



**Wates Developments Limited
Land West of Turners Hill Road and
South of Huntsland,
Crawley Down,
West Sussex**

Draft Heads of Terms for Section 106 Agreement – December 2024

The planning obligations listed below have been prepared in the light of Policy DP20 of the Mid Sussex Local Plan 2014 – 2031, Policy CDNP01 of the Crawley Down Neighbourhood Plan January 2016 and policy DPI2 of the Submission Draft Mid Sussex Local Plan 2021 – 2039 (Dec 2023). The substance of the draft Heads of Terms also reflects initial advice received from officers at Mid Sussex District Council and the comments received from Worth Parish Council, Natural England and WSCC Highways during pre-application discussions.

The draft planning obligations set out below will only be included in the Section 106 Agreement to the extent justifiable in planning policy terms, in particular paragraph 58 of the NPPF and regulation 122 of the Community Infrastructure Levy Regulations 2010. This will be established following further discussions with officers. This draft assumes that the site will not be subject to Community Infrastructure Levy or any other similar charge. If this is not the case the applicant reserves the right to withdraw or amend any of the planning obligations listed below:

- The provision of up to 60 affordable units¹ (30%) – to be 75% social and affordable rent and 25% affordable ownership products.
- The nomination rights for the affordable housing units will be such that the affordable units will in the first instance be made available to people in housing need with an appropriate connection to Crawley Down/ Worth Parish. Thereafter the nomination rights will, if necessary, cascade down to those in need in the neighbouring parishes in Mid Sussex.
- A minimum of 4% of the affordable units to be identified as M4(3) (2) (b) dwellings.
- All dwellings to meet M4(2) standards.
- 2% of all dwellings will be set aside for Self Build.
- The provision of up to a minimum of 13.5ha of formal and informal recreational open space across the site as a whole including 2 x Local Equipped Areas of Play and 3 x Local Areas or 'Play on the Way' which together equate to 0.13ha.
- Contributions towards improvements to/ provision of new sports and leisure facilities in Crawley Down, which could include, but are not limited to:
 - New Cricket Pavilion on Sandy Lane with facilities for ladies teams.
 - The enhancement of the facilities at the King George V Recreation Ground.
 - Improvement to the Haven Centre and its sports facilities.
- Contributions towards improvements to/ provision of community facilities in Crawley Down, which could include, but are not limited to:
 - New Cricket Pavilion on Sandy Lane with facilities for ladies teams.
 - The enhancement of the facilities at the King George V Recreation Ground.
 - Improvement to the Haven Centre and its sports facilities.

¹ Assuming 200 dwellings are accommodated on site – if not then 30% of the number of dwellings that are accommodated on the site.

- Contributions towards improvements to existing cycle and pedestrian routes linking the proposed development to Crawley Down and surrounding countryside, including:
 - improved surface treatment of the Worth Way and shared cycleways adjacent to both of the proposed vehicular accesses serving land south of Huntsland.
 - A new signal controlled crossing on Turners Hill Road adjacent to the southern access point as well as provision of dropped kerb / tactile paving crossings on Turners Hill Road and Vicarage Road.
 - A traffic calming scheme on Turners Hill Road incorporating visual narrowing's and repeater roundels displaying the speed limit on the carriageway - aimed at reducing speeds and improving safety (and the feeling for safety) for pedestrians and cyclists.
- Contributions to support and enhance existing bus accessibility, including but not limited to:
 - Bus stop improvements including bus shelters, raised kerbs and seating.
 - Increased service frequency on service 272 on Saturday evenings and Sundays, noting that there is currently no service at these times.
- The provision of one car club vehicle for three years, with three years free membership for new residents of the site.
- The implementation of a Travel Plan to encourage use of sustainable transport modes.
- A contribution towards highway improvements and mitigation measures arising as a result of the proposed development, including but not limited to:
 - A new signal controlled crossing on Turners Hill Road adjacent to the southern access point as well as provision of dropped kerb / tactile paving crossings on Turners Hill Road and Vicarage Road.
 - A traffic calming scheme on Turners Hill Road incorporating visual narrowing's and repeater roundels displaying the speed limit on the carriageway - aimed at reducing speeds and improving safety (and the feeling for safety) for pedestrians and cyclists.
 - Various works to adjacent roads as presented in Drawings ITB9155-GA-056A and 059.
- Either the provision on site of allotments or a contribution towards the enhancement of the existing off site facilities in Crawley Down.
- A contribution towards Strategic Access Management and Monitoring (SAMM).
- Contributions towards nursery, primary, secondary and sixth form educational facilities within Crawley Down / 5km of the site.
- Contributions towards Library Services within Crawley Down / 5km of the site.
- Contributions towards Youth services within Crawley Down / 5km of the site.
- Contributions towards Community Learning within Crawley Down / 5km of the site.
- Contributions towards Social Care within Crawley Down / 5km of the site.
- Contributions towards Waste and Recycling facilities.
- Contributions towards the Local Primary Care Trust for use at the Crawley Down Health Centre or within 5km of the site
- The Payment of the District Council's reasonable legal costs in entering the section 106 agreement and administering it, up to a maximum limit.
- Contributions to be paid in instalments.
- Contributions to be subject to indexation.
- Any contributions not spent within 5 years to be repaid to the developer.