



INFRASTRUCTURE FUNDING STATEMENT

Reported year:
From 1st April 2022 to 31st March 2023

How to use this interactive document

To help you find the information you need quickly and easily, we have published this Infrastructure Funding Statement as an interactive document



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This will take you to the contents page, where you can click on the title to navigate the sections.

Hyperlinks

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Abbreviations

CIL	Community Infrastructure Levy
ESCC	East Sussex County Council
IFS	Infrastructure Funding Statement
MSDC	Mid Sussex District Council
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative Natural Green Space
SPD	Supplementary Planning Document If not specified, this report refers to the Development Infrastructure and Contributions Supplementary Planning Document
SuDS	Sustainable Drainage Systems
TAD	Sustainable Transport
TRO	Traffic Regulation Order
WSCC	West Sussex County Council



1. Introduction

1.1 About this statement

This is the Mid Sussex District Council Infrastructure Funding Statement (IFS) 2022/23. This statement aims to provide an overview of the developer contributions secured, received, allocated and spent by the Council between 1st April 2022 and 31st March 2023.

Changes to government legislation introduced a requirement for contribution receiving authorities such as Mid Sussex District Council and West Sussex County Council to publish such statement at least on an annual basis.

Contributions include both those under the Community Infrastructure Levy (CIL) and Section 106 Planning Obligations. However, developer contributions in Mid Sussex come exclusively through Section 106 Planning Obligations as CIL is not in place.

An overview of the reporting requirements are available in [Appendix 1](#).

The information presented in this report is the most robust information available at the time of publication, but it should be noted that it is only accurate at a given point in time and may be subject to change .

For the purpose of reporting on Section 106, generic categories of contributions have been introduced for clarity and consistency. The full list of categories and their definitions can be found in [Appendix 2](#).

The following table indicates how the contributions secured by the Council fits within each of those categories for the purpose of this report*. It also sets out who is responsible for receiving and managing each contribution.



Generic category	Contributions secured
Affordable Housing	Affordable Housing (On-site) Affordable Housing (Off-site)
Community Facilities	Community Buildings Local Community Infrastructure
Health	Health
Open Space and Leisure	Ashdown Forest SANG Formal Sport Kickabout Playspace Off-site open space Open Space Commuted Sum
Section 106 Monitoring Charges	Monitoring Costs
Other	Ashdown Forest SAMM – Interim Community Engagement Worker Gypsy & Traveller Off-site maintenance Police Recycling SuDS

* It is accepted that some contributions may be suitable for more than one category and therefore officers had to make an informed judgement as to how to best report on Section 106 Planning Obligations.

Generic category	Contributions secured
Education	Education – Early Years Education – Primary Education – Secondary Education – Sixth Form Education – Special Needs
Transport and Travel	A23/A2300 Junction Improvements A2300 Dualling A2300/Cuckfield Road Improvement Scheme Ditchling Common Management Footpath Improvements Highway Improvement Lodge Lane/New Road Junction Sustainable Transport (TAD) Traffic Regulation Order (TRO) Travel Plan Walking & Cycling Works Wivelsfield Station Cycle Parking
Other	Fire & Rescue Service Library Waste Facilities

2.2 Definitions

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

- **Secured:** A contribution that has been agreed within a signed legal document. These contributions have not been collected and if the planning application is not implemented, they will never be received and the associated projects will not be delivered alongside the development in question.

- **Received:** Contribution was paid or delivered in line with the signed legal document.
- **Allocated:** Monetary contribution was received and funds were earmarked to a specific project in line with the legal agreement. It will be specified where funds have been committed by the Council (i.e. subject to a formal decision) and ready for release.
- **Spent:** Contribution was transferred following the production of invoices. The project is underway and will soon be delivered.
- **Financial year:** Unless stated otherwise it refers to the reported year, which for this IFS goes from 1st April 2022 to the 31st March 2023

2.3 Key headlines

For 2022/2023, the headline figures are as follows:

- The Council secured over **£3 millions** of funding to be used towards infrastructure to support new development across the District, of which over 65% will be collected and managed by West Sussex County Council.
- An additional **35 new affordable homes** have been secured, 2 of which will be delivered off-site
- The Council received just under **£2 million** of Section 106 contributions to be spent towards community facilities, open space and leisure and health. Information on funds collected towards education, transport and travel are detailed in the [West Sussex County Council Infrastructure Funding Statement](#).
- Over **£750,000** was spent by the Council on various projects.



2. Section 106 Planning Obligations Principles

2.1 General principles

Planning obligations are legal obligations entered into with developers to mitigate the impacts of a development proposal. They can be secured via a Section 106 agreement or via a unilateral undertaking and may be provided in kind or through a financial contribution.

Regulations state that planning obligations may only constitute a reason for granting planning permission if they meet the legal test. They must be:

- Necessary to make development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonable related in scale and kind to the development.

The Council can only ask for planning obligations for affordable housing for major residential development (i.e. provision of 10 or more units) other than in designated rural areas such as Areas of Outstanding Natural Beauty, and should not seek planning obligations for a development consisting only of the construction of a residential annex or extension to an existing home.

