

**Contact:**

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**Your Ref:** APP/D3830/W/24/3344121  
**Our Ref:** DM/23/3114

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The Planning Inspectorate  
Major Casework  
Temple Quay House  
2 The Square  
Bristol  
1. BS1 6PN

Dear Kerr Brown,

**Town and Country Planning Act 1990**  
**Appeal by Churchill Retirement Living**  
**Site Address: 68 And 70 Keymer Road Hassocks West Sussex BN6 8QP**

I refer to the above appeal. The appointed Inspector has asked for a statement from the Local Planning Authority (LPA) to justify the infrastructure contributions that have been sought for the development. This letter and the statement from West Sussex County Council (WSCC) provide the justification for the infrastructure sought from the appellants.

**1.0 Background**

- 1.1 The Planning Act 2008 defines what is meant by the word 'infrastructure'. Section 216 of this Act provides a list of infrastructure but it is clear that this list is not exhaustive. That fact is demonstrated by the use of the word 'includes' prior to the list being set out. The glossary to the Mid Sussex District Plan 2014-2031 defines infrastructure as follows: 'Includes roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; and open spaces'. A copy of the District Plan is listed as core document A1. On page 120 of the District Plan is a table providing examples of what is meant by Infrastructure.
- 1.2 The development plan for this part of Mid Sussex is the Mid Sussex District Plan 2014-2031 and the Hassocks Neighbourhood Plan. Policy DP20 in the District Plan refers to infrastructure provision. The District Council adopted supplementary planning document (SPD) entitled Development Infrastructure and Contributions, dated October 2019. The SPD sets out the basis for calculating infrastructure contributions and the thresholds that will be applied for requiring infrastructure contributions.
- 1.3 The required sums are calculated by reference to the SPD.

## **2.0 Relevant Development Plan Policies**

- 2.1 District Plan Policy DP20 sets out the need for necessary infrastructure to either exist or be provided to support proposed residential development. It provides for Legal Undertakings and/or Agreements to be required in appropriate circumstances and for provision of necessary infrastructure to be secured by means of financial contributions.

## **3.0 District Council Infrastructure**

### **3.1 Formal Sport**

In the case of this development, a financial contribution of £11,750 (now £1,471 due to viability) is required toward formal sport facilities in Adastra Park. Adastra Park provides a wide range of sports facilities including football, cricket, stoolball, tennis and bowls. Local clubs use these facilities and provide opportunities for residents of all ages to play, spectate and take part in social activities. The park is owned and managed by Hassocks Parish Council who have a masterplan for the site and a Councillor working group who are overseeing improvements. They are currently planning to carry out drainage improvements to the recreation ground as it becomes waterlogged which affects the pitch sports.

### **3.2 Community Buildings**

The provision of community facilities is an essential part of the infrastructure required to service new developments to ensure that sustainable communities are created. In the case of this development, a financial contribution of £17,690 (now £2,179 due to viability) is required to make improvements to Adastra Hall. Adastra Hall is a well-used community centre which offers a range of activities which would appeal to older people such as U3A, Womens Institute, short mat bowls, table tennis and light opera. It is fully booked and being used to capacity so the trustees have embarked on a programme to extend the building. They have recently put on an extension to create a larger meeting room on the ground floor and are continuing to fundraise to make improvements to the toilets and create additional space on the first floor.

- 3.3 In terms of the scale of contribution required, these figures are calculated on a per head formulae based upon the number of units proposed and average occupancy (as laid out in the Council's Development and Infrastructure SPD) and therefore is commensurate in scale to the development. The Council maintains that the contributions sought as set out are in full accordance with the requirements set out in Circular 05/2005 and in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

### **3.4 Local Community Infrastructure**

The contribution towards Clayton Green Recreation Ground Car Park upgrading and/or allotments of £21,842 (now £2,723 due to viability) is required as these facilities are only a 4 minute drive from the site and therefore likely to be used by residents of the development.

#### **4.0 Non-District Council Infrastructure**

- 4.1 In addition to infrastructure that is provided by the District Council, there is a requirement under the District Councils Development and Infrastructure Contributions SPD for developments to contribute to infrastructure that is provided by external bodies. In the case of this application the external body is West Sussex County Council. The County Council have already provided a statement of compliance but also wish to add further information regarding the Active Travel Improvements.

*'As stated in the Active Travel strategy, generally they are schemes which encourage more walking, wheeling and cycling locally, particularly for shorter journeys and this helps to reduce congestion on our already busy road network and mitigate the impact of new development. We'll also help improve air quality and create safer, more pleasant places to live, work and do business. By creating safe and well-maintained pavements, cycle routes, and pedestrian crossings, individuals feel more secure and confident in walking, wheeling or cycling more often. Contributions are required towards these schemes and we have successfully secured funding from many developments for these types of improvements throughout the county because the schemes and our method of calculation clearly meet the three CIL tests..*

*At the moment we are designing pedestrian improvements, such as a pedestrian crossing on Keymer Road, which is in the vicinity of the development and is intended to directly benefit the residents of the new development. There will be an increase in footfall going east/west on the south side of Keymer Road predominantly coming from east of Orion parade where the development is located and is therefore directly related to the development.'*

#### **4.0 Conclusion**

- 4.1 Mid Sussex District Council contends that the infrastructure contributions and obligations set out are in full accordance with the requirements of the National Planning Policy Framework (2019) and sections 122 and 123 of the Community Infrastructure Levy Regulations 2010 and requests that the Inspector includes these requirements, should it be determined that the appeal is allowed, and planning permission is granted.

Yours sincerely

Mrs Susan Dubberley  
Senior Planning Officer