

Mid Sussex District Council

Annual Infrastructure Funding Statement

For

Community Infrastructure Levy and
Section 106

Reporting Period:

From 01 April 2023 to 31 March 2024

Introduction

About this Statement

This is the Mid Sussex District Council Infrastructure Funding Statement (IFS) 2023/24 which has been prepared in line with legislative requirements. This statement provides an overview of the developer contributions secured, received, allocated and spent by the Council between 1st April 2023 and 31st March 2024.

Mid Sussex District Council secures planning obligations in consultation with other infrastructure providers, including West Sussex County Council. For the purpose of receiving and managing (i.e. spending the funds and overseeing the delivery of the related infrastructure) contributions, responsibilities are set out below:

Mid Sussex District Council	West Sussex County Council
Affordable Housing Community Facilities Health Open Space and Leisure Section 106 Monitoring Charges Other (e.g. Ashdown Forest SAMM, Police, Recycling)	Education Transport and Travel Fire & Rescue Service Library Waste Facilities

Mid Sussex being party to all Section 106 agreements, all monies secured as a result of a planning permission being granted by the Council during the reported year will be detailed within this report. However, with regard to contributions received, allocated and spent, the IFS relates exclusively to funds under the responsibility of the Council. Information on matters such as transport, highways or education can be found with the [West Sussex County Council Infrastructure Funding Statement](#).

The information presented in this report is the most robust information available at the time of publication. Therefore, although accurate at the point of publication, it may be subject to change. It reflects the position as at 31st March 2024 (i.e the end of the monitoring year) and therefore totals are likely to have changed since – changes will be reported in the 2024/25 IFS report.

Definitions

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

- **Secured:** A contribution that has been agreed within a signed legal document. These contributions have not been collected and if the planning application is not implemented, they will never be received and the associated projects will not be delivered alongside the development in question.
- **Received:** A contribution was paid or delivered in line with the signed legal document. Each contribution within section 106 agreements is subject to its own trigger (usually determined by the construction or occupation of a number of units). As a result, the collection of funds, and the subsequent delivery of infrastructure, may occur a number of years after the contribution was secured.
- **Allocated:** Monetary contribution was received and funds were earmarked to a specific project in line with the legal agreement. It will be specified where funds have

been committed by the Council (i.e. subject to a formal decision) and ready for release.

- **Spent:** Contribution was transferred following the production of invoices. The project is underway and will soon be delivered.
- **Financial year:** Unless stated otherwise it refers to the reported year, which for this IFS goes from 1 April 2023 to the 31 March 2024

Section 106 Matters

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

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£7,851,650.04**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

This covers all funds secured via section 106 agreement as a result of planning permissions being granted by the Council. Part of this money may be paid directly to and managed by West Sussex County Council. This includes contributions secured towards education, transport and highways.

It should be noted that obligations are formula-based as described within the [Development Infrastructure and Contributions Supplementary Planning Document](#). Where outline planning permission is granted, the Council is often unable to calculate the amount that will become due until further information becomes known for the development through reserved matter application for example.

- b) The total amount of money received from planning obligations during the reported year was **£8,818,731.66**.

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

- c) The total amount of money received prior to the reported year that has not been allocated is **£13,286.38**.

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

- i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is **119**.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is **21**.

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

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

Covenant Type/Service	MHCLG Type	Deed Signed	Planning Application	Address
Affordable Housing/Affordable Housing	Affordable Housing	08/06/2023	DM/22/1575	Land West Of Selsfield Road, Ardingly, West Sussex
Affordable Housing/Affordable Housing	Affordable Housing	26/07/2023	DM/22/3049	Land East Of Keymer Road And South Of Folders Lane, Burgess Hill, West Sussex
Affordable Housing/Affordable Housing	Affordable Housing	01/08/2023	DM/20/4692	Land South Of St Stephens Church, Hamsland, Horsted Keynes, West Sussex
Affordable Housing/Affordable Housing	Affordable Housing	03/08/2023	DM/22/2880	Land Rear Of Central House, 25 - 27 Perrymount Road, Haywards Heath, West Sussex, RH16 3TP

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£8,821,838.18**. Of this amount **£8,762,038.18** was not spent during the reported year.

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

- f) The total amount of money from planning obligations spent during the reported year was **£2,536,883.83**. Of this amount **£1,872,645.12** was spent by a third party on behalf of Mid Sussex District Council.