2.2 Policy Framework in Mid Sussex

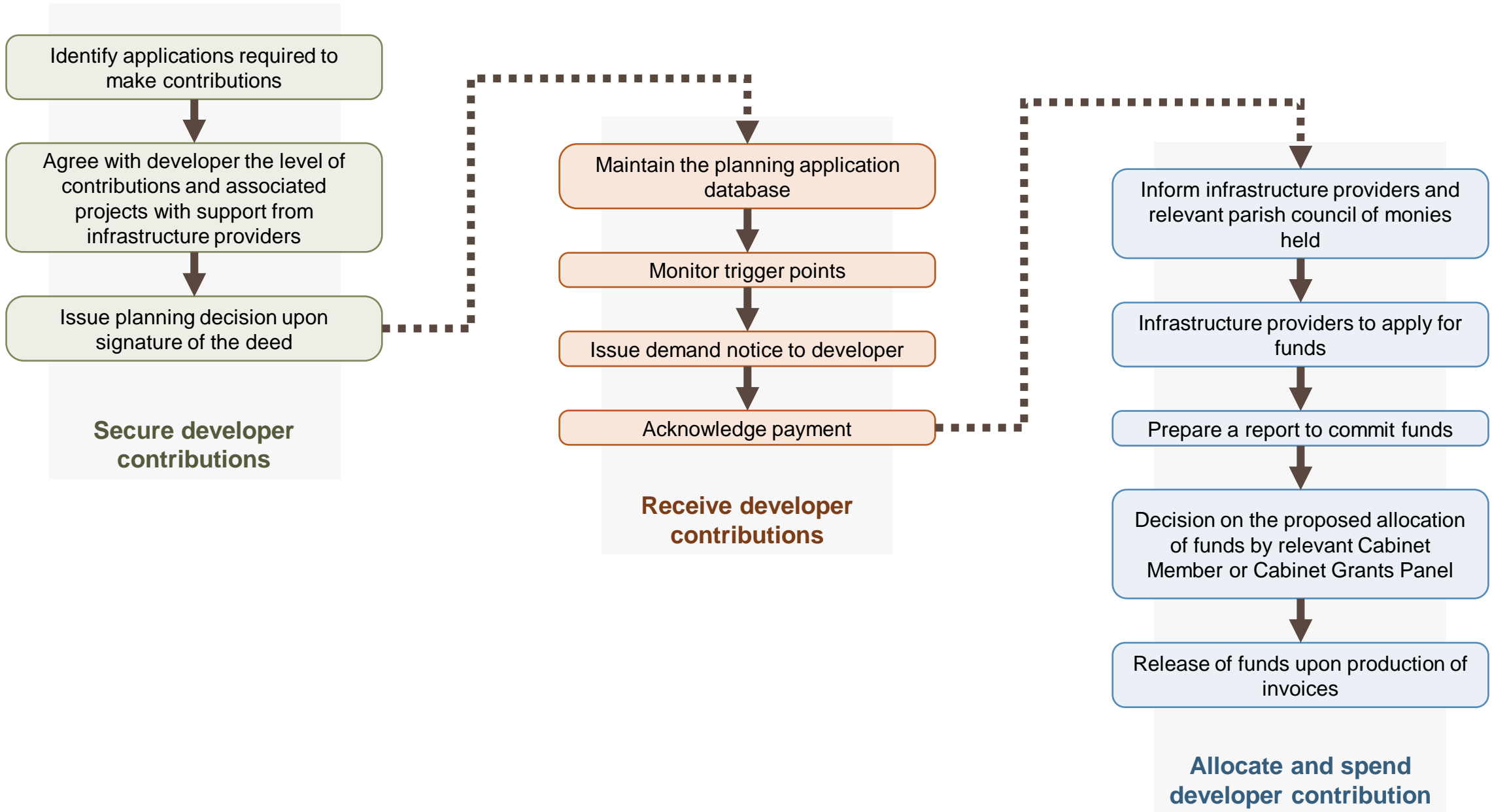
The District Plan includes a Strategic Objective to ensure that development is accompanied by the necessary infrastructure so that it is adequately served without overstressing existing infrastructure and putting an unacceptable strain on the environment, and create sustainable communities.

To help address this Strategic Objective, the District Plan, through Policy DP20: Securing Infrastructure, requires contributions towards infrastructure from new development. The level of contributions expected is clearly set out within our existing and future allocation policies and within the [Development Infrastructure and Contributions Supplementary Planning Document](#) (SPD).

The SPD sets out the overall framework for the management of planning obligations. It provides an overview of the full range of the District Council's requirements relating to planning obligations to offset the likely impact of development. It is intended to provide guidance about how the District Council will secure infrastructure provision including contributions and affordable housing to support proposed development and outlines the District Council's general approach to securing them .

2.3 Mid Sussex's Section 106 Process

A diagram outlining the Section 106 process is shown on the next page.





