



Position Statement 2: Infrastructure

December 2025



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1. Background

- 1.1 Mid Sussex District Council is committed to delivering sustainable communities, in accordance with paragraph 8 of the National Planning Policy Framework (NPPF). To help achieve this, the District Council expects new development in the district to provide or contribute directly towards the provision of infrastructure to mitigate the impact of new development.
- 1.2 This Position Statement identifies cases where infrastructure provision (including financial contributions) will be sought through planning obligations and Section 278 agreements.
- 1.3 The Mid Sussex District Plan was adopted in 2018¹ and underpinned by an evidence base, including an Infrastructure Delivery Plan. The Council also adopted the Development Infrastructure and Contributions SPD in 2018 (Development Contributions SPD). The contents of the SPD provided further guidance in relation to how the Council would implement adopted policy DP20: Securing Infrastructure of the District Plan and was a material consideration when considering planning applications.
- 1.4 In July 2024, the Submission Draft Mid Sussex District Plan Review 2021-2039² (referred to in this document as the “Submission Draft District Plan”) was submitted to the Secretary of State for Independent Examination. The Submission Draft District Plan is supported by an extensive evidence base which has been subject to consultation with key stakeholders, including the Infrastructure Delivery Plan (IDP) which is the focus of this Position Statement. In accordance with paragraph 8a and 26 of the NPPF, effective and on-going joint working has been integral to ensure the Submission Draft District Plan and IDP identifies and seeks to secure the provision of infrastructure in a coordinated way. To date the Submission Draft District Plan has not been adopted.
- 1.5 On 14 July 2025, delegated authority was sought from the Leader of the Council to revoke the Development Contributions SPD 2018³. This was to ensure that planning applications submitted could be assessed in accordance with present-day calculations to ensure mitigation would be achievable and deliverable, and by taking into account the IDP as the most up to date evidence available. In accordance with paragraph 40 of the NPPF, the IDP has been subject to numerous consultations where there has been no unresolved objections. This means that some weight can be given to using latest calculations as a sound mechanism to charge higher levels of contributions to help alleviate the pressure on infrastructure created by new development and help to mitigate its impact on our local residents and communities.

¹ [Mid Sussex District Plan 2018](#)

² [Mid Sussex District Plan Review 2021-2039](#)

³ [Delegated authority to revoke Development Infrastructure and Contributions SPD](#)

Purpose of the Position Statement

- 1.6 The Council has prepared this Position Statement to provide developers and other stakeholders with information on how developer contributions will be calculated and secured from new development. The Council wants to ensure that future development is accompanied by the necessary infrastructure and therefore needs to ensure that the most up to date information is used when calculating infrastructure contributions.
- 1.7 This Position Statement sets out the likely scope of planning obligations applicable to different types of development and outlines the District Council's general approach to securing them. They should be viewed as a general guide as development proposals will continue to be assessed on a case-by-case basis.
- 1.8 The responsibility for determining the nature of planning obligations secured for each planning obligation and managing them is shared between Mid Sussex District Council and West Sussex County Council. This document focuses on the approach followed by Mid Sussex District Council. West Sussex County Council contributions and planning obligation requirements are not detailed in this Position Statement but references are made to them. For information on the planning obligation requirements for West Sussex County Council, please contact West Sussex County Council or refer to their website⁴.
- 1.9 This Position Statement does not replace the policies of the adopted Development Plan Documents. It has been endorsed by the Council and forms a material consideration in the determination of planning applications.

2. Local Development Plan Context

Adopted Plans

- 2.1 This Position Statement relates to adopted District Plan Policy **DP20: Securing Infrastructure**. This is the main policy for securing the delivery of new or improved infrastructure and the context for the guidance in this document. DP20 states:

Figure 1 - adopted District Plan policy DP20: Securing Infrastructure

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

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

Planning obligation can be used where it is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and responsibly related in scale and kind to the development. The Council will assess each application on its merits to determine if a

⁴ <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#overview>

planning application is needed and the matters it should address. Planning obligations will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.

