MID SUSSEX DISTRICT COUNCIL

Sayers Common Infrastructure Delivery Plan

October 2026

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Introduction

1.1 The provision of infrastructure is a key issue for local communities affected by development. Delivering the right level and type of infrastructure is essential to supporting new homes, economic growth and the creation of sustainable communities.

1.2 The Council produced an Infrastructure Delivery Plan (Plan IDP) to accompany the Submission Draft District Plan (2021 – 2039) (the Plan) which was submitted to the Planning Inspectorate for examination in July 2024. Since then, the Plan IDP has been updated to reflect ongoing discussions with key stakeholders and include the potential additional 35 housing allocations.

1.3 The role of the Plan IDP is to identify the key infrastructure that will be required to support the objectives, spatial strategy and the delivery of the Plan over the Plan period to 2040, identify where and when the infrastructure is required, who is responsible for delivering it, the cost of provision (if known) and how these costs are expected to be funded.

1.4 This document focuses on the infrastructure identified to support the planned growth at Sayers Common. The scale of planned growth across multiple sites all with different site promoters and varying timetables, brings opportunities and challenges. Through the work undertaken with the site promoters, infrastructure providers and the local community over the last 18 months, it is recognised that a bespoke approach to infrastructure provision at Sayers Common is needed. It was therefore agreed that a Sayers Common focussed IDP should be prepared to provide clarity for infrastructure providers and the local community.

1.5 This Sayers Common IDP does not replace the Plan IDP and should be read alongside it.

1.6 As is the case with the Plan IDP, this document will be incrementally updated to reflect continued discussions with infrastructure providers and site promoters to provide greater clarity on infrastructure needs and delivery. As such, this Sayers Common IDP is considered a draft, or 'living document'.

Sayers Common Sustainable Community

1.7 The Plan identifies three areas of substantial growth through the allocation of three significant sites[1]:

- DPSC1: Land to the west of Burgess Hill/ North of Hurstpierpoint
- DPSC2: Land at Crabbet Park, Copthorne
- DPSC3: Land to the south of Reeds Lane, Sayers Common.

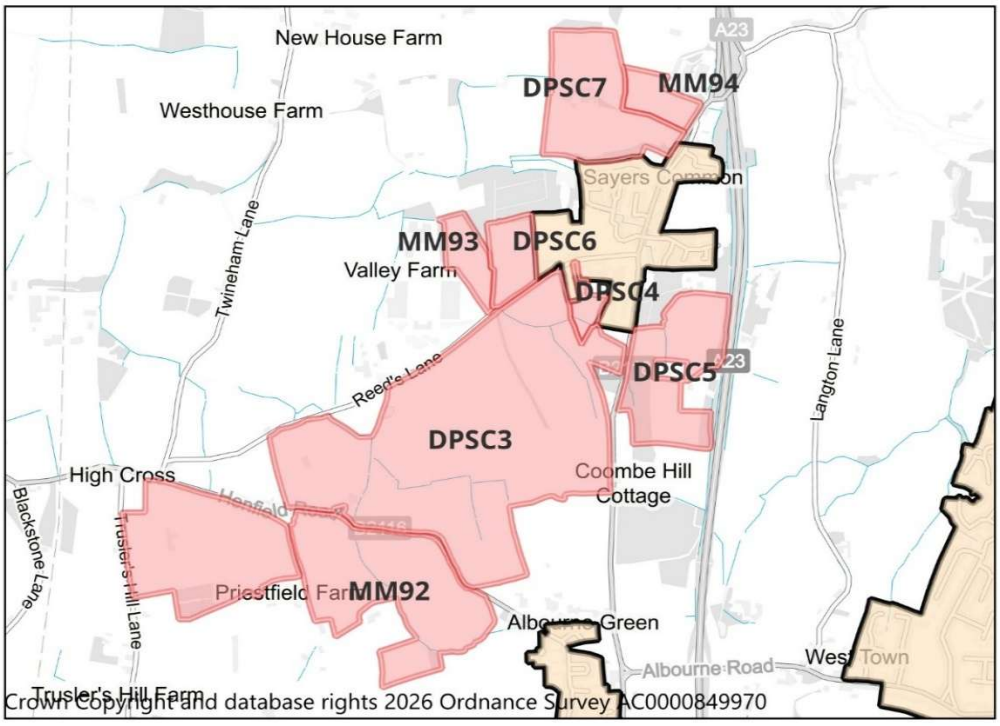
[1] A significant site is identified as a site over 1,000 dwellings which will provide onsite services and facilities.

Each of the three sites provide a quantum of growth that will support the provision of new services and facilities that contribute to the creation of sustainable communities; such as education, health, employment, retail and open space.

1.8 The Submission Draft District Plan (2021 – 2039) identified a further four smaller housing allocations at Sayers Common, of between 33 and 210 dwellings. Since the examination hearings held over February and March 2026, the Inspector instructed the Council to consider if a higher housing requirement could be reached. The outcome of this, is that a potential additional 35 housing sites have been identified; three of which are at Sayers Common (italicised in the table below). The total potential planned growth at Sayers Common is set out in the below table.