3. Contributions secured

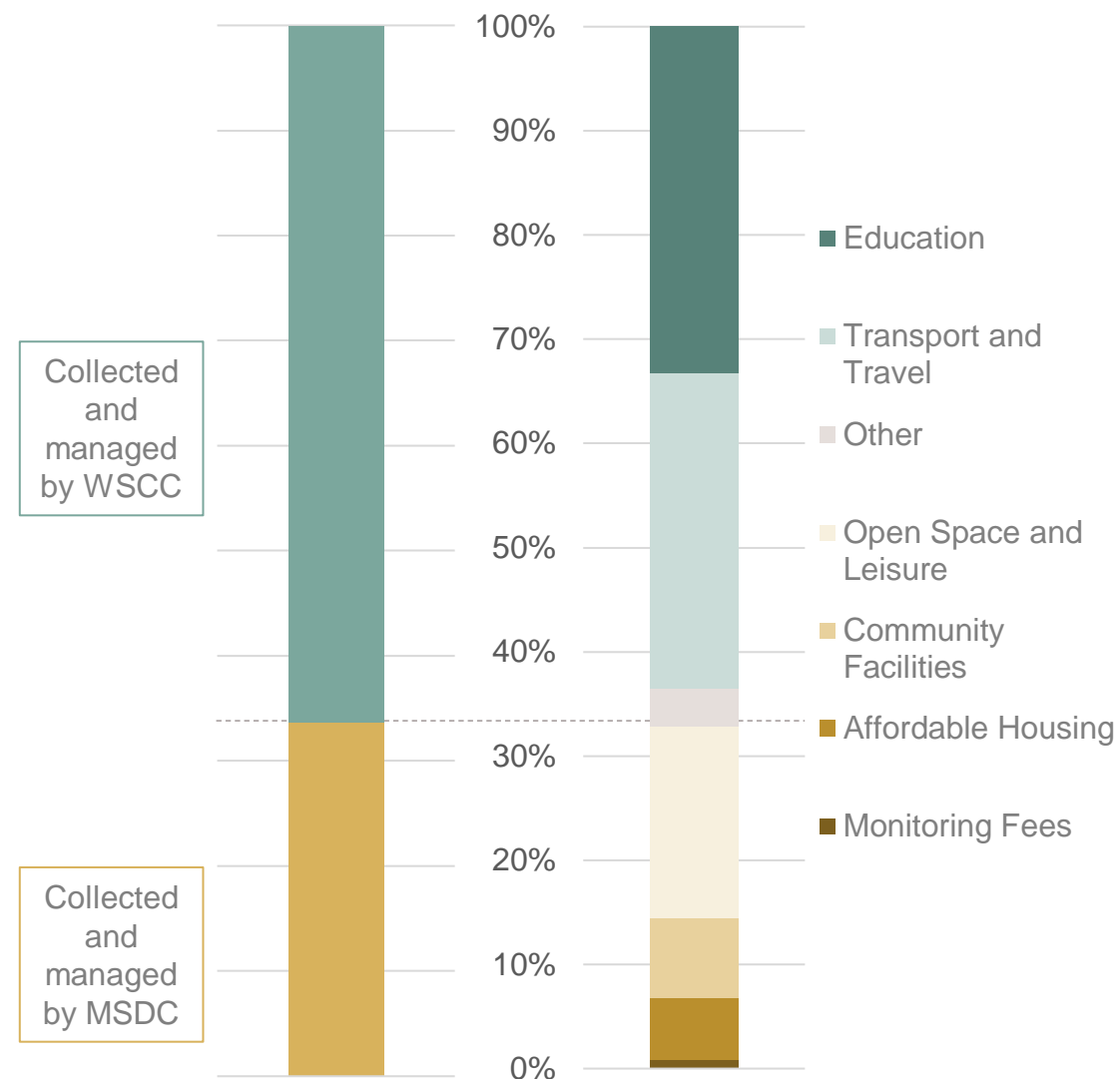
In 2022/2023, **Mid Sussex District Council secured £3,060,516.55 of planning obligations***. This figure does not consider indexation that may be applied when the money becomes due.

As shown on the chart, **over 65% of the monies will be paid directly to and managed by West Sussex County Council**. This includes contributions towards education, transport and highways.

Mid Sussex District Council collects and hold some funds on behalf of other organisations such as Sussex Police and NHS Sussex. During 2022/2023, no additional funds were secured towards health or police infrastructure. This is because all development that received planning permission will be delivering schemes of less than 50 dwellings, the minimum threshold for health and police contributions.

33 affordable housing units have been secured to be delivered on-site. Further details on the location of affordable units can be found in [Appendix 3](#). Financial contributions were also secured to deliver 2 affordable housing off-site.

* Formula-based contributions have not been included and will be detailed later in this report.



The full detail of contributions secured during the reported year can be found in [Appendix 3](#).



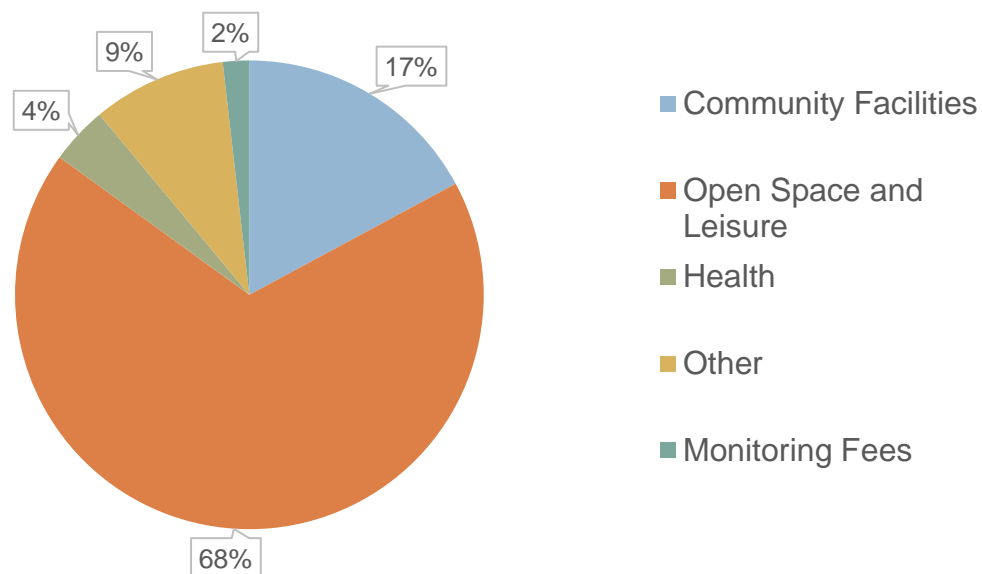
Some obligations are formula-based and, until further information become known, the Council is unable to calculate the amount that will become due. Therefore, they have not been included in the chart above, but a full list of those contributions and the applications they relate to can be found in the following table.