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

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

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

- 2.2 The second paragraph of Policy DP20 makes it clear that the Council will assess each application on its merits. This Position Statement will be a material consideration that the Council will use to inform its assessment.

Mid Sussex Infrastructure Delivery Plan

- 2.3 The Infrastructure Delivery Plan (IDP) identifies the infrastructure requirements for Mid Sussex, which will be necessary to support planned growth set out in the District Plan and Site Allocations DPD. It identifies the indicative cost of infrastructure provision, delivery details, timescale and any priorities for infrastructure delivery.
- 2.4 As part of the Submission Draft District Plan, the IDP was updated to reflect the additional infrastructure provision needed to support the level of growth identified in the Plan including known projects that will need to be funded.
- 2.5 The IDP is considered a “live document” that will continue to be incrementally updated to reflect the latest information from infrastructure providers to provide greater clarity on infrastructure needs and known projects specific to the district. Therefore, the IDP published as part of the Submission Draft District Plan remains the latest version until such time it is updated and superseded.
- 2.6 It is expected that the IDP will be used as a tool to assist in the negotiation of developer contributions to ensure the delivery of identified infrastructure needs. Developer contributions will be negotiated on a site-by-site basis having regard to the relevant development plan policies, the latest version of the IDP and the provision standards and charging approaches set out in Section 5 of this Position Statement.

3. Developer Contributions

- 3.1 Legislation, national planning policy and the adopted District Plan provide the tools for local authorities to secure developer contributions through the planning system for infrastructure in order to meet the needs of their area.
- 3.2 Planning obligations, commonly referred to as 'section 106', are a type of developer contribution entered into to assist in mitigating the impact of a development. This can be via a planning agreement entered into by a person with an interest in the land and the planning authority, or via unilateral undertaking entered into by a person with an interest in the land without the local planning authority. Planning obligations run with the land, are legally binding and enforceable.
- 3.3 Planning obligations must meet the statutory test set out in the CIL Regulations:
- Necessary to make the development acceptable in planning terms
 - Directly related to the development
 - Fairly and reasonably related in scale and kind to the development
- 3.4 Planning obligations will be the principal mechanism for securing and collecting developer contributions. For some obligations, charging approaches for monetary contributions are set out in Sections 4 and 5.
- 3.5 Where known and where provided to us by the relevant infrastructure provider, build costings will be updated. The Council will endeavour to annually update these costings to ensure they align with the latest RICS BCIS guidelines so that the necessary infrastructure can be delivered reflecting the most up to date cost.

4. Approach to securing infrastructure

Outline applications

- 4.1 Provision standards and/or financial contributions are based on the number of dwellings and size of population that will occupy a proposed development. For an outline application, some, or even all, of these requirements may not be known as they may be amongst the reserved matters for a subsequent planning application.
- 4.2 In such circumstances, it will still be necessary to ensure that the development makes appropriate provision for infrastructure, services and facilities in accordance with the policies of the District Plan. The preferred approach will be to include the relevant costs formulae in the section 106 agreement, so that there is a clear commitment to providing appropriate contributions. Those contributions will subsequently be calculated upon the

reserved matters stage once the number, type and/or size of dwellings is known, without having to amend the legal agreement.

Contribution thresholds

4.3 Table 1 provides a guide on the likely contribution thresholds for securing contributions according to each infrastructure type. The contribution thresholds are based on policy requirements contained in the adopted District Plan.

4.4 Developer contributions will continue to be secured on all infrastructure types through the use of planning conditions and/or planning obligations, as appropriate.