Policy/ SHLAA reference[2]	Site Name	Number of dwellings[3]
DPSC3	Land to the south of Reeds Lane	2,000
DPSC4	Land at Chesapeke and Meadow View	26
DPSC5	Land at Coombe Farm, London Road	210
DPSC6	Land to the west of Kings Business Centre	80
DPSC7	Land at LVS Hassocks, London Road	210
786 (MM93)	*Land east of Avtrade, Reeds Lane*	*75*
787 (MM94)	*Land at Kingsland Lodge, London Road*	*75*
1124 (MM92)	*West House Farm, Henfield Road*	*325*
	TOTAL	**3,001**

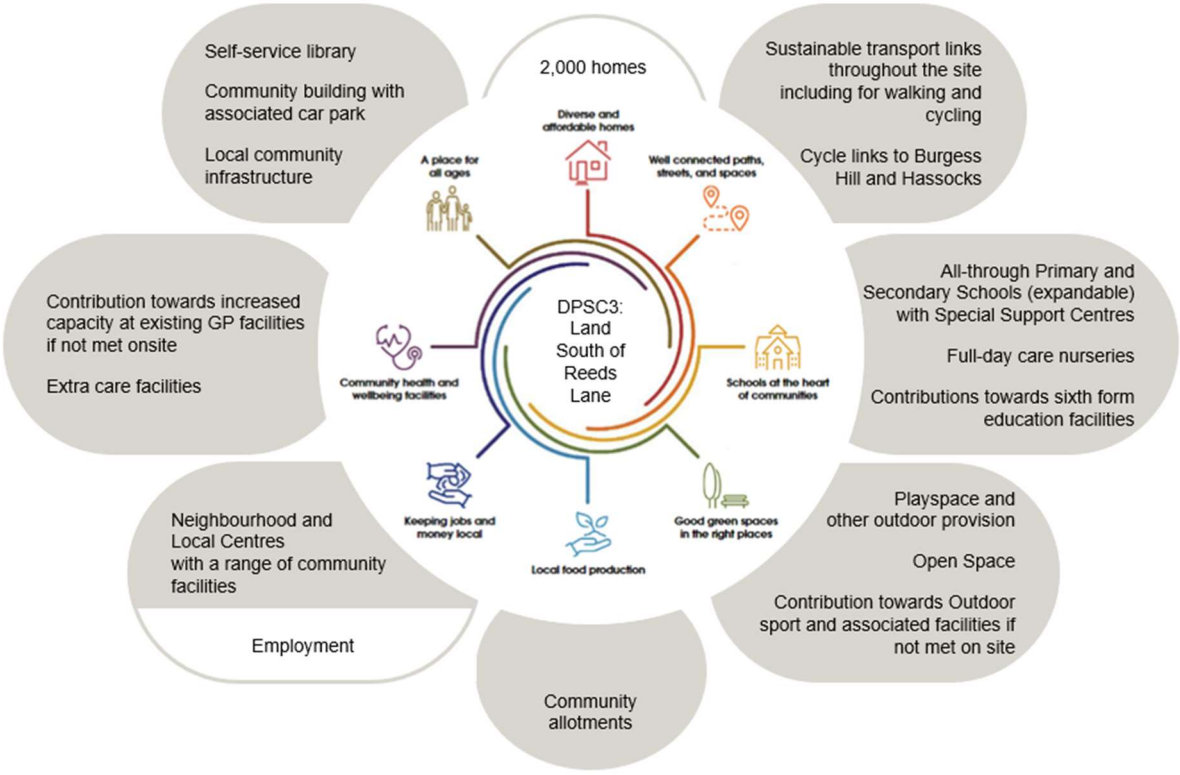
Sayers Common Sustainable Community map showing DPSC3-7, 786 (MM93), 787 (MM94) and 1124 (MM92)



[2] Reference prefixed with MM refers to the Main Modification number

[3] Some site yields have been amended since the Submission Draft to reflect further detailed work by the site promoters

1.9 DPSC3 will accommodate a large proportion of the strategic infrastructure onsite to meet not only its own need but the needs of the seven smaller sites, Sayers Common as a whole and, in some cases, other adjacent settlements. It will also contribute to other offsite infrastructure where a need has been identified. Figure 1 below summarises the key infrastructure requirements for DPSC3.



1.10 Whilst DPSC4 to 7 and sites 786, 787 and 1124 are not of the same scale as DPSC3, each site will deliver infrastructure that not only benefits the individual development but also supports the wider objectives of the collective Sayers Common Sustainable Community. This may be through onsite provision of pedestrian/ cycle routes that connect to wider improvements, or through financial contributions to strategic pieces of infrastructure such as the new all-through school.