Application reference - site address Description	Formula-based contributions
DM/19/3234 – Little Abbotsford, Isaacs Lane, Burgess Hill, West Sussex, RH15 8RA Proposed erection of nine dwellings with associated parking, turning areas and new access onto Isaacs Lane. All matters reserved apart from access details Revised drawings received on 29th October 2021, 14th January 2022 and 10th February 2022.	Education (Primary, Secondary, Sixth Form) Sustainable Transport
DM/22/0640 – Land To The North Of Lyndon, Reeds Lane, Sayers Common, West Sussex Hybrid application consisting of: a) Full application for 36 one-, two-, three- and four-bedroom dwellings (including 30% affordable housing), associated infrastructure, landscaping, pedestrian and vehicular access from Reeds Lane and the demolition of Lyndon. b) Outline application for 2 three-bedroom self/custom build plots.	First Home



4. MSDC Contributions received

Mid Sussex District Council **received £1,987,721.45 in developer contributions** in 2022/2023, with the following breakdown:

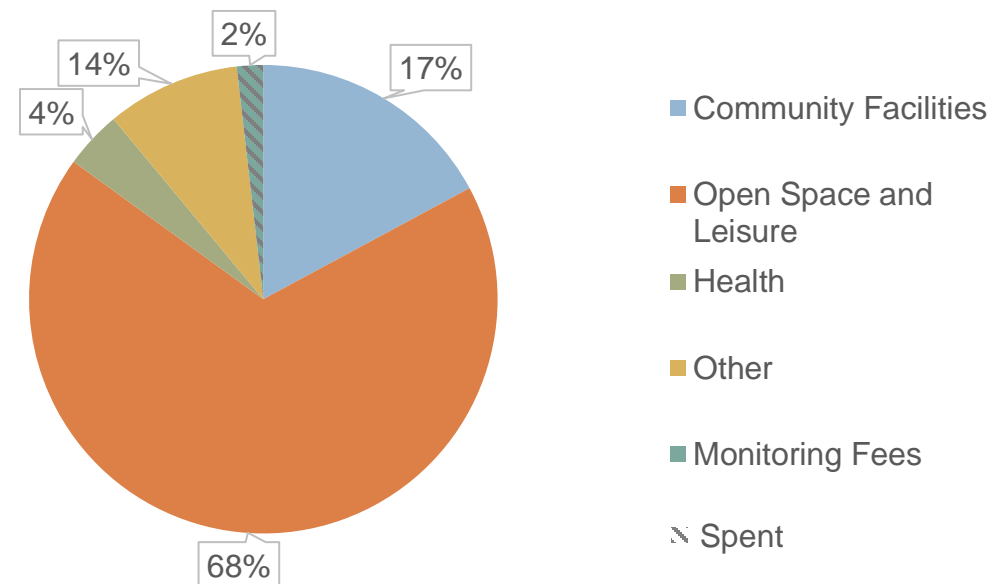


More information on the contributions received can be found in [Appendix 3](#).

This only includes funds collected and managed by Mid Sussex District Council. If you require information on matters such as transport, highways or education, please refer to the [West Sussex County Council Infrastructure Funding Statement](#).

5. MSDC Contributions allocated

During 2022/2023, **£1,987,721.45 was allocated towards infrastructure projects and planning obligation administration.**



Of this amount, **£1,951,621.45 was not spent during the reported year**. The detail of those projects which had funds allocated in 2022/2023 but for which the funds remain unspent can be found in the following tables.

Of particular note when considering this data set, the reported year ended on 31st March 2023. Therefore, at the time of publication of this report, some of the projects may have been delivered. Moreover, the allocation of funds to a project does not mean that the project is ready for delivery. It may require additional funding to be secured to be brought forward.



SAMM Strategy

In collaboration with neighbouring authorities, the Council is collecting funds towards the Strategic Access Management and Monitoring (SAMM) Strategy. The contribution is due on all new homes within the 7km zone of influence of the Ashdown Forest for ongoing management projects and monitoring on Ashdown Forest in accordance with the [SAMM Strategy](#).

