

RELEASE OF S.106 CONTRIBUTIONS FOR HAYWARDS HEATH LOCAL COMMUNITY INFRASTRUCTURE .

REPORT OF Contact Officer	Divisional Leader for Commercial Services & Contracts David Terry, Landscape Contracts Manager, Landscapes Email: david.terry@midsussex.gov.uk Tel: 01444 477439
Wards affected	Haywards Heath - Franklands
Key decision	Yes

Purpose of Report

1. Mid Sussex District Council (MSDC) is requesting the release of S106 Local Community Infrastructure (LCI)

Recommendation

2. It is recommended that £68,761.63 is released to MSDC from Local Community Infrastructure contributions arising from St. Francis, Haywards Heath - Anscombe Wood Regeneration Contribution
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Background

3. The land currently referred to as Anscombe Wood is a site of a translocated habitat. Crest Nicholson's development to the east of Haywards Heath included a section of land that was designated Ancient Woodland. Whilst the land didn't contain any trees, the soil retains the designation of Ancient Woodland.
4. Ancient Woodland soil will still hold the bacteria and sclerotium that are an integral aspect of woodlands. The current biological profile of the soil can be dated to match the period when this was full woodland.
5. Anscombe Wood was transferred to the Council in 2014 and a sum of £50,000 that was later increased by £5,500, from the developer was provided to regenerate the woods with native tree plantings. The sum with inflation has risen to £68,761.63 under the terms of the S106 agreement.
6. When the soil was translocated there were also a number of Birch whips that were translocated at the same time. Unfortunately, this has resulted in the wood developing as a monoculture. This will need to be corrected through the regeneration programme to provide a more diverse mixed species woodland.
7. The existing vegetation on the land where the soil was spread is now dominated by Gorse, which is now crowding out the woodland understory. This will also need to be thinned out as part of the regeneration programme.
8. The regeneration plan will divide the woodland into compartments to introduce diversity into the age range of the trees. This is important to retain the habitat value of the woodland through the various stages regeneration.
9. A woodland plan has been established and access created into the woodland and, in summary, includes the following tasks:
 - Gorse bashing
 - Thinning the current mono-culture of Silver Birch (one sixth of the site each year)
 - Selective new tree planting

- Cutting and reducing the hedge along Fox Hill
 - Grass cutting a ride through the site
 - Supplying a gate and stile for maintenance access on the north and a stile to the south east.
10. These works will be implemented over a six year period in line with the phased compartment plan (Appendix 1).

Financial Implications

8. This project is considered to represent an appropriate expenditure of the Local Community Infrastructure contributions from the agreement below that was provided for woodland regeneration.

S106 Agreement		
P35/317 ST Francis HH - Anscombe Wood Regeneration Contribution		
Total	£68,761.63	

Legal Implications

9. The project conforms to the requirements of the Section 106 Agreement and is considered is considered to be beneficial.
11. It is proposed the decision be submitted for approval in the next Budget Management Report.
12. Decisions on the distribution of Section 106 monies up to £25,000 are delegated to individual Cabinet Members in the Council's Constitution.