Sayers Common IDP

1.11 The Sayers Common IDP has been prepared as a focussed update to the infrastructure planning work undertaken for the emerging District Plan, specifically in

relation to the Sayers Common area. It builds on the evidence base underpinning the district-wide IDP and provides a more detailed assessment of the infrastructure requirements arising from the proposed strategic growth at Sayers Common. While the district-wide IDP identifies the strategic infrastructure requirements associated with planned growth across Mid Sussex, the Sayers Common IDP provides a more detailed assessment of infrastructure needs arising from the proposed development at Sayers Common. Where infrastructure requirements have already been identified in the district-wide IDP, the Sayers Common IDP provides additional detail regarding scale, timing, delivery responsibilities and funding arrangements where appropriate. It should, therefore, be read alongside the Plan IDP.

1.12 Preparation of the Sayers Common IDP has involved updating the Plan IDP evidence base to reflect the latest information on development proposals, infrastructure requirements, funding opportunities and delivery mechanisms. This update has been informed by further engagement with infrastructure providers to review infrastructure capacity and to identify future requirements and delivery approaches to support future growth.

1.13 The Council has also maintained ongoing engagement with Town and Parish Councils within, and in proximity to, the Sayers Common area to ensure that local knowledge, community priorities and place-specific issues have informed infrastructure planning. In addition, the Council continues to engage with site promoters and developers through the planning application process to enable infrastructure requirements to be refined as masterplanning work, technical assessments and development proposals progress.

1.14 The Sayers Common IDP has also been informed by engagement through the Sayers Common Liaison Group. The Liaison Group is led by Berkeley Latimer, as the site promoter for the largest parcel (DPSC3: Land to the South of Reeds Lane) and includes neighbouring land promoters and developers for the smaller proposed allocations. It provides an open and constructive forum for local councillors, the Council and Berkeley Latimer to share views and exchange information that feeds into the wider masterplan for the Sayers Common area.

1.15 The infrastructure requirements identified in this document have been informed by the masterplanning work being undertaken for Sayers Common. As the masterplan continues to evolve, additional technical information and design development will enable further refinement of infrastructure projects, trigger points and delivery mechanisms.

1.16 The Council recognises that infrastructure planning and masterplanning are closely interrelated processes. Consequently, the infrastructure requirements set out within the IDP represent the current position based on available evidence and will continue to be reviewed as further masterplanning work is completed, development proposals progress and stakeholder engagement continues.

1.17 As with the Plan IDP, the Sayers Common IDP should be regarded as a live document. This iterative approach ensures that the Sayers Common IDP reflects the

best available information and remains aligned with the emerging masterplan and development proposals for Sayers Common.

Infrastructure Delivery Schedule

1.18 The table below represents the Infrastructure Delivery Schedule accompanying the Sayers Common IDP. It identifies the infrastructure projects required to support the proposed development, together with information on delivery responsibilities, funding sources, indicative costs and anticipated delivery timescales. The schedule is intended to provide a transparent framework for understanding how infrastructure will be delivered alongside growth and should be read in conjunction with the wider Plan IDP and supporting evidence base.

1.19 It is important to recognise that not all infrastructure will be in place from the first day of development. Infrastructure delivery will occur through a combination of mechanisms and at different stages of the development process. In some cases, infrastructure will be delivered directly as part of the development itself, with facilities, services or physical infrastructure provided onsite by developers. In other cases, developers will be required to make financial contributions through planning obligations, with the infrastructure being delivered subsequently by the Council, infrastructure providers or other delivery partners.

1.20 For a number of strategic infrastructure projects, delivery will be dependent upon sufficient developer contributions being secured and pooled from multiple developments. This reflects the fact that certain infrastructure requirements support growth across a wider area and cannot be attributed to a single site. Consequently, the timing of delivery for some projects will be influenced by the rate at which development comes forward and contributions are collected.

1.21 The schedule distinguishes, where possible, between infrastructure that is expected to be provided onsite and infrastructure that is expected to be funded through financial contributions. However, at this stage a degree of flexibility is required. The level of financial contribution identified for some projects should therefore be regarded as indicative, as the final approach may involve direct provision of infrastructure by developers, onsite delivery through the development process, or an alternative delivery mechanism agreed through future planning applications and negotiations.

1.22 Infrastructure delivery may also involve a range of organisations and partners. Whilst some projects may be delivered directly by developers, others may be delivered by third parties, local authorities, service providers or strategic infrastructure providers. In many cases, successful delivery will require collaboration between multiple organisations to secure funding, undertake detailed design work and implement the necessary infrastructure improvements.

1.23 The delivery timescales included within the schedule represent the Council's current best estimate based on discussions with infrastructure providers, engagement with site promoters, available technical evidence and officer judgement. These timescales should not be regarded as fixed, but rather as indicative delivery windows that

provide an understanding of the anticipated sequencing of infrastructure and development.