Infrastructure	Allocated
SAMM – Interim Strategy	£95,040.46
SAMM – Joint Strategy	£14,519.75

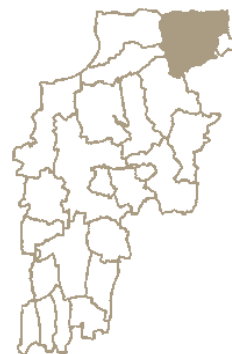


Burgess Hill

Infrastructure	Allocated
Burners Close - Kickabout provision for older children	£6,766.43
Burners Close Play area - Improvements to play equipment	£8,055.44
Bus shelter on Junction Road	£4,348.08
Centre for Outdoor sport feasibility study	£9,940.42
Cherry Tree - Towards improvements	£3,800.81
Cyprus Hall - Towards improvements	£3,800.82
Fairfield Recreation Ground - Senior pitch drainage	£6,679.82
Folders Meadow - kickabout provision for older children	£6,766.42
Folders Meadow play area- Improvements to play equipment	£8,055.44

Burgess Hill (continued)

Infrastructure	Allocated
For the Place & Connectivity Programme	£6,392.25
Improvements to Queens Crescent LEAP	£4,345.68
Park Centre – Improvements	£7,631.26
Queens Crescent - Kickabout	£3,649.89
St Johns Park - Formal Sport facilities	£9,940.42
Towards Speed Indicator Devices (SIDs)	£6,392.24
Waste Facilities Infrastructure	£59,242.11



East Grinstead

Infrastructure	Allocated
Capital improvements for Complementary Community NHS Services in East Grinstead area	£14,932.31
Burial Provision	£70,552.87
Chequer Mead - Improvements	£60,130.29
Imberhorne Rec - Kickabout	£13,598.32
Imberhorne Rec 9v9 pitch drainage	£20,479.83
Imberhorne Rec changing facilities	£138,424.93
Imberhorne Recreation Ground - Play	£16,187.97
Improved wayfinding	£13,440.05
Jubilee Community Centre - Improvements	£15,151.17



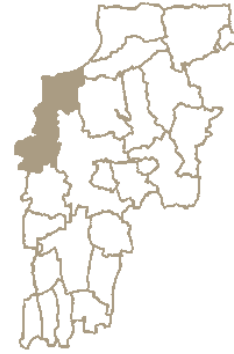
East Grinstead (continued)

Infrastructure	Allocated
Judges Close - Health	£21,383.62
Landscaping of town entry points - Railway Approach	£3,864.44
Moatfield Surgery	£21,383.63
Orchard Way - Kickabout	£2,585.39
Orchard Way - Play	£3,078.82
Pitch drainage at King George's Field	£5,937.08
Ship Street Surgery	£21,383.62
SANG - East Court and Ashplats Wood	£70,082.96
SANG - Hill Place Farm - Bluebell Railway	£1,319.00
SANG - Hill Place Farm - Management	£743,701.00
SANG - Hill Place Farm - Monitoring	£233.00



Lindfield

Infrastructure	Allocated
Hickmans Lane - Pitch Drainage	£26,799.87
King Edward Hall	£11,640.01
Lindfield Common - resurface car park	£15,158.65



Slaughtam

Infrastructure	Allocated
Recycling	£14,545.46



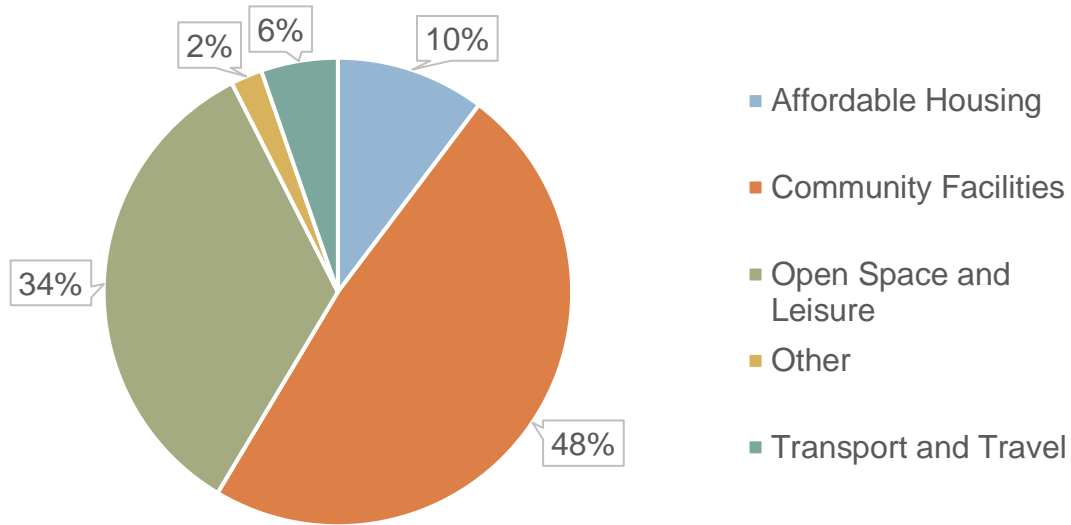
Worth

Infrastructure	Allocated
Copthorne - Provision of bowling greens	£ 72,767.27
Copthorne - Provision of new tennis courts	£ 72,767.26
Copthorne Village Hall - Improvements	£ 31,609.31
Crawley Down - Pitch drainage at the Haven Field Sports Field	£ 23,565.66
Crawley Down Primary School Safety Zone	£ 13,329.25
Crawley Down Village Hall - Improvements	£ 10,234.79
King Georges Field - expansion of facilities	£ 72,767.26
Scout Centre, Borers Arms Rd - improvements/expansion	£ 31,609.31
St Johns Church Community Hall - improvements	£ 31,609.31

