MID SUSSEX
DISTRICT COUNCIL

Sayers Common

Infrastructure Delivery Plan

July 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 focussed 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.

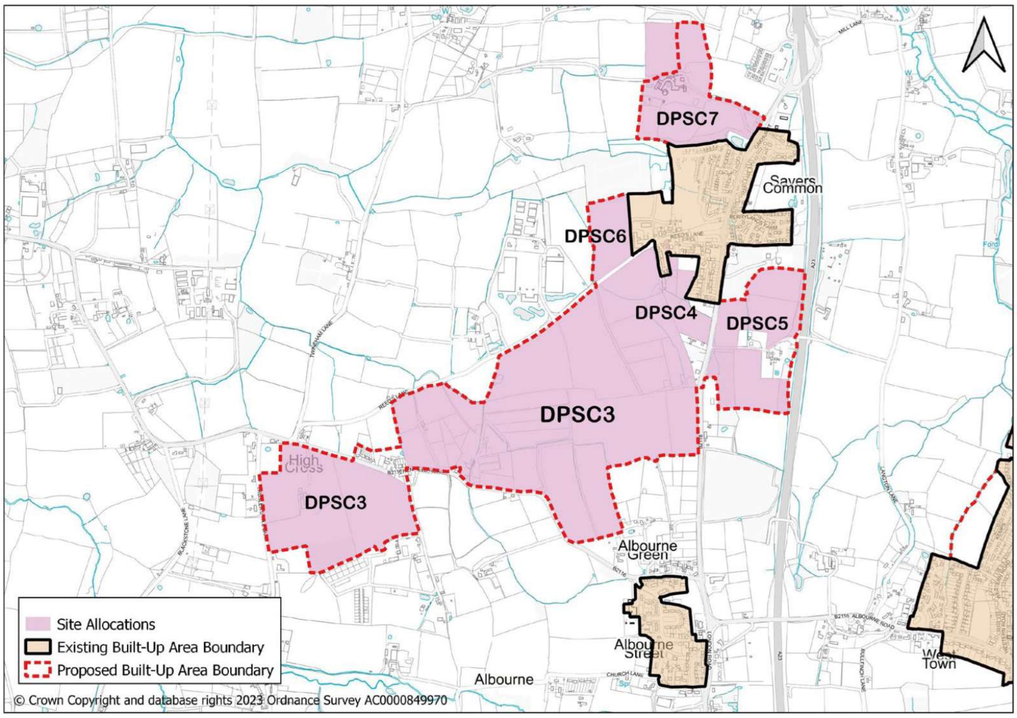
[1] A significant site is identified as a site over 1,000 dwellings which will provide onsite services and facilities.

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.

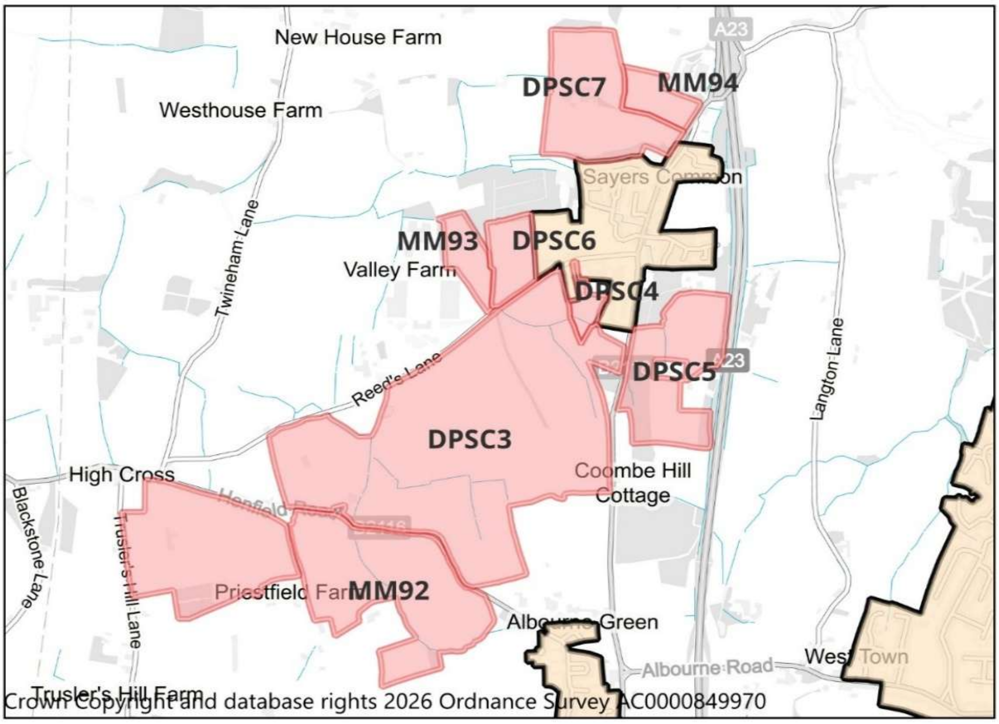
Site reference	Site Name	Number of dwellings[2]
DPSC3	Land to the south of Reeds Lane	2,000
DPSC4	Land at Chesapeke and Meadow View	26
DPSC5	Land at Coombe Farm, London Road	210
DPSC6	Land to the west of Kings Business Centre	80
DPSC7	Land at LVS Hassocks, London Road	210
786	*Land east of Avtrade, Reeds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