1.24 A range of factors will influence the timing of infrastructure delivery, including the progression and determination of planning applications, commencement of development, the achievement of relevant occupation or development trigger points, the availability of funding, and the capacity of third-party organisations to design and deliver infrastructure projects. As these factors evolve over time, infrastructure requirements and delivery programmes may change.

1.25 Accordingly, the Infrastructure Delivery Schedule should be viewed as a live component of the Sayers Common IDP. The Council will continue to engage with infrastructure providers, developers and other stakeholders to monitor progress and review delivery assumptions. The schedule will be updated periodically to reflect new information, changes in infrastructure requirements and the latest understanding of delivery timescales and funding arrangements.

KEY TO INFRASTRUCTURE DELIVERY SCHEDULE	
★	Estimated point at which infrastructure is needed
➡	Estimated point at which infrastructure is delivered
- - -	Estimated point at which financial contributions are secured /collected
➡	Interim mitigation measures before new infrastructure delivered

Housing delivery across DPSC3-7, 786, 787 and 1124	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	TOTAL
Total	0	0	10	66	260	390	390	300	235	200	200	200	250	250	250	**3,001**
Cumulative	0	0	10	76	336	726	1116	1416	1651	1851	2051	2251	2501	2751	3001	**3,001**
	25/26	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**31/32**	**32/33**	**33/34**	**34/35**	**35/36**	**36/37**	**37/38**	**38/39**	**39/40**	
EDUCATION																
Early Years																
New onsite full-day care nurseries					➡							➡				
Expansion of existing facilities				- - -	- - -	- - -	- - -	➡								
How and Who	*New facility to be provided onsite at DPSC3 as two separate premises to meet 189 place need across the eight Sayers Common sites. Financial contributions from DPSC4-7 and 786, 787 and 1124 towards offsite provision.*															
Estimated Cost	*189 places requiring 0.46ha. Approximate cost of £6.51m. Pro rata contribution based on £6.51m / 189 = £34,444 per pupil.*															
Estimated Contributions	DPSC3 = £4.34m	DPSC4 = £55,110	DPSC5 = £454,661	DPSC6 = £172,220	DPSC7 = £454,661	1124 = £706,102	786 = £161,887	787 = £161,887								

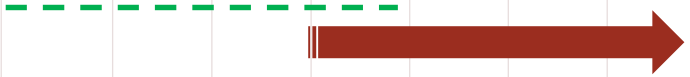
Interim Strategy Hurstpierpoint Hassocks Burgess Hill	 *Capacity to accommodate new children in the short term.*[4]							
Primary Education								
New 3FE Primary School with Special Support Centre								
How and Who	*New school to be provided onsite at DPSC3. Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 towards new onsite primary school. WSCC to deliver.* *WSCC has indicated that financial contributions from sites at Albourne (775, 789, 1173 and 1178) may also be directed to the new primary school at DPSC3.*							
Estimated Cost	*3FE requiring 2.9ha, plus 0.05ha for Special Support Centre. 2.95ha in total. Approximate cost of £16.82m.* *Pro rata contribution based on £16.82m / 630 places (3FE) = £26,698 per pupil.*							
Estimated Contributions	DPSC3 = £10.15m	DPSC4 = £157,518	DPSC5 = £1.07m	DPSC6 = £405,810	DPSC7 = £1.07m	1124 = £1.65m	786 = £381,781	787 = £381,781
Interim Strategy Albourne PS Hurstpierpoint PS	 *Capacity to accommodate new pupils in the short term.*							
Secondary Education								
New 4FE (expandable to 6FE) Secondary School with Special Support Centre								
How and Who	*New school to be provided onsite at DPSC3. Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 towards new onsite secondary school. WSCC to deliver.* *WSCC has indicated that financial contributions from sites at Albourne (775, 789, 1173 and 1178) may also be directed to the new secondary school at DPSC3.*							
Estimated Cost	*4FE (expandable to 6FE) requiring 6.8ha, plus 0.1ha for Special Support Centre. 6.9ha in total. Approximate cost of £35.08m.* *Pro rata contribution based on £35.08m / 900 places (6FE) = £38,978 per pupil.*							

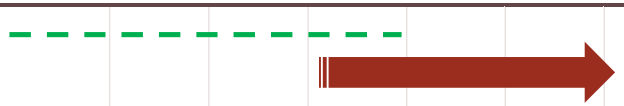
[4] WSCC register of childcare providers (3-mile radius of Sayers Common).