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

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

Infrastructure	Allocated	Date Allocated	Unspent
Affordable Housing	£67,015.06	23 May 2023	£67,015.06
Local Community Infrastructure	£0.51	07 November 2023	£0.51

Infrastructure	Allocated	Date Allocated	Unspent
Lindfield Medical Centre	£38,727.63	05 February 2024	£38,727.63
SAMM - Interim Strategy	£30,425.88	14 August 2023	£30,425.88
SANG - East Court & Ashplats Wood	£44,037.05	23 May 2023 to 21 December 2023	£44,037.05
Haywards Heath - Northlands Wood Medical Centre	£38,727.64	05 February 2024	£38,727.64
Burgess Hill - Improvements to Queens Crescent LEAP	£1,007.71	24 July 2023	£1,007.71
Burgess Hill - Queens Crescent - Kickabout	£5,017.47	28 June 2023 to 24 July 2023	£5,017.47
Burgess Hill - St Johns Park - Kickabout	£846.37	24 July 2023	£846.37
Burgess Hill - St Johns Park - Play	£1,007.72	24 July 2023	£1,007.72
Cuckfield - Whitemans Green - Formal Sport Provision	£17,902.16	22 December 2023	£17,902.16
East Grinstead - Imberhorne Recreation Ground - Play	£28,900.60	16 May 2023 to 19 February 2024	£28,900.60
East Grinstead - Imberhorne Rec - Kickabout	£24,277.07	16 May 2023 to 19 February 2024	£24,277.07
East Grinstead - King Georges Field	£701.87	31 July 2023	£701.87
East Grinstead - King Georges Field - Kickabout	£320.39	31 July 2023	£320.39
East Grinstead - Orchard Way - Play	£701.87	31 July 2023	£701.87
East Grinstead - Orchard Way - Kickabout	£320.39	31 July 2023	£320.39
East Grinstead - Brooklands Park - Play	£701.87	31 July 2023	£701.87
East Grinstead - Brooklands Park - Kickabout	£320.41	31 July 2023	£320.41
East Grinstead - Imberhorne Rec changing facilities	£154,228.38	10 July 2023	£154,228.38

Infrastructure	Allocated	Date Allocated	Unspent
East Grinstead - East Court - Junior pitch drainage	£15,745.51	14 August 2023	£15,745.51
East Grinstead - Age UK Day Centre Building (Glen Vue) - improvements	£1,132.09	31 July 2023	£1,132.09
East Grinstead - Burial Provision	£79,891.87	10 July 2023 to 31 July 2023	£79,891.87
East Grinstead - Allotment reprovision	£1,284.25	31 July 2023	£1,284.25
East Grinstead - Moatfield Surgery	£23,824.91	10 July 2023	£23,824.91
East Grinstead - Judges Close - Health	£23,824.91	10 July 2023	£23,824.91
Haywards Heath - Victoria Park - Parks Improvements	£7,078.72	15 May 2023	£7,078.72
Haywards Heath - Victoria Park - Kickabout	£5,946.13	15 May 2023	£5,946.13
Haywards Heath - Clair Hall - improvements to facilities	£14,229.26	15 May 2023	£14,229.26
Bolney Rec (Batchelors Field) - Playspace	£30,538.27	03 April 2023	£30,538.27
East Grinstead - Mount Noddy Recreation Ground - Kickabout	£320.39	31 July 2023	£320.39
East Grinstead - De La Warr Rec/Lingfield Road Rec - Play	£13,749.02	14 August 2023	£13,749.02
East Grinstead - Chequer Mead - Improvements	£68,127.22	10 July 2023 to 31 July 2023	£68,127.22
East Grinstead - Improved wayfinding	£14,838.26	19 February 2024	£14,838.26
East Grinstead - Additional Allotments	£1,284.26	31 July 2023	£1,284.26
East Grinstead - Installation of CCTV at King Georges Field	£10,246.16	14 August 2023	£10,246.16