Sayers Common Sustainable Community map showing DPSC3-7

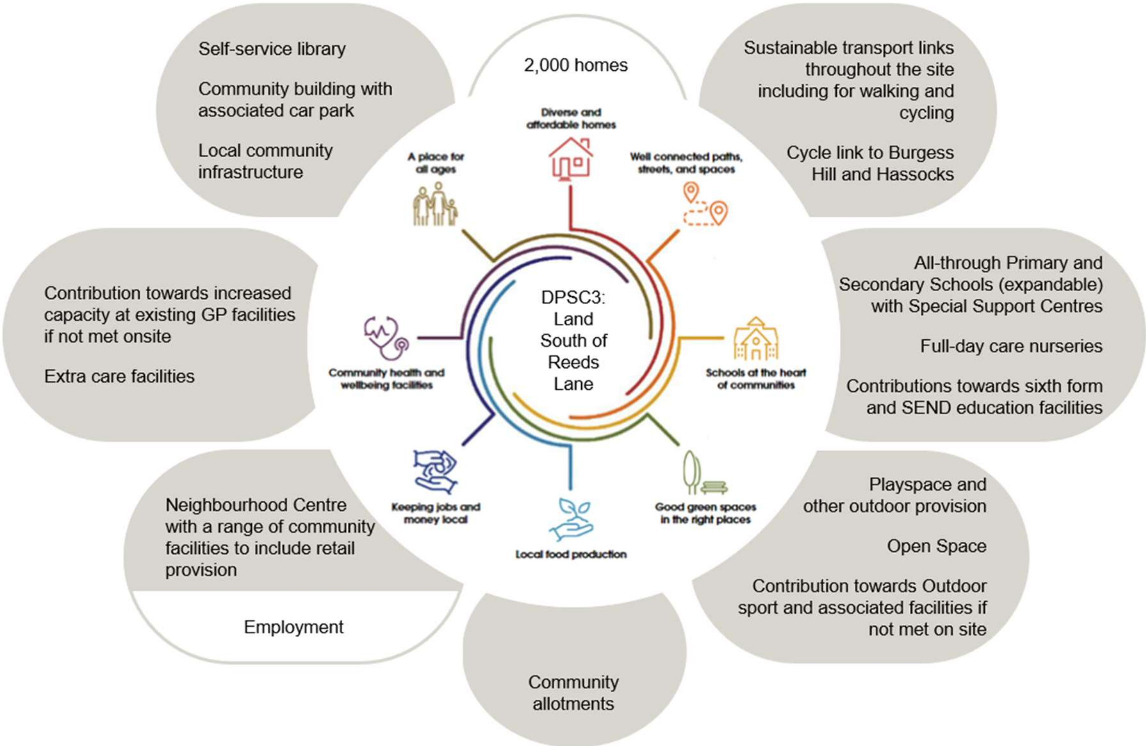


[2] Some site yields have been amended since the Submission Draft to reflect further detailed work by the site promoters

Sayers Common Sustainable Community map showing DPSC3-7, 1124, 786 and 787



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 separated premises. Financial contributions to be pooled from DPSC4-7 and 786, 787 and 1124 towards offsite provision.*															

Estimated Contributions								
	DPSC3 = £4.34m	DPSC4 = £55,100	DPSC5 = £454,600	DPSC6 = £172,200	DPSC7 = £454,600	1124 = £706,100	786 = £161,800	787 = £161,800