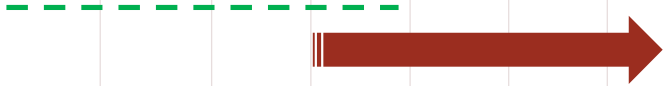
Estimated Contributions	DPSC3 = £12.47m	DPSC4 = £163,707	DPSC5 = £1.31m	DPSC6 = £498,918	DPSC7 = £1.31m	1124 = £2.03m	786 = £467,736	787 = £467,736
Interim Strategy Burgess Hill Academy Outside of district	*Capacity at Burgess Hill Academy. Pupils also have the choice of travelling to outside of the district.*							
Sixth Form provision								
How and Who	*Financial contributions from DPSC3-7 and 786, 787 and 1124 towards future offsite provision. WSCC to deliver.*							
Estimated Contributions	DPSC3 = £3.18m	DPSC4 = £41,318	DPSC5 = £333,722	DPSC6 = £127,132	DPSC7 = £333,722	1124 = £518,063	786 = £120,775	787 = £120,775
Interim Strategy	*Spare capacity at all three sixth forms within the district. Pupils also have the choice of travelling to sixth forms outside the district.*							
SEND								
New or expansion of existing								
Reprovision of school on DPSC7								
How and Who	*Special Support Centres to be provided at primary and secondary school however, if the Special Support Centres are not delivered, financial contributions will be required from DPSC3-7 and 786, 787 and 1124 towards offsite delivery. WSCC to deliver new school. DPSC7 is also required to re-provide the existing SEND school as part of the site's redevelopment.*							
Estimated Contributions	DPSC3 = £2.97m	DPSC4 = £25,375	DPSC5 = £312,018	DPSC6 = £78,078	DPSC7 = £312,018	1124 = £482,886	786 = £73,199	787 = £73,199
TRANSPORT[5]								
Physical capacity at Hickstead Junction								
How and Who	*Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 (plus other sites outside of Sayers Common, see Plan IDP) towards offsite mitigation. Developer to deliver.*							
Estimated Cost	*Total estimated cost of project = £2.2m. Cost has been apportioned between sites based on yields.*							

[5] Appendix 2 of the District Plan IDP also contains infrastructure projects identified by West Sussex County Council Highways and should be taken into account when considering detailed sustainable transport and active travel measures.

Estimated Contributions	DPSC3 = £755,106	DPSC4 = £9,816	DPSC5 = £79,286	DPSC6 = £30,204	DPSC7 = £79,286	1124 = £122,704	786 = £28,317	787 = £28,317
Physical capacity at A23/B2118 NB On-slip Merge Junction								
How and Who	*Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 (plus other sites outside of Sayers Common, see Plan IDP) towards offsite mitigation. Developer to deliver.*							
Estimated Cost	*Total estimated cost of project = £1.5m. Cost has been apportioned between sites based on yields.*							
Estimated Contributions	DPSC3 = £453,789	DPSC4 = £5,899	DPSC5 = £47,648	DPSC6 = £18,152	DPSC7 = £47,648	1124 = £73,741	786 = £17,017	787 = £17,017
Physical capacity at A23/B2118 SB Off-slip Diverge Junction								
How and Who	*Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 towards offsite mitigation. Developer to deliver.*							
Estimated Cost	*Cost TBC*							
Estimated Contributions	DPSC3 = £TBC	DPSC4 = £TBC	DPSC5 = £TBC	DPSC6 = £TBC	DPSC7 = £TBC	1124 = £TBC	786 = £TBC	787 = £TBC
Safety intervention at A281/B2117/ Shaves Wood Lane								
How and Who	*Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 (plus other sites outside of Sayers Common, see Plan IDP) towards offsite mitigation. Developer to deliver.*							
Estimated Cost	*Total estimated cost of project = £343,000. Cost has been apportioned between sites based on yields.*							
Estimated Contributions	DPSC3 = £166,896	DPSC4 = £2,169	DPSC5 =£17,521	DPSC6 = £6,675	DPSC7 = £17,521	1124 = £27,116	786 = £6,258	787 = £6,258
Mobility Hubs *(bus stop, cycle parking, car club spaces)*								
How and Who	*To be delivered on DPSC3 by developer.*							
Estimated Contributions	*Total estimated cost of £550,000 (£275,000 each).* *(Estimated costs reflect scale of mobility hub designed for a new residential development, specifications to be refined).*							

Bus Services Diversion of 273 bus route								
How and Who	*Financial contributions will be pooled from DPSC3-7 and 786, 787 and 1124 and delivered in partnership with local bus operators. Potential for service to be supplemented by contributions from sites outside of Sayers Common.*							
Estimated Contributions	DPSC3 = £ TBC	DPSC4 = £ TBC	DPSC5 = £ TBC	DPSC6 = £ TBC	DPSC7 = £ TBC	1124 = £ TBC	786 = £ TBC	787 = £ TBC
New 100A service to Burgess Hill								
How and Who	*Financial contributions will be pooled from DPSC3-7 and 786, 787 and 1124 and delivered in partnership with local bus operators. Potential for service to be supplemented by contributions from sites outside of Sayers Common.*							
Estimated Contributions	DPSC3 = £TBC	DPSC4 = £ TBC	DPSC5 = £ TBC	DPSC6 = £ TBC	DPSC7 = £ TBC	1124 = £ TBC	786 = £ TBC	787 = £ TBC
Interim Strategy	*The above projects have medium to long term timescales. In the short term, a package of sustainable transport and active travel measures are proposed between the eight sites. These measures are set out below. They will seek to encourage the use of existing public transport methods and embed behaviours that will support the introduction of the more strategic infrastructure once operational.*							
Improvements to existing bus stops/ shelters								
How and Who	*To be provided either directly by the developer or through financial contributions, as such, the costings are difficult to identify at this stage. Will be determined through discussions at the planning application stage. Developer / WSCC to deliver.*							
Estimated Contributions	DPSC3 = £ TBC	DPSC4 = £ TBC	DPSC5 = £ TBC	DPSC6 = £ TBC	DPSC7 = £ TBC	1124 = £ TBC	786 = £ TBC	787 = £ TBC
Sayers Common to Burgess Hill Cycle Route (Langton Lane)								
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7 and 786, 787, 1124. DPSC1 to deliver section from DPSC1 eastwards.*							
Estimated Cost	Total estimated cost of project from Sayers Common to DPSC1 = £380,961							
Estimated Contributions	DPSC3 = £253,889	DPSC4 = £3,300	DPSC5 = £26,658	DPSC6 = £10,156	DPSC7 = £26,658	1124 = £41,257	786 = £9,521	787 = £9,521