4.5 Applicants are strongly encouraged to engage in pre-application discussions with the Council to determine the nature and scale of contributions that will be required, prior to submitting a planning application. This will ensure that the determination of the application is not unnecessarily delayed. Details of the process for engaging with the district council at pre-application stage are set out on our website:
<https://www.midsussex.gov.uk/planningbuilding/planning-pre-application-advice/>

Table 1: Summary of likely contribution thresholds for different infrastructure types

Type of Infrastructure Provision Required		Threshold for Triggering Infrastructure Provision					
Flood Mitigation (SuDS)		Case by case basis					
Highways (including strategic road network and Travel Access Demand (TAD))		Case by case basis					
Ashdown Forest SPA and SAC Mitigation (SANG & SAMM)		All new residential development within the 7km zone of influence delivering a net increase in dwellings.					
Waste Management and Disposal including Recycling Facilities		Case by case basis Sites providing 200 dwellings or more may require a central recycling bin.					
		1 – 4 dwellings	5 – 19 dwellings	20 – 49 dwellings	50 – 199 dwellings	200+ dwellings	Older Persons' housing
Formal outdoor space [#]	Outdoor sports	X	Financial contribution	Financial contribution	Financial contribution	Onsite or Financial contribution*	Financial contribution^
	Equipped / designated play area [~]	X	Financial contribution	Financial contribution	Onsite or Financial contribution*	Onsite	X
	Other outdoor provision	X	Financial contribution	Financial contribution	Financial contribution	Financial contribution/ onsite	X
Informal Outdoor Space [#]	Parks and Gardens	X	Financial contribution	Financial contribution	Financial contribution	Onsite or Financial contribution*	Financial contribution**
	Amenity Green Space	X	X	Onsite	Onsite	Onsite	Onsite
	Natural and semi-natural space	X	X	Onsite	Onsite	Onsite	Onsite
		1 – 4 dwellings	5 – 199 dwellings	200 – 999 dwellings	1000 or more dwellings		Older Persons' housing
Education (Early Years, Primary, Secondary, Sixth Form, SEND) ^{#~}		Financial contribution	Financial contribution	Financial contribution/ onsite			X
Community buildings [#]		X	Financial contribution	Onsite or financial contribution	Onsite or financial contribution*		Financial contribution**
Local Community Infrastructure		X	Financial contribution	Financial contribution	Onsite		Financial contribution**

	1 – 9 dwellings	10 – 49 dwellings	50 – 499 dwellings	500 or more dwellings	Older Persons' housing
Primary Care	X	Financial contribution	Financial contribution	Land/ Building/ Financial contribution	Financial contribution
Acute Care	X	X	Financial contribution	Financial contribution	X
Mental Health Care	X	X	Financial contribution	Financial contribution	X
Community Health	X	X	Financial contribution	Financial contribution	X
Police	X	X	Financial contribution	Financial contribution	Financial contribution
Fire and Rescue	Financial contribution#	Financial contribution#	Financial contribution#	Financial contribution#	Financial contribution
Libraries	Financial contribution	Financial contribution	Financial contribution	Financial contribution	Financial contribution
* Where access to existing facilities is adequate and there is scope to increase the provision to meet additional need ** Where need is not met onsite and excluding for care bedspace ^ Only for age-restricted housing and housing with support (see national planning practice guidance on Housing for older and disabled people for further information) # 33% contribution discount for affordable housing applied ~ Contributions not sought from 1-bed units.					

Occupancy rates

4.6 Proposed development population is based upon the following occupation rates⁵:

Table 2: Occupancy rates

Unit size	Occupancy
1 - bed	1.3 persons
2 - bed	1.9 persons
3 - bed	2.5 persons
4 - bed	2.9 persons
5+ bed	3.3 persons

4.7 The occupancy figure will be adjusted, if necessary, when data from the next Census (or other reliable source) is available.

Discounted contribution for Affordable Housing

4.8 Many affordable housing occupants already live in the same area as proposed new affordable housing development and residents of new affordable housing in the district are therefore already using the services provided. As a result and in accordance with the methodology implemented by West Sussex County Council , a 33% reduction of the additional population from all social units is applied due to the number of concealed households moving into the development. This discount will be applied to all affordable housing units provided by Registered Providers, regardless of tenure.