Infrastructure	Allocated	Date Allocated	Unspent
East Grinstead - Ship Street Surgery	£23,824.91	10 July 2023	£23,824.91
Healthcare improvements for Hassocks area	£104,627.70	27 July 2023	£104,627.70
Haywards Heath - Victoria Park - Formal sport provision	£12,160.80	15 May 2023	£12,160.80
Haywards Heath - Hurstwood Lane Provision of a country park	£16,130.20	15 May 2023	£16,130.20
Lindfield Common Public Toilets	£38,416.92	05 February 2024	£38,416.92
Scaynes Hill - Millennium Centre - Improvements	£58,997.64	05 February 2024	£58,997.64
Pease Pottage - Finches Field - Formal sport	£208,666.63	06 April 2023	£208,666.63
Crawley - K2 Leisure Centre - Additional parking	£208,666.62	06 April 2023	£208,666.62
Handcross - Ouse Valley GP Surgery - Provision of services	£70,607.26	06 April 2023	£70,607.26
Southgate GP Practice - Provision of services	£70,607.26	06 April 2023	£70,607.26
Provison of services at NHS Community Hub	£70,607.27	06 April 2023	£70,607.27
Crawley Down Village Hall - Improvements	£11,446.08	08 September 2023	£11,446.08
Crawley Down Primary School Safety Zone	£23,026.53	08 September 2023 to 19 January 2024	£23,026.53
Pound Hill Surgery/Copthorne Surgery - Extension or improvements	£55,958.54	13 February 2024	£55,958.54
Bolney - Rawson Hall - Improvements	£16,463.81	03 April 2023	£16,463.81
East Grinstead - Jubilee Community Centre - Improvements	£30,374.23	16 May 2023 to 19 February 2024	£30,374.23

Infrastructure	Allocated	Date Allocated	Unspent
East Grinstead - De La Warr Rec/Lingfield Road Rec - Kickabout	£11,549.28	14 August 2023	£11,549.28
Burgess Hill - Park Centre - Improvements	£2,847.85	28 June 2023 to 24 July 2023	£2,847.85
East Grinstead - Cycling facilities at St Margaret's Loop	£8,221.21	16 May 2023	£8,221.21
Bolney Rec (Batchelors Field) - kickabout	£8,653.52	03 April 2023	£8,653.52
Lindfield Common - formal sport facilities	£135,841.16	05 February 2024	£135,841.16
Hassocks - Police	£101,552.90	27 July 2023	£101,552.90
Hassocks Health Centre - redesign or replacement	£104,627.70	27 July 2023	£104,627.70
East Grinstead - Imberhorne Rec 9v9 pitch drainage	£22,610.40	19 February 2024	£22,610.40
Balcombe Skateboard Park	£6,523.51	23 May 2023	£6,523.51
Balcombe Rec - Improvements to pitch drainage	£6,523.51	23 May 2023	£6,523.51
Balcombe Rec Playspace	£14,353.99	23 May 2023	£14,353.99
Balcombe Rec - Kickabout	£17,087.78	23 May 2023	£17,087.78
Balcombe - The Victory Hall - Improvements	£5,901.05	23 May 2023	£5,901.05
Balcombe - Traffic Calming Scheme	£4,459.87	23 May 2023	£4,459.87
East Grinstead - Mount Noddy Rec - Formal sport facilities	£728.07	31 July 2023	£728.07
Burgess Hill - Centre for Outdoor sport	£3,825,937.31	18 April 2023 to 28 June 2023	£3,825,937.31
SAMM - Joint Strategy	£29,426.30	22 May 2023 to 30 January 2024	£29,426.30
Gypsy and Traveller Sites in Mid Sussex	£480,989.41	27 July 2023	£480,989.41
Additional or improved Football Pitch in Hassocks Parish	£184,773.37	27 July 2023	£184,773.37

Infrastructure	Allocated	Date Allocated	Unspent
Additional or improved Tennis Court Provision in Hassocks Parish	£184,773.36	27 July 2023	£184,773.36
East Grinstead - Formal sport facilities at the Kings Centre	£728.07	31 July 2023	£728.07
Capital improvements for Complementary Community NHS Services in East Grinstead area	£16,699.55	08 September 2023	£16,699.55
Crawley Down - Pitch drainage at the Haven Field Sports Field	£26,354.67	08 September 2023	£26,354.67
SANG - Hill Place Farm - Management	£25,907.00	22 May 2023 to 30 January 2024	£25,907.00
SANG - Hill Place Farm - Monitoring	£1,631.00	23 May 2023 to 30 January 2024	£1,631.00
SANG - Hill Place Farm - Bluebell Railway	£9,233.00	22 May 2023 to 30 January 2024	£9,233.00
Burgess Hill - St Johns Park - Formal Sport facilities	£2,307.98	24 July 2023	£2,307.98
Burgess Hill - Burners Close - Kickabout provision for older children	£4,171.09	28 June 2023	£4,171.09
Burgess Hill - Folders Meadow play area- Improvements to play equipment	£9,930.69	28 June 2023	£9,930.69
Burgess Hill - Cherry Tree - Towards improvements	£2,174.37	28 June 2023	£2,174.37
Burgess Hill - Cyprus Hall - Towards improvements	£2,847.85	28 June 2023 to 24 July 2023	£2,847.85
Burgess Hill - For the Place & Connectivity Programme	£85,554.80	03 May 2023 to 24 July 2023	£85,554.80
Upgrade facilities at Bolney Cricket Club	£37,901.03	03 April 2023	£37,901.03