Interim Strategy Hurstpierpoint Hassocks Burgess Hill	*Capacity to accommodate new children in the short term.*[3]							
New Primary School with Special Support Centre								
How and Who	*New school to be provided onsite at DPSC3. Financial contributions to be pooled from all sites. WSCC to deliver. WSCC has indicated that financial contributions from the potential sites at Albourne (775, 789, 1173 and 1178) may also be directed to the new primary school at DPSC3.*							
Estimated Contributions	DPSC3 = £10.15m	DPSC4 = £157,500	DPSC5 = £1.07m	DPSC6 = £405,800	DPSC7 = £1.65m	1124 = £1.65m	786 = £381,700	787 = £381,700
Interim Strategy Albourne PS Hurstpierpoint PS	*Capacity to accommodate new pupils in the short term.*							
New Secondary School with Special Support Centre								
How and Who	*New school to be provided onsite at DPSC3. Financial contributions to be pooled from all sites. WSCC to deliver. WSCC has indicated that financial contributions from the potential sites at Albourne (775, 789, 1173 and 1178) may also be directed to the new secondary school at DPSC3.*							
Estimated Contributions	DPSC3 = £12.47m	DPSC4 = £163,700	DPSC5 = £1.31	DPSC6 = £498,900	DPSC7 = £1.31	1124 = £2.03	786 = £467,700	787 = £467,700
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 all sites towards future offsite provision. WSCC to deliver.*							

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

Estimated Contributions	DPSC3 = £3.18m	DPSC4 = £41,300	DPSC5 = £333,700	DPSC6 = £127,100	DPSC7 = £33,700	1124 = £518,000	786 = £120,700	787 = £120,700
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	*New SEND school on DPSC2: Land at Crabbet Park, Copthorne. Financial contributions from all new development in the district will be pooled 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 = £25,370	DPSC5 = £312,000	DPSC6 = £78,000	DPSC7 = £312,000	1124 = £482,880	786 = £73,200	787 = £73,200
TRANSPORT								
Physical capacity at Hickstead Junction								
How and Who	*Financial contributions to be pooled from DPSC3-7 towards offsite mitigation. Developer to deliver.*							
Estimated Contributions	DPSC3 = £756,404	DPSC4 = £9,833	DPSC5 = £79,422	DPSC6 = £30,256	DPSC7 = £75,640	1124 = £122,916	786 = £28,365	787 = £28,365
Physical capacity at A23/B2118 NB On-slip Merge Junction								
How and Who	*Financial contributions to be pooled from DPSC3-7 towards offsite mitigation. Developer to deliver.*							
Estimated Contributions	DPSC3 = £454,477	DPSC4 = £5,908	DPSC5 = £47,720	DPSC6 = £18,179	DPSC7 = £45,448	1124 = £73,852	786 = £17,043	787 = £17,043
Physical capacity at A23/B2118 SB Off-slip Diverge Junction								
How and Who	*Financial contributions to be pooled from DPSC3-7 towards offsite mitigation. Developer to deliver.*							