4.9 The following contributions have a 33% discount for affordable housing:

- Open Space, Sport and Recreational Facilities
- Community Facilities

⁵ Occupancy rates vary slightly within WSCC contributions calculator.

5. Provision standards and charging approaches

Community Facilities

Background

- 5.1 The development of sustainable communities requires the provision of a wide range of local facilities and services. Community and cultural facilities are an essential feature to created sustainable communities. However, there are other important local services and facilities, not specifically listed within this paper, which are still needed by the community.
- 5.2 New development will put additional pressure on existing local facilities and services and will be required to mitigate its impact via the provision of new facilities or by expanding existing facilities that will be needed to accommodate the increase in population.

Approach

- 5.3 New residential development of 5 dwellings or more, including older person's housing will be required to provide new or enhanced community facilities, or provide financial contributions towards enhancing existing community facilities to serve the need of future residents.
- 5.4 The on-site provision of new community facilities will be required on larger developments, where appropriate. The Council will expect the developer to provide land for the facility and either design and build the provision to the satisfaction of the Council or make a financial contribution to the Council so that it may arrange for the construction and development of the required facility. Where need is addressed off-site, contributions will be sought to provide and improve community facilities within the parish or nearby parish to which the development is located unless surplus provision exists locally.

Table 3: Threshold requirements for community facilities contributions

Type of provision	1 -4 dwellings	5 - 199 dwellings	200 - 999 dwellings	1000 or more dwellings	Older person's housing
Community buildings	x	Financial contribution	On-site or financial contribution	On-site or financial contribution*	Financial contribution**
Local Community Infrastructure	x	Financial contribution	Financial contribution	On-site	Financial contribution**

* Where access to existing facilities is adequate and there is scope to increase the provision to meet additional need

** Where need is not met on-site and excluding for care bedspace

Justification

5.5 Financial contribution towards COMMUNITY BUILDINGS will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Average community building m}^2 \text{ per person} \\ &\quad \times \\ &\quad \text{Community building Cost per m}^2 \\ &= \textbf{Community Buildings Contribution} \end{aligned}$$

5.6 Current assumptions are:

- The current average community building floorspace per person in Mid Sussex is 0.23m²
- Building costs for the construction of community buildings are £2,940/m²
- The cost per person a community building provision is £676

5.7 They will be updated year-on-year to ensure that they remain relevant.

5.8 Financial contribution towards LOCAL COMMUNITY INFRASTRUCTURE will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Local Community Infrastructure Cost per person} \\ &= \textbf{Local Community Infrastructure Contribution} \end{aligned}$$

5.9 Current assumptions are:

- The Local Community Infrastructure cost is £481/person

5.10 They will be updated year-on-year to ensure that they remain relevant.

Open Space, Sport and Recreational Facilities

Background

5.11 Creating places to support and encourage healthy lifestyles is a key element of the District Plan. Evidence based standards are available to support the Council's approach. Fields in Trust provide widely supported standards with established space standards for open space, sport and recreation facilities with accessibility recommendations. Access to Natural Green Space (ANGS) standards ensure that development is connected to accessible greenspace. New development creates an additional need for informal outdoor space and must ensure that existing and future residents can access sufficient high quality local open space and leisure facilities, if and where possible and relevant as an integral part of the scheme. This will be satisfied either through the provision of new facilities or the improvement of existing ones.

Approach

5.12 Where access to existing facilities or the quality and/or quantity of the provision is inadequate to address the need of the proposed development as set out in Table 3, new residential developments of 5 or more units, including older persons' housing will be required to provide new or enhanced facilities in respect of formal outdoor space and parks and gardens, or otherwise provide financial contributions towards enhancing existing facilities to serve the needs of future residents. Contributions towards equipped/ designated play areas will not be sought from 1-bed units.