Infrastructure	Allocated	Date Allocated	Unspent
Extension to greenspace at Batchelors Field	£21,441.01	03 April 2023	£21,441.01
Haywards Heath - Tim Farmer Recreation Ground - Formal sport facilities	£12,160.79	15 May 2023	£12,160.79
Haywards Heath - Gamblemead - kickabout area	£5,946.12	15 May 2023	£5,946.12
Haywards Heath - Rookery View - Kickabout Area	£5,946.12	15 May 2023	£5,946.12
Haywards Heath - Gamblemead - Play Area	£7,078.72	15 May 2023	£7,078.72
Haywards Heath - Rookery Farm - Play Area	£7,078.72	15 May 2023	£7,078.72
East Grinstead - Formal sport facility improvements at Imberhorne Lane Rec	£12,629.87	16 May 2023	£12,629.87
Balcombe - Formal sport training facilities	£6,523.51	23 May 2023	£6,523.51
Balcombe - Towards improvements to the Parish Rooms	£5,901.05	23 May 2023	£5,901.05
Balcombe - Additional cemetery provision	£4,459.87	23 May 2023	£4,459.87
Balcombe - Upgrade footpath 8 (path to access Ardingly Reservoir)	£4,459.87	23 May 2023	£4,459.87
Burgess Hill - St Johns Church Hall/Cafe	£673.49	24 July 2023	£673.49
Hassocks - Off site open space	£64,131.92	27 July 2023	£64,131.92
East Grinstead - Formal sport facilities at Kings Centre	£728.08	31 July 2023	£728.08
East Grinstead - The Dakins (Pavilion Way) - Kickabout	£320.39	31 July 2023	£320.39

Infrastructure	Allocated	Date Allocated	Unspent
East Grinstead - The Dakins Pavilion Way) - Play	£701.85	31 July 2023	£701.85
East Grinstead - Mount Noddy - Play	£701.87	31 July 2023	£701.87
Cuckfield - Rugby Football Club Pavilion at Whitemans Green	£10,267.27	22 December 2023	£10,267.27
Worth - Formal sport provision at King George Playfield Field, Copthorne	£12,401.21	19 January 2024	£12,401.21
Worth - Parish Hub in Borers Arm Rd, Copthorne	£7,113.12	19 January 2024	£7,113.12
Scaynes Hill - New allotment provision in Scaynes Hill	£38,416.91	05 February 2024	£38,416.91
Provision of health services serving Copthorne	£55,958.53	13 February 2024	£55,958.53
Community Engagement Worker	£52,066.12	12 March 2024	£52,066.12
CfCS maintenance	£1,254,277.44	26 March 2024	£1,254,277.44

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

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

Infrastructure	Spent	Date Spent
About the Place - Public Art Project	£39,434.47	28 February 2022 to 10 January 2024
Burgess Hill - King's Weald Community Building - Minor alterations	£821.00	13 December 2021 to 16 May 2023
Burgess Hill - Centre for Outdoor sport	£509,720.00	16 February 2023 to 19 March 2024
Lindfield - Hickmans Lane Pavilion refurbishment	£54,928.58	02 August 2023 to 12 February 2024
Lindfield Tennis Club - Upgrade court surface	£57,618.30	November 2023
MSDC - Electric Vehicle Charging Points - EG, HPP, HH, Lindfield, Hassocks, Cuckfield	£1,716.36	15 February 2023 to 18 October 2023

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

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was **£59,800.00**.

i) The total amount of money retained at the end of the reported year is **£27,328,564.92**.

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

Of this amount retained an amount of **£3,480,214.13** has been retained for long term maintenance.

Appendix 1 – 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).
Green Infrastructure	<p>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”.</p> <p>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.</p>

Category	Definition
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.
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.