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 towards offsite mitigation. Developer to deliver.*							
Estimated Contributions	DPSC3 = £167,276	DPSC4 = £2,175	DPSC5 = £17,564	DPSC6 = £6,691	DPSC7 = £16,728	1124 = £27,182	786 = £6,273	787 = £6,273
Mobility Hubs *(bus stop, cycle parking, car club spaces)*								
How and Who	*To be delivered on DPSC3 by developer.*							
Estimated Contributions	*TBC*							
Bus Services Diversion of 273 bus route								
How and Who	*Financial contributions will be pooled from all sites and delivered in partnership with local bus operators.*							
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 delivered in partnership with local bus operators.*							
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 five 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. 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 & DPSC1.*							
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 (A23 / A2300)								
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7 & DPSC1.*							
Estimated Contributions	DPSC3 = £TBC	DPSC4 = £TBC	DPSC5 = £TBC	DPSC6 = £TBC	DPSC7 = £TBC	1124 = £TBC	786 = £TBC	787 = £TBC
Sayers Common to Hassocks Cycle Route								
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7, DPA11 & DPA12.*							
Estimated Contributions	DPSC3 = £TBC	DPSC4 = £TBC	DPSC5 = £TBC	DPSC6 = £TBC	DPSC7 = £TBC	1124 = £TBC	786 = £TBC	787 = £TBC
Improved cycle storage and access at Hassocks Station								
How and Who	*Financial contributions from DPSC4 – 7 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	*Financial contributions to be pooled from DPSC3-7. 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.*
Improved cycle route from Sayers Common to existing cycleway to Burgess Hill	
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7.*
New pedestrian crossing on Henfield Road	
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7.*
New foot/ cycleway from Albourne junction to Western Road	
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7.*
Traffic interventions - Hurstpierpoint High Street	
How and Who	*DPSC3 to deliver with pooled financial contributions from DPSC4-7.*
PRoW improvements and integration into wider network	
How and Who	*DPSC3-7 to deliver appropriate improvements to PRoWs onsite. DPSC3-7 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.*							
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 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 all sites. Secondary community facility within local centre also being considered.*							
Estimated Contributions	DPSC3 = £1.2m	DPSC4 = £46,830	DPSC5 = £298,250	DPSC6 = £142,450	DPSC7 = £288,250	1124 = £463,600	786 = £106,990	787 = £106,990
Library								
New Tier 7 Library (DPSC3)								
Contribution towards expansion of existing								
How and Who	*DPSC3 to deliver onsite as well as a financial contribution towards fitting out. Financial contributions from DPSC4-7 towards improvements at either Hurstpierpoint or Burgess Hill library.*							
Estimated Contributions	DPSC3 = £100,000	DPSC4 = £17,280	DPSC5 = £110,240	DPSC6 = £52,370	DPSC7 = £105,000	1124 = £178,250	786 = £41,600	787 = £41,600
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 to deliver onsite play space with financial contributions pooled from DPSC4-7. Onsite provision to be delivered by developer(s). Financial contributions from DPSC4, 5 & 7 towards the expansion or new facilities.*							
Estimated Contributions	DPSC3 = £n/a	DPSC4 = £61,100	DPSC5 = £389,400	DPSC6 = £186,430	DPSC7 = £375,310	1124 = £160,000	786 = £140,380	787 = £140,380
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 = £46,540	DPSC5 = £296,690	DPSC6 = £141,560	DPSC7 = £284,270	1124 = £460,720	786 = £106,320	787 = £106,320
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.* *Financial contributions below are currently based on financial contributions rather than cost of provision.*							
Estimated Contributions	DPSC3 = £200,00	DPSC4 = £51,940	DPSC5 = £311,130	DPSC6 = £157,990	DPSC7 = £317,270	1124 = £514,200	786 = £118,660	787 = £118,660
Informal Outdoor Space								
How and Who	*To be delivered onsite at DPSC3, 5 and 7. Financial contributions below are indicative if onsite provision isn't required.*							
Estimated Contributions	DPSC3 = £3,949,066	DPSC4 = £64,820	DPSC5 = £414,652	DPSC6 = £197,170	DPSC7 = £414,652	1124 = £641,720	786 = £148,000	787 = £148,000

HEALTH								
New GP surgery								
How and Who	*New GP practice to be delivered onsite at DPSC3. Financial contributions from all sites to be pooled towards onsite delivery. To be delivered by/ in partnership with NHS Surrey and Sussex ICB.*							
Estimated Contributions	DPSC3 = £3.14m	DPSC4 = £54,450	DPSC5 = £346,400	DPSC6 = £165,400	DPSC7 = £330,600	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								
How and Who	*Financial contributions from DPSC5, 6 and 7. 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. 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 towards offsite mitigation. Developer contributions to be secured on proposed developments consisting of 50+ dwellings. Contributions towards 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 towards offsite mitigation. Contributions sought at £71 per head.*							
Estimated Contributions	DPSC3 = £321,516	DPSC4 = £5,290	DPSC5 = £33,728	DPSC6 = £16,046	DPSC7 = £32,120	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 towards offsite mitigation. Contributions sought at £100 per household.*							

<table>
<tr><td>Estimated Contributions</td><td colspan="2">DPSC3 = £200,000</td><td colspan="2">DPSC4 = £3,300</td><td colspan="2">DPSC5 = £21,000</td><td colspan="2">DPSC6 = £10,000</td><td colspan="2">DPSC7 = £2,500</td><td colspan="2">1124 = £32,500</td><td colspan="2">786 = £7,500</td><td colspan="2">787 = £7,500</td></tr>
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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	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
Sayers Common	**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