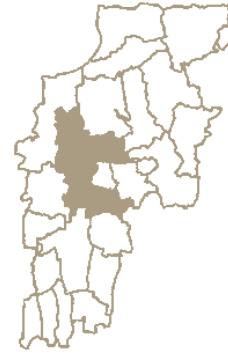


6. MSDC Contributions spent

The total amount of money from planning obligations spent by the Council during the reported year was **£777,783.82**. Of this amount £226,285.96 was spent by a third party (i.e. Town and Parish Councils, Sports Club, West Sussex County Council) on behalf of Mid Sussex District Council.



The items of infrastructure that planning obligation money has been spent on and the amount spent in each parish are as follows.



Ansty and Staplefield

Infrastructure	Spent
● About the Place - Public Art Project	£3,857.94
● Install two bus shelters and noticeboard in Rocky Lane*	£5,288.00



Ardingly

Infrastructure	Spent
● Ardingly Tennis Court Improvements*	£37,468.00



Balcombe

Infrastructure	Spent
● Installation of Village Gateways*	£3,135.93



King's Weald Community Building, Burgess Hill



St Andrews Playground Improvements, Burgess Hill



Burgess Hill

Infrastructure	Spent
● King's Weald Community Building - Minor alterations	£1,828.49
● Centre for Outdoor sport feasibility study	£282,702.01
● St Andrews Playground improvements	£5,471.16
● Burgess Hill Bowls Club - Installation of bi-fold doors*	£8,250.00



Cuckfield

Infrastructure	Spent
● Cuckfield Rec Pavilion refurbishment	£970.53
● Community Garden (Angela Fox Nature Garden) at Queens Hall*	£14,793.45
● Disabled Toilet at Queen's Hall*	£8,651.00



Electric vehicle charging points



Centre of Outdoor Sport plans, Burgess Hill

* Includes Third Party spending



East Grinstead

Infrastructure	Spent
● About the Place - Public Art Project	£12,202.96
● Hollands Way – Kickabout	£10,537.08
● Hollands Way – Play	£39,766.67
● Mount Noddy Masterplan - Parks Improvements	£11,338.34
● Electric Vehicle Charging Points	£8,210.39



Haywards Heath

Infrastructure	Spent
● Affordable Housing	£80,000.00
● Bolnore Village Community Partnership - Acoustic wall at Woodside Pavilion*	£4,000.00
● Forest Fields - Kickabout	£2,554.83
● Forest Fields – Playground improvements	£11,637.48
● Sussex Clubs for Young People - Barn Cottage Pavilion refurbishment*	£6,070.50
● Victoria Park - Parks Improvements	£12,832.33
● Haywards Heath Cricket Club - equipment store in Clair Park*	£9,947.89
● Haywards Heath Tennis Club- new clubhouse at Victoria Park*	£46,828.54
● Electric Vehicle Charging Points	£5,765.51
● WSCC - Funds transferred to WSCC for Bolnore Road BOAT survey*	£25,260.65



Mount Noddy Masterplan, East Grinstead



Forest Fields Playground, Haywards Heath

* Includes Third Party spending



Hurstpierpoint and Sayers Common

Infrastructure	Spent
● Speed Indicator Device (SID) posts*	£1,835.00
● Installation of bike racks*	£3,115.00
● Planting of a hedge at Reeds Lane Recreation Ground to enhance the public realm*	£5,940.00
● Electric Vehicle Charging Points	£6,664.00



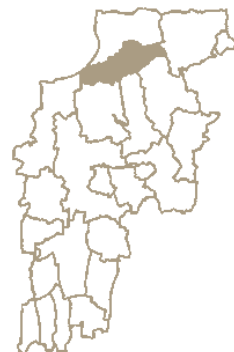
Lindfield

Infrastructure	Spent
● Electric Vehicle Charging Points	£188.00



Slaugham

Infrastructure	Spent
● Hemsleys Meadow & Finches Field Parks Improvements	£16,426.83



Turners Hill

Infrastructure	Spent
● Improvements to The Ark*	£25,000.00
● Turners Hill Rec – Kickabout	£18,149.88
● Turners Hill Rec – Play	£10,393.43



Worth

Infrastructure	Spent
● 1st Copthorne Scouts - Improvements to the Guide and Scout Centre*	£10,791.00
● Copthorne Sports & Community Assoc - To install acoustic cladding in the pavilion at King George V Playing Field*	£9,906.00