5.13 The standard in the table below excludes car parking and changing rooms, which should be provided in addition to the open space quantity standards. However, SuDS and landscape screens and buffers can potentially be provided within the open space if they are both functionally appropriate and form an integral part of the design of the type of open space being provided.

5.14 The on-site provision of new facilities will be required for larger scale development, where appropriate. The Council will expect the developer to provide land for the facility and either design and build the provision to the satisfaction of the Council in compliance with the relevant national governing body guidance, Sport England Guidance or Play England Design for Play Guidance (or as the guidance is updated) or make financial contributions to the Council so that it may arrange for the construction and development of the required facility.

5.15 Where the need is addressed off-site, contributions will be sought to provide and improve facilities within the parish or nearby parish to which the development is located unless surplus provision exists locally.

- 5.16 It is expected that amenity green space and natural and seminatural space will be provided on-site for most residential developments to meet the minimum standards, described within Table 3, to deliver high quality development. However, formal requirements are set out only for residential development of 20 units or more, including older persons' housing. Where the combined provision would result in less than 0.15ha, the required space should be provided as a single space, to avoid the proliferation of very small spaces with limited recreational value.
- 5.17 Where on-site provision cannot be secured, financial contributions will be sought to provide and improve equivalent space within the vicinity of the development.

Table 4: Threshold and provision standard requirements for open space, sport and recreational facilities contributions

Type of provision		Quantity guideline (m ² per person)	Walking guideline (walking distance: metres from dwellings)	1 - 4 dwellings	5 - 19 dwellings	20 - 49 dwellings	50 - 199 dwellings	200+ dwellings	Older persons' housing
Formal outdoor space	Outdoor sports	16	1,200m	x	Financial contribution	Financial contribution	Financial contribution	On-site or Financial contribution*	Financial contribution ¹
	Equipped / designated play areas	2.5	LEAPs – 400m NEAPs – 1,000m	x	Financial contribution	Financial contribution	On-site or Financial contribution*	On-site	x
	Other outdoor provision	3	700m	x	Financial contribution	Financial contribution	Financial contribution	Financial contribution/ on-site	x
Informal outdoor space	Parks and gardens	8	710m	x	Financial contribution	Financial contribution	Financial contribution	On-site or Financial contribution*	Financial contribution ²
	Amenity green space	8	480m	x	x	On-site	On-site	On-site	On-site
	Natural and semi-natural space	18	720m	x	x	On-site	On-site	On-site	On-site

* Where access to existing facilities is adequate and there is scope to increase the provision to meet additional need

¹ Only for age-restricted housing and housing with support

² Where need is not met on-site and excluding for care bedspace

Justification

5.18 Financial contribution towards OUTDOOR SPORTS will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with} \\ &\quad \text{Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Outdoor sports quantity guideline m}^2 \text{ per person} \\ &\quad \times \\ &\quad \text{Outdoor sports cost per m}^2 \\ &= \textbf{Outdoor sport Contribution} \end{aligned}$$

5.19 Current assumptions are:

- The quantity guideline for the provision of outdoor sports is 16 m² per person
- Outdoor sports costs are £42/m²

5.20 They will be updated year-on-year to ensure that they remain relevant.

5.21 Financial contribution towards EQUIPPED/DESIGNATED PLAY AREAS will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with} \\ &\quad \text{Occupancy Rates)} \\ &\quad \times \\ &\quad \text{Equipped/designated play areas quantity guideline m}^2 \\ &\quad \text{per person} \\ &\quad \times \\ &\quad \text{Play areas cost per m}^2 \\ &= \textbf{Equipped/Designated Play Areas Contribution} \end{aligned}$$

5.22 Current assumptions are:

- The quantity guideline for the provision of equipped/designated play area is 2.5m² per person
- Play area costs are £377/m²