Sayers Common to Burgess Hill Cycle Route (A23 / A2300)								
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7 and 786, 787 and 1124.*							
Estimated Cost	*Total estimated cost of project = £1.99m*							
Estimated Contributions	DPSC3 = £1.33m	DPSC4 = £17,251	DPSC5 = £139,334	DPSC6 = £53,080	DPSC7 = £139,334	1124 = £215,636	786 = £49,762	787 = £49,762
Improved cycle storage and access at Hassocks Station								
How and Who	*Financial contributions from DPSC4 – 7 and 786, 787 and 1124 to offsite improvements. Network to deliver.*							
Estimated Contributions	DPSC3 = £509,585	DPSC4 = £6,625	DPSC5 = £53,506	DPSC6 = £25,479	DPSC7 = £50,959	1124 = £82,808	786 = £19,109	787 = £19,109
Reeds Lane Active Travel Corridor								
How and Who	*DPSC3 to deliver as offsite active travel measures.*							
Rural Road Improvement Fund								
How and Who	*To be delivered by DPSC3.* *Traffic speeds will be monitored and the Fund used to investigate/ implement traffic calming measures along, for example, Twineham Lane and Truslers Hill Lane.*							
Extension of proposed foot/ cycleway network into Albourne								
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7 and 786, 787 and 1124 to offsite improvements.*							
New pedestrian crossing on Henfield Road								
How and Who	*1124 to deliver.*							

New foot/ cycleway from Albourne junction to Western Road, Hurstpierpoint								
How and Who	*DPSC3 to deliver with pooled financial contributions from sites outside of Sayers Common[6].*							
Estimated Cost and Contribution	*Total estimated cost of project = £1,007,126. Cost has been apportioned between sites based on yields.* *DPSC3 portion of contribution = £710,495.*							
Traffic interventions - Hurstpierpoint High Street								
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7 and 786, 787 and 1124 (plus other sites outside of Sayers Common[7]), to offsite improvements.*							
PRoW improvements and integration into wider network								
How and Who	*DPSC3-7 and 786, 787 and 1124 to directly deliver appropriate improvements to PRoWs onsite to ensure integration of PRoWs and pedestrian routes into wider PRoW network.*							
Lighting to footway through recreation ground to Albourne primary school								
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7 and 786, 787 and 1124 (plus other sites outside of Sayers Common[8]) to offsite improvements.*							
Estimated Costs	*Total estimated cost of project = £33,658. Cost has been apportioned between sites based on yields.*							
Estimated Contributions	DPSC3 = £20,233	DPSC4 = £263	DPSC5 = £2,125	DPSC6 = £809	DPSC7 = £2,125	1124 = £3,288	786 = £759	787 = £759

[6] Albourne sites 775, 789, 1173 & 1178 and Hurstpierpoint sites 19, 575, 582, 1075, 1172 and DPA12.
[7] Albourne sites 775, 789, 1173 & 1178 and Hurstpierpoint sites 19, 575, 582, 1075 & 1172.
[8] Albourne sites 775, 789, 1173 & 1178