The Ark, Turners Hill

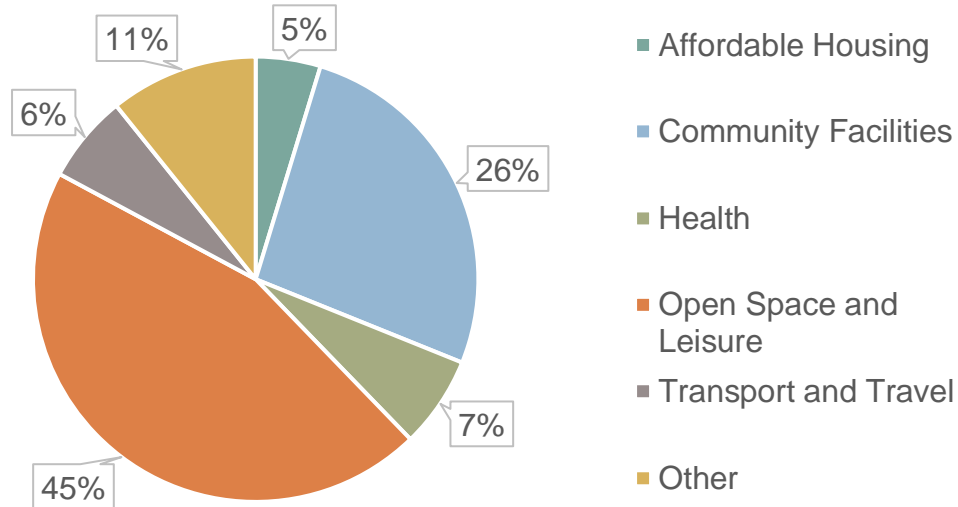
* Includes Third Party spending



7. MSDC Retained funds

The total amount of developer contributions retained at the end of the reported year by Mid Sussex District Council is £20,817,157.85.

Most of those funds are allocated to specific projects identified within the deed at the point of planning permission being granted. It should be noted that at the time of reporting not all projects have been subject to a formal decision by the Council. In many cases, only a portion of the funds required to deliver projects have been collected and contributions from other developments are needed to allow the project to be progressed.



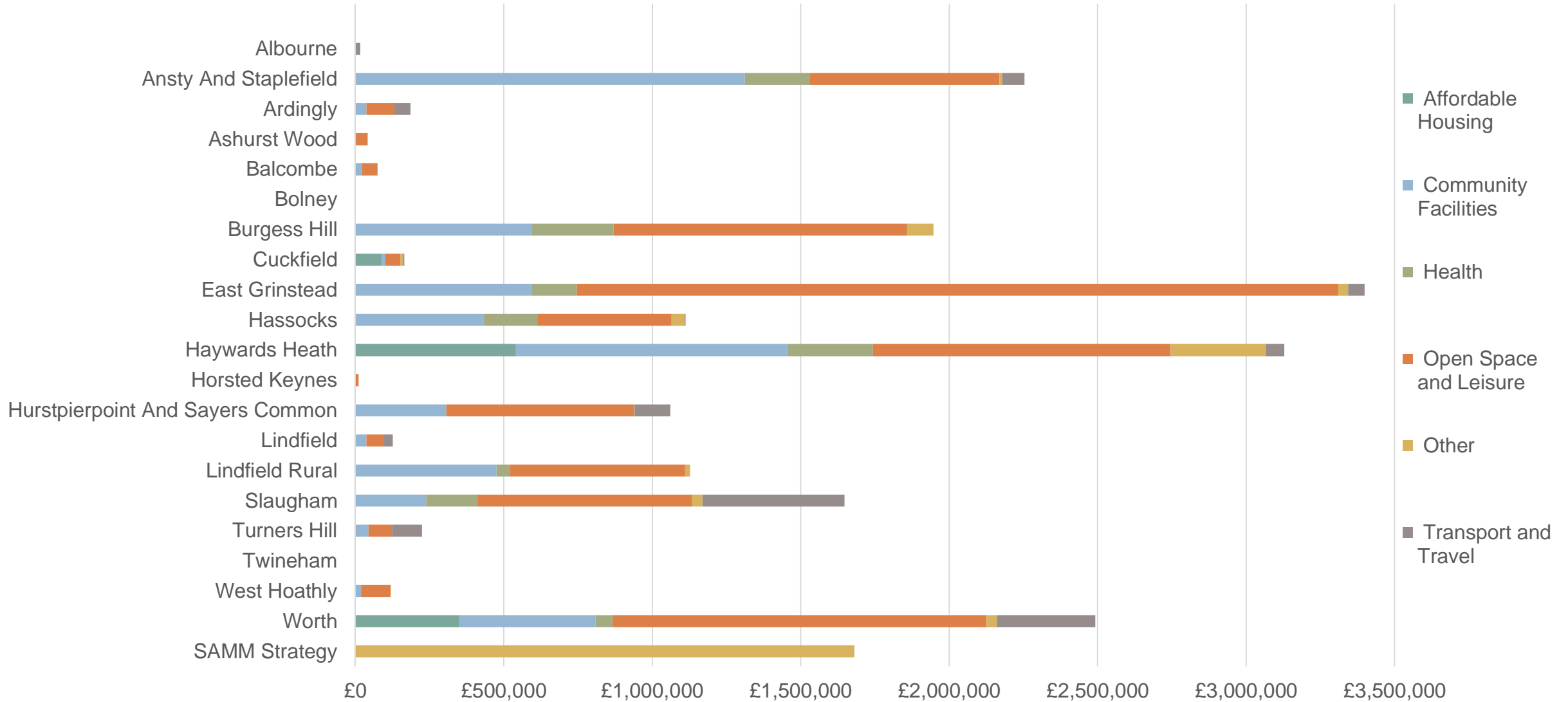
Funds not yet allocated to a specific projects are subject to relevant infrastructure providers coming forward with suitable projects to bid for the funds to be released

The following chart sets out the funds held under each contribution category for each parish across the district.