5.23 They will be updated year-on-year to ensure that they remain relevant.

5.24 Financial contribution towards OTHER OUTDOOR PROVISION will be calculated according to the following formulae:

$$\begin{aligned}
 &\text{Number of residents generated (calculated in accordance with} \\
 &\quad \text{Occupancy Rates)} \\
 &\quad \times \\
 &\quad \text{Other outdoor provision quantity guideline m}^2 \text{ per} \\
 &\quad \text{person} \\
 &\quad \times \\
 &\quad \text{Other outdoor provision cost per m}^2 \\
 &= \textbf{Other Outdoor Provision Contribution}
 \end{aligned}$$

5.25 Current assumptions are:

- The quantity guideline for the provision of other outdoor provision is 3m² per person
- Other outdoor costs are £250/m²

5.26 They will be updated year-on-year to ensure that they remain relevant.

5.27 Financial contribution towards PARKS AND GARDENS will be calculated according to the following formulae:

$$\begin{aligned}
 &\text{Number of residents generated (calculated in accordance with} \\
 &\quad \text{Occupancy Rates)} \\
 &\quad \times \\
 &\quad \text{Parks and gardens quantity guideline m}^2 \text{ per person} \\
 &\quad \times \\
 &\quad \text{Parks and Garden cost per m}^2 \\
 &= \textbf{Parks and Gardens Contribution}
 \end{aligned}$$

5.28 Current assumptions are:

- The quantity guideline for the provision of parks and gardens is 8m² per person
- Parks and gardens costs are £117/m²

5.29 They will be updated year-on-year to ensure that they remain relevant.

5.30 Financial contribution towards NATURAL, SEMI-NATURAL AND AMENITY GREEN SPACE will be calculated according to the following formulae:

$$\begin{aligned}
 &\text{Number of residents generated (calculated in accordance with} \\
 &\quad \text{Occupancy Rates)} \\
 &\quad \times \\
 &\quad \text{Natural, Semi-natural and Amenity Green Space} \\
 &\quad \text{quantity guideline m}^2 \text{ per person} \\
 &\quad \times \\
 &\quad \text{Natural, Semi-natural and Amenity Green Space cost per m}^2 \\
 &= \textbf{Natural, Semi-Natural and Amenity Green Sapce Contribution}
 \end{aligned}$$

5.31 Current assumptions are:

- The quantity guideline for the provision of Natural, Semi-natural and Amenity Green Space is 26m² per person

- Natural, Semi-natural and Amenity Green Space costs are £26/m²

5.32 They will be updated year-on-year to ensure that they remain relevant.

Ashdown Forest Mitigations

Background

5.33 Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest. Mitigation measures are necessary to counteract the effects of potential increases in recreational pressure arising from new residential development within a 7km zone of influence around the Ashdown Forest SPA. Mitigation measures will help to ensure that the conservation objectives for the Ashdown Forest SPA and SAC are met which will prevent a deterioration of the conservation status of qualifying species for which the SPA has been classified and the qualifying habitats and species for which the SAC has been designated.

Approach

5.34 The Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach aligns with the strategic solution for recreational disturbance on the Ashdown Forest SPA. This strategic solution ensures the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Ashdown Forest SPA arising from new residential development.

Justification

5.35 The current tariffs can be found at <https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>

Waste management

Background

5.36 Waste management services are shared between Mid Sussex District Council and West Sussex County Council.

5.37 The provision of on-site site-specific waste and recycling provision is expected as part of good design for development.

Approach

5.38 It is expected that development will provide:

- Adequate facilities within each dwelling for storage and collection of waste/recyclable materials.
- Depending on the scale of development, a local recycling facility off-site or a financial contribution towards the provision of such a facility off-site.

5.39 In considering planning applications for development other than new housing, the District Council will assess individually, the needs for provision of additional appropriate recycling facilities.

5.40 The provision of on-site site-specific waste and recycling provision will normally be secured through a planning condition or obligation. Contributions may be sought for the provision of wheeled bins in order for waste collection services to be provided.

