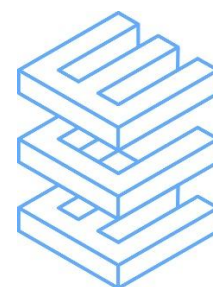


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|-----------------|------------------------------|-----------------|---------|
| <b>Client</b>   | Remmus                       |                 |         |
| <b>Project</b>  | College Lane, Hurstpierpoint |                 |         |
| <b>Document</b> | Draft Heads of Terms         | <b>Revision</b> | Rev A   |
| <b>Date</b>     | 03 September 2026            |                 |         |
| <b>Author</b>   | S Lower                      | <b>Checked</b>  | S Sykes |



## Draft Heads of Terms

Land between No. 149 and No. 161, College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AF

These Draft Heads of Terms have been prepared in support of the full planning application for the erection of six dwellings with associated access, parking, landscaping, drainage infrastructure and associated works at land between Nos. 149 and 161 College Lane, Hurstpierpoint.

The Heads of Terms identify the planning obligations which may be secured through a Section 106 Agreement pursuant to Section 106 of the Town and Country Planning Act 1990, subject to confirmation by Mid Sussex District Council, West Sussex County Council and the relevant consultees.

The final form and extent of any obligations will be subject to the statutory tests applicable to planning obligations and agreement between the parties.

## Draft Heads of Terms

### 1. Education – Primary

Provision for an appropriate financial contribution towards additional primary education capacity serving the development, where demonstrated to be necessary by West Sussex County Council.

### 2. Education – Secondary

Provision for an appropriate financial contribution towards additional secondary education capacity serving the development, where demonstrated to be necessary by West Sussex County Council.

### 3. Education – Sixth Form

Provision for an appropriate financial contribution towards additional sixth-form education capacity serving the development, where demonstrated to be necessary by West Sussex County Council.

### 4. Library Provision

Provision for an appropriate financial contribution towards improvements to library facilities serving the development, where demonstrated to be necessary by West Sussex County Council.

### 5. Sustainable Transport and Active Travel

Provision for an appropriate contribution towards sustainable transport and/or active travel infrastructure necessary to mitigate the transport impacts of the development.

### 6. Formal Sports Provision

Provision for an appropriate contribution towards the improvement or enhancement of formal outdoor sports facilities serving the development.

7. Informal Recreation / Kickabout Provision

Provision for an appropriate contribution towards the improvement, enhancement or provision of informal recreation and kickabout facilities serving the development.

8. Children's Play Space

Provision for an appropriate contribution towards improvements to children's play facilities serving the development.

9. Community Buildings

Provision for an appropriate contribution towards improvements to community buildings and facilities serving the development.

10. Local Community Infrastructure

Provision for an appropriate contribution towards local community infrastructure required to mitigate the impacts of the development.

11. Biodiversity Net Gain

The development will secure the required Biodiversity Net Gain in accordance with the submitted Biodiversity Net Gain Assessment, Biodiversity Metric and Habitat Management and Monitoring Plan.

The precise mechanism for securing Biodiversity Net Gain will be agreed with the Local Planning Authority.

Summary

These Heads of Terms are submitted on a without prejudice basis and are intended to provide a framework for discussion with Mid Sussex District Council and West Sussex County Council.

The inclusion of an obligation within these Draft Heads of Terms does not constitute acceptance that the obligation is necessary in its final form. Each obligation, including the purpose, amount, calculation methodology and payment trigger, will be subject to consideration against the relevant statutory tests and the consultation responses received during determination of the planning application.

The Applicant is willing to enter into an appropriately drafted Section 106 Agreement to secure those obligations demonstrated to be necessary to make the development acceptable in planning terms.