Funds held for the Strategic Access Management and Monitoring (SAMM) Strategy have been shown separately since the mitigation contribution applies to more than one parish. The funds will be used for ongoing management projects and monitoring on Ashdown Forest in accordance with the [SAMM Strategy](#) in partnership with neighbouring authorities.



Retained Section 106 Funds by location as at 31st March 2023





8. Monitoring fees

Local authorities are allowed to charge a monitoring fee through Section 106 Planning Obligations, to cover the cost of the monitoring and reporting on delivery of that Section 106, for the lifetime of the planning obligation.

The regulations do not prescribe a specific method to set the fee. However, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.

The 2022/2023 fees for monitoring planning obligations are as follows:

- For developments up to 15 dwellings - £150 per obligation
- For larger developments between 16 and 100 dwellings, and including commercial developments - £450 per obligation
- For very large developments over 100 dwellings - £500 per obligation.
Where an obligation is based on triggers, the fee will be £500 per trigger.

On all developments there will be a £300 fee levied for each approval required either by Mid Sussex District Council or West Sussex County Council as set out in the planning obligation. For example, a management plan.

There may be an additional fee for site inspections where land is being transferred to the District Council.

Authorities must report on monitoring fees as part of their Infrastructure Funding Statement.

£36,100 has been collected and spent in respect of administration and monitoring the delivery of planning obligations in 2022/2023. Further details can be found in [Appendix 3](#).



Appendix 1 – Legal requirement

Regulation 121A of the CIL Regulations 2010 (as amended) sets out the requirement to publish an annual Infrastructure Funding Statement. It must include for CIL Charging Authorities the infrastructure list and the CIL report, and for planning obligation Charging Authorities, the section 106 report. Mid Sussex District Council is exclusively a planning obligation Charging Authority.

The matters to be included in such a report are included under schedule 2 of the CIL Regulations 2010 (as amended) and listed in the table below:

3. The matters to be included in the section 106 report for each reported year are —	
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£3,060,516.55
(b) the total amount of money under any planning obligations which was received during the reported year;	£1,987,721.45
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£0
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
(i) in relation to affordable housing, the total number of units which will be provided;	35
(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	n/a
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£1,951,621.45

(f) the total amount of money (received under any planning obligations) which was spent by the authority	£777,783.82
(including transferring it to another person to spend);	£226,285.96
(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	See Section 5
(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	See Section 6
(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0
(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£36,100.00
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year,	£20,817,157.85
and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£2,139,396.30
4. The matters which may be included in the section 106 report for each reported year are—	
(a) summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,	n/a
(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	n/a



Appendix 2 – Categories of contributions

CATEGORY	DEFINITION
Affordable Housing	Affordable housing is defined in the glossary of the NPPF as: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). It includes: Affordable housing for rent; Discounted market sales housing; and other affordable routes to home ownership. Qualifying conditions for each of these routes is set out in the NPPF's glossary. Record the count of units not value.
Bonds (held or repaid to developers)	These include financial securities which will need to be paid at certain trigger points during the development.
Community Facilities	Community facilities can include the provision of buildings and spaces such as village halls, community centres, places of worship, meeting places and libraries. To avoid double counting, health and educational facilities should be recorded under their main categories.
Digital Infrastructure	This includes electronic communications networks, such as next generation mobile technology (such as 5G) and full fibre broadband connections. It also includes radio and electronic communications masts, and the sites for such installations.
Education	This should include all school phases aged 0-19 years, special educational needs (which could involve greater travel distances), and both temporary and permanent needs where relevant.
Flood and Water Management	This includes infrastructure with the purpose of managing the risk of flood and coastal erosion. This can include structural measures to reduce the likelihood and impact of floods, such as hard defences and flood relief works. It can also include soft defences such as green infrastructure (e.g. natural flood management and sustainable drainage systems).

CATEGORY	DEFINITION
Green Infrastructure	Green infrastructure is defined in the NPPF as “a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”. Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and ‘blue infrastructure’ such as streams, ponds, canals and other water bodies. It includes the provision of Suitable Alternative Natural Greenspace (SANG) which is provided to avoid or mitigate the impact of increased human activity on certain habitats and species in protected areas.
Health	This includes facilities needed for primary, secondary and tertiary care.
Highways	This relates to agreements entered into under section 278 of the Highways Act 1980.
Land	This includes land which is provided instead of money.
Open Space and Leisure	Open space is defined in the NPPF as “All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity”. This category can also include formal sports pitches, open areas within a development, linear corridors and country parks.
Section 106 Monitoring Charges	Authorities can charge a monitoring fee through section 106 planning obligations, to cover the cost of monitoring and reporting on the delivery of that section 106 obligation. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees should not be sought retrospectively for historic agreements. They must be reported in the infrastructure funding statement.



CATEGORY	DEFINITION
Transport and Travel	This includes measures to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that deal with the anticipated transport impacts of the development such as new access roads, and roundabouts.
Other	Any infrastructure which doesn't fit in the categories above.



Appendix 3 – Searchable data



**Microsoft Excel
Worksheet**

Click this icon to
access the data



MID SUSSEX
DISTRICT COUNCIL

Web: www.midsussex.gov.uk

Email: planningpolicy@midsussex.gov.uk

Tel: 01444 458166