5.41 Contributions for waste management services, such as recycling facilities and waste sites, such as a need for expansion at Burgess Hill transfer station / recycling centre, in order to increase capacity to meet future demands from new housing development are required in Mid Sussex.

Justification

5.42 The District Council intends to use monies secured through planning obligations to purchase specialist lockable recycling bins to improve recycling quality in communal bin stores. Funds will also cover costs of signage, leaflets and stickers for bins in the future. In large-scale residential developments (200 or more dwellings), it will be necessary to make provision for a central recycling point. This would ideally be located in an area visited by the local community, i.e. local retail outlet.

5.43 While costs are not yet known for expansion at Burgess Hill transfer station / recycling centre to apply to future developments, the relevant West Sussex County Council online contribution calculator will be updated to reflect this requirement.

Emergency services

Background

5.44 Delivering safe communities is a key priority in the district. Although safety is influenced by a number of factors, the need for the relevant infrastructure to be provided to achieve it, including via the provision of policing and fire and rescue infrastructure is recognised.

- 5.45 The additional population generated by development will place an increased demand on the level of policing and fire and rescue for the area.

Approach

- 5.46 To maintain a county-wide emergency fire and rescue service, contributions towards specialist facilities located throughout the region are required from all residential development.
- 5.47 Similarly, to maintain current levels of policing, developer contributions towards the provision of capital infrastructure are required from all residential development providing 50 dwellings/units or more including older persons' housing.

Justification

- 5.48 Financial contributions towards FIRE AND RESCUE will be calculated using West Sussex County Council online calculator:

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

- 5.49 Financial contributions towards POLICE will be calculated according to the formulae detailed on the following page. An online calculator is available at <https://www.midsussex.gov.uk/planning-building/development-contributions/>

Table 5: Formulae for calculating contributions towards Police

Staff set up cost + Premises + Vehicles + ANPR = Police Contribution	This is calculated once the number of incidents that are likely to occur as a result of development has been established. Predicted number of incidents from development	
	Total incidents per year for Mid Sussex Total Mid Sussex population	x Proposed development population* Number of required staff as a result of development =
	Set-up cost per officer or support staff x	Required uniformed officers Predicted number of incidents from development Total incidents per year for Mid Sussex / Total number of officers +
		Required support staff Total support staff x number of required uniformed officers Totals number of officers
	Contributions towards premises are based upon existing capacity to accommodate additional required officers and will only be sought where floorspace is required to accommodate additional officers as a result of a proposed development.	
	Taking an average floor space provision across Sussex Police's sites which deliver neighbourhood policing, Sussex Police have determined that each new officer/member of staff should be allocated 8.93 sqm of floorspace (workstation/locker room/storage). BCIS Cost multiplier cost per m2 x average floorspace provision per employee x number of required staff (new or adaptation/conversion)	
	Guideline is to replace vehicles every 4 years or 125,000 miles. The development requires fleet investment for a minimum of 8 year life of provision to serve the proposed development. Cost per vehicle x total vehicles x 2 x number of household proposed Total Mid Sussex households.	
	Considered on a case-by-case basis	

*Where the details of unit types are known, the assumed occupancy will reflect the rates detailed under the 'Approach to securing infrastructure' section of this appendix. They will be adjusted, if necessary, when data from the next Census is available. If the proposal is in outline form and only the total number of units is known, the contribution will be calculated on the basis of an average occupancy of 2.5.

Health

Background

5.50 Delivering healthy communities is a key priority in the district. Although health and wellbeing are influenced by a number of factors, there is a need for the relevant infrastructure to be provided to achieve it, including via the provision of health facilities.

5.51 New development, once occupied, will mean that there is a need to consider the capacity of local healthcare services to ensure that local communities can access the required health facilities.