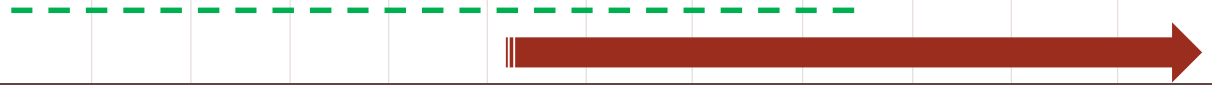
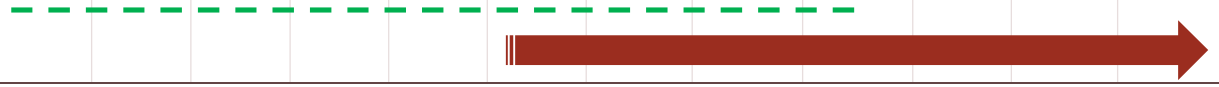
Bus prioritisation - Reeds Lane/ B2118 roundabout								
How and Who	*DPSC3 to deliver as part of its package of offsite sustainable and active travel measures.*							
COMMUNITY FACILITIES								
Community building								
DPSC3 – Provision of 400sqm community building								
DPSC7 – Conversion of conical building for community use								
How and Who	*DPSC3 to deliver onsite within the primary neighbourhood centre with pooled contributions from DPSC4-7 and 786, 787 and 1124. Secondary community facility within local centre also being considered.*							
Estimated Contributions	DPSC3 = £1.2m	DPSC4 = £37,088	DPSC5 = £299,559	DPSC6 = £114,118	DPSC7 = £299,559	1124 = £463,604	786 = £106,986	787 = £106,986
Library								
New Tier 7 Library (DPSC3)								
Contribution towards expansion of existing								
How and Who	*DPSC3 to deliver onsite as well as a financial contribution (£100,000) towards fitting out. Financial contributions from DPSC4-7 and 786, 787 and 1124 towards improvements at either Hurstpierpoint or Burgess Hill library.*							
Estimated Contributions	DPSC3 = £100,000	DPSC4 = £14,320	DPSC5 = £115,173	DPSC6 = £43,846	DPSC7 = £115,173	1124 = £178,249	786 = £41,596	787 = £41,596
Allotments								
DPSC3 – new allotment site(s)								
DPSC7 – community growing area								

How and Who	*Allotments to be delivered onsite by DPSC3 or via financial contributions (LCI). Financial contributions may also go towards improvements of existing provision. DPSC7 to deliver community growing area onsite.*							
Estimated Contributions	DPSC3 = £TBC	DPSC4 = £ TBC	DPSC5 = £ TBC	DPSC6 = £ TBC	DPSC7 = £ TBC	1124 = £ TBC	786 = £ TBC	787 = £ TBC
Equipped Play Space LEAPs/ NEAPs								
How and Who	*DPSC3 and 1124 to deliver onsite play space. Onsite provision to be delivered by developer(s) at an estimated cost of £160,000 each. Where not provided onsite, financial contributions from DPSC4, 5 & 7, 786 and 787 will be collected towards the expansion or new facilities.*							
Estimated Cost/ Contributions	DPSC3 = £640,000	DPSC4 = £0[9] (£51,694)	DPSC5 = £417,531	DPSC6 = £159,060 £	DPSC7 = £417,531	1124 = £160,000	786 = £149,118	787 = £149,118
Outdoor Sports Provision								
How and Who	*To be delivered onsite at DPSC3 with pooled financial contributions from DPSC4-7 and sites 786, 787 and 1124. Facilities to be either provided on a shared basis with new all-through school, or as separate provision.*							
Estimated Contributions	DPSC3 = £2.7m	DPSC4 = £36,858	DPSC5 = £297,699	DPSC6 = £113,409	DPSC7 = £297,699	1124 = £460,724	786 = £106,321	787 = £106,321
Other Outdoor Provision								
How and Who	*To be delivered onsite at DPSC3 with pooled financial contributions from DPSC4-7 and sites 786, 787 and 1124. To be delivered by developer.* *Figures below are currently based on calculated financial contributions rather than cost of provision.*							
Estimated Contributions	DPSC3 = £250,000	DPSC4 = £41,136	DPSC5 = £332,253	DPSC6 = £126,573	DPSC7 = £332,253	1124 = £514,201	786 = £118,662	787 = £118,662
Informal Outdoor Space	*Financial contributions not sought at this time as no identified projects. Should circumstances change, contributions will be sought in line with Appendix 5 of the District Plan (2021 – 2040).*							
Local Community Infrastructure								
How and Who	*DPSC3 to deliver onsite. Financial contributions from DPSC4-7 and sites 786, 787 and 1124.*							

[9] Planning application (DM/25/1434) proposal is providing onsite. The figure shown in brackets reflects the financial contribution that would be sought should this change.

