussex District Council. Information on matter such as transport, highways or education can be found within the West Sussex County Council Infrastructure Funding Statement. [Section 106: Planning obligations - West Sussex County Council](#)

Of this amount retained an amount of £0 has been retained for long-term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£1,254,277.44
Total allocated towards maintenance	£1,254,277.44
Total spent on maintenance	£1,254,277.44