Approach

5.52 Where new residential development including older persons' housing is proposed which creates an identified need for health infrastructure, the Council will seek contributions to provide facilities.

5.53 The contribution will, in most cases, be in the form of financial contributions to create new facilities to cope with the increased demand resulting from the development, or providing an extension to create additional capacity, or upgrade/improve the existing facility to make it more usable.

5.54 Large scale developments may be subject to bespoke negotiation which might include securing land and building for healthcare facilities.

Table 6: Threshold requirements for health contributions

Type of provision	1 - 9 dwellings	10 - 49 dwellings	50 - 499 dwellings	500 or more dwellings	Older persons' housing
Primary Care	x	Financial contribution	Financial contribution	Land/ Building/ Financial contribution	Financial contribution
Acute Care	x	x	Financial contribution	Financial contribution	x
Mental Health Care	x	x	Financial contribution	Financial contribution	x
Community Health	x	x	Financial contribution	Financial contribution	x

Justification

5.55 Financial contribution towards PRIMARY CARE will be calculated according to the following formulae:

$$\begin{aligned} &\text{Number of residents generated (calculated in accordance with Occupancy Rates} \\ &\quad \text{rounded up for each unit)} \\ &\quad \times \\ &\quad \text{Average m}^2 \text{ per patient} \\ &\quad \times \\ &\quad \text{Infrastructure Cost per m}^2 \\ &= \textbf{Primary Care Contribution} \end{aligned}$$

5.56 An online contribution calculator is available at <https://www.midsussex.gov.uk/planning-building/development-contributions/>.

5.57 Information on the level of contributions for other health provision will be refined throughout the lifetime of the Plan as the evidence is made available by NHS Sussex. Applications received prior to the publication of this information will be assessed on a case-by-case basis in consultation with the NHS Sussex.

Other obligations

5.58 There may be instances where a development would result in a material increase in the need or demand for other types of infrastructure or services which are not specifically addressed within this document, and where provision is required in order to make the development acceptable in planning terms. In these cases, the Council will negotiate with a developer on a case-by-case basis, having regard to site-specific circumstances, and planning obligations may be the mechanism for securing provision.

5.59 The potential scope of site-specific planning obligations is very wide and may include a diverse range of infrastructure and services. Examples of the types of site-specific planning obligations could include, but are not limited to:

- Off-site provision of sustainable replacement open space land or facilities, where development would involve the loss of existing open space land or facilities.
- Commuted sum towards the future maintenance of formal and informal outdoor spaces.
- Ecological mitigation or compensatory measures, where development would result in a negative impact on biodiversity and habitats.

- Flood mitigation measures, which a development would be at a significant risk of flooding.
- Pollution and air quality mitigation measures, where development would result in an unacceptable impact.
- Improve linkage to an available backhaul network, exchange and/or the upgrading of an exchange where this has been identified as necessary to ensure full fibre broadband can be provided.
- Work that would result in a positive impact on an identified heritage asset, where a development would adversely affect the asset or its setting.
- On-site provision of Gypsy, Travellers and Travelling Showpeople accommodation or through an equivalent financial contribution towards off-site provision.
- On-site provision of Older Persons' and Specialist Accommodation and Self-and Custom Build Housing or through an equivalent financial contribution towards off-site provision.

5.60 In addition, site allocation policies within the District Plan, or other adopted development plan documents, may identify site-specific infrastructure requirements that will be required to facilitate delivery of the allocated sites.

Monitoring fees for Planning Obligations

Background

5.61 Authorities should ensure that resources are available to support the monitoring and reporting of planning obligations. In line with regulation 122(2A) of the CIL Regulations, they can charge a monitoring fee through section 106 planning obligations to cover the cost of monitoring and reporting on delivery of that section 106 obligation.

Approach

5.62 Monitoring fees will be required from all development subject to planning obligations.

Justification

5.63 The current tariff can be found at <https://www.midsussex.gov.uk/planning-building/development-contributions/>