Estimated Contributions	DPSC3 = £0	DPSC4 = £26,472	DPSC5 = £213,816	DPSC6 = £81,454	DPSC7 = £213,816	1124 = £330,906	786 = £76,363	787 = £76,363
HEALTH								
New GP facility								
How and Who	*New GP facility to be delivered onsite at DPSC3. Financial contributions from DPSC4-7 and sites 786, 787 and 1124 (plus other sites outside of Sayers Common[10]).* *To be delivered by/ in partnership with NHS Surrey and Sussex ICB.*							
Estimated Contributions	DPSC3 = £3.14m	DPSC4 = £54,450	DPSC5 = £347,756	DPSC6 = £132,291	DPSC7 = £347,756	1124 = £537,275	786 = £123,739	787 = £123,739
Interim Strategy Mid Sussex Health Care Burgess Hill	 *Capacity in short term to take on new patients.*							
UTILITIES								
Waste Water Treatment Works								
How and Who	*DPSC3 to deliver offsite on safeguarded land with pooled financial contributions from DPSC4-7 and sites 786, 787 and 1124.* *Costings currently being investigated between developer in partnership with Southern Water.*							
Estimated Contributions	DPSC3 = £TBC	DPSC4 = £ TBC	DPSC5 = £ TBC	DPSC6 = £ TBC	DPSC7 = £ TBC	1124 = £ TBC	786 = £ TBC	787 = £ TBC
Interim Strategy Goddards Green WWTW	 *Capacity at Goddards Green WWTW.*							
Terminal Pumping Station								
How and Who	*DPSC3 to deliver onsite.*							
Interim Strategy Phased occupation	*Early delivery of infrastructure required, likely in combination with phasing of occupation.*							
Sewage Network Upgrades								

[10] Albourne sites 775, 789, 1173 & 1178

How and Who	*Financial contributions from DPSC5, 6 and 7 and 786, 787 and 1124. To be delivered by developer and/ or in partnership with Southern Water.*							
Interim Strategy Phased occupation	*Early delivery of infrastructure required, likely in combination with phasing of occupation.*							
Water Supply Network/ connection								
How and Who	*South East Water is responsible for providing the District Plan area with a clean, safe supply of drinking water. To be delivered by developer and/ or in partnership with South East Water.*							
Interim Strategy Phased occupation	*Early delivery of infrastructure required, likely in combination with phasing of occupation.*							
Reinforcement of Gas Network								
How and Who	*Financial contributions from DPSC4, 6 and 7 and 786 and 787. To be delivered by developer and/ or in partnership with Southern Gas Network.*							
Interim Strategy Phased occupation	*Early delivery of infrastructure required, likely in combination with phasing of occupation.*							
EMERGENCY SERVICES								
Police								
How and Who	*Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 towards offsite mitigation. Developer contributions to be secured on proposed developments consisting of 50+ dwellings. Contributions towards improvements of existing police premises, police vehicles and staff set-up.*							
Estimated Contributions	DPSC3 = £289,527	DPSC4 = £0	DPSC5 = £41,948	DPSC6 = £19,951	DPSC7 = £39,967	1124 = £64,781	786 = £14,974	787 = £14,974
Fire & Rescue								
How and Who	*Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 towards offsite mitigation. Contributions sought at £71 per head.*							
Estimated Contributions	DPSC3 = £321,516	DPSC4 = £4,161	DPSC5 = £33,728	DPSC6 = £12,851	DPSC7 = £33,728	1124 = £52,306	786 = £12,020	787 = £12,020

WASTE MANAGEMENT AND DISPOSAL																
Burgess Hill transfer site/HWRS																
How and Who	*Financial contributions to be pooled from DPSC3-7 and 786, 787 and 1124 towards offsite mitigation. Contributions sought at £100 per household.*															
Estimated Contributions	DPSC3 = £200,000		DPSC4 = £2,600		DPSC5 = £21,000		DPSC6 = £8,000		DPSC7 = £21,000		1124 = £32,500		786 = £7,500		787 = £7,500	

Appendix 1 – Local infrastructure proposals from Albourne, Hurstpierpoint & Sayers Common and Twineham Parish Councils

The table below sets out the local infrastructure that the Town and Parish Councils have identified as needed to support the levels of growth proposed in the draft District Plan.

Town/Parish Council	Proposed Project
Albourne	**Community Facilities** Burial grounds Expansion and improvements to Albourne Village Hall (energy efficiency/ Air conditioning) Increase the number of dog waste bins Mains water supply to allotments Complimentary recreational facilities Expansion and improvements to Recreation Ground **Education** Expansion to Albourne Primary School and associated facilities (car parking and access) **Transport** Traffic monitoring and mitigation on B2118 and B2116 Walk-ways, footpaths, and cycle tracks with trees/ shade that ensure connectivity **Other** Ensure adequate Water Supply
Hurstpierpoint and Sayers Common	**Community Facilities** Provision of large community venue space (including places of worship) Provision of new or contributions towards the expansion of a burial ground Provision of allotments Provision of countryside open space

Hurstpierpoint Sayers Common	Provision of leisure and play facilities for young people (teenagers) such as skate parks, pump tracks and MUGA. **Transport** Provision of additional parking for residents, employers and shoppers in Hurstpierpoint and for Sayers Common Village Shop/ Hall. **Community Facilities** Contributions for additional capacity for community buildings in Hurstpierpoint **Transport** Provision of new footway along Cuckfield Road, Danworth Land and Chalkers Lane within the site supported by a crossing point Provision of connection to existing PRoW and cycle routes through Hurstpierpoint and north to the Arc and beyond **Transport** Provision of pedestrian and cycle connectivity between sites and village centres.
Twineham	Introduce weight restrictions Twineham Lane and Hickstead Lane Ensure adequate Water Supply