# RELEASE OF S106 DEVELOPER CONTRIBUTIONS FOR THE BURGESS HILL PLACE AND CONNECTIVITY PROGRAMME

REPORT OF Divisional Leader for Planning and Economy

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Wards affected

Key decision No

#### **Purpose of Report**

 This report seeks approval to release committed Section 106 (S106) developer contributions to MSDC to facilitate the delivery of agreed projects within the Burgess Hill Place and Connectivity Programme.

#### Recommendation

2. It is recommended that £403.2k Local Community Infrastructure contributions; and £112.4k Formal Sports/ Miscellaneous contributions (towards the Green Circle) arising from developments listed in Tables A-C, totalling £515.6k be released to MSDC to fund these projects.

## **Background**

- 3. The Burgess Hill Place and Connectivity Programme is a coordinated investment package of public realm, connectivity and sustainable transport infrastructure improvements. The Place and Connectivity Programme is part of and is integral to the sustainable delivery of the Burgess Hill Growth Programme.
- 4. In December 2018, the Coast to Capital Local Enterprise Partnership (LEP) approved an allocation of £10.92m of Local Growth Funding (LGF), with a 50% match funding requirement, to support the delivery of the Place and Connectivity Programme. The £10.92m match funding requirement is met from private sector direct delivery and S106 financial contributions. The agreements identified in this report are committed as match funding towards the Place and Connectivity Programme.
- 5. The Place and Connectivity Programme will deliver:
  - Public realm and connectivity enhancements at Burgess Hill and Wivelsfield railway stations
  - Public realm and connectivity improvements in Burgess Hill Town Centre
  - Connectivity between the Northern Arc and key destinations in Burgess Hill
  - Connectivity between the Victoria Business Park and key destinations in Burgess Hill
  - Connectivity between Burgess Hill and Haywards Heath
  - Connectivity between surrounding villages and key destinations in Burgess Hill
  - Connectivity between the A2300 corridor and key destinations in Burgess Hill
- 6. In June 2019, Cabinet Grants Panel approved the transfer of £485,768 S106 contributions held at MSDC, to WSCC, to facilitate delivery of the Place and Connectivity Programme (see background papers). This transfer was not made as the funding was not required at that stage by WSCC.
- 7. The S106 funding is now required by MSDC to match fund the delivery of Phase 1 projects within the Place and Connectivity Programme. The principle of this has been agreed by the Burgess Hill Growth Programme Board, chaired by the Chief Executive of MSDC and attended by senior representatives from MSDC and WSCC, for spend on project delivery by MSDC during financial year 2021/22.

## **Financial Implications**

8. The projects are considered to represent an appropriate expenditure of Local Community Infrastructure (LCI) contributions from the agreements listed in Table A:

<u>Table A – Local Community Infrastructure agreements</u>

S106 Agreement			
P35/491	Folders Meadow, Folders Lane	£22,085.45	
P35/658	Land North of Maltings Park	£52,425.56	
P35/658b	Land North of Maltings Park (Phase 2)	£9,173.43	
P35/710	Land at Keymer Brick & Tile	£138,378.36	
P35/716	Land on the Eastern Side of Manor Road	£36,505.15	
P35/732	Land at Westhill	£5,949.02	
P35/769	Land east of Kings Way	£103,762.48	
P35/781	Land at Dairycrest, 10 Mill Road, Burgess Hill	£3,545.69	
PL12-000331	Land at 88 Junction Road	£4,325.00	
PL12-000682	Osborne House, Station Road	£8,075.00	
PL13/Kingshead	Land at Kings Head Public House	£7,675.00	
PL13-000386	Land at 76 Victoria Road	£6,975.00	
PL13-000560	Land at Summerfold Hse,152 Leylands Rd	£4,311.67	
	Total LCI contributions	£403,186.81	

9. The projects are considered to represent an appropriate expenditure of a formal sport contribution towards the Green Circle from the agreement listed in Table B:

Table B - Formal Sports agreement

S106 Agreement				
PL12-001583	88 Folders Lane	£85,223.42		
	Total Formal Sports contributions	£85,223.42		

10. The projects are considered to represent an appropriate expenditure a miscellaneous contribution towards the Green Circle from the agreement listed in Table C:

S106 Agreement		
P35/491	Folders Meadow, Folders Lane	£27,130.11
	Total Miscellaneous contributions	£27,130.11

11. Oversight of S106 fund expenditure will be maintained by the Burgess Hill Growth Programme Board with the allocation of S106 funding for specific projects required to be agreed by the Board. S106 expenditure will be maintained by the Board via monitoring updates (on at least a quarterly basis). This is in addition to monitoring of all S106 expenditure which is reported annually.

#### **Legal Implications**

- 12. The Burgess Hill Place and Connectivity Programme is considered to represent appropriate expenditure of the contributions from the agreements listed in Tables A-C. S106 funding will be released under the terms of the agreement.
- 13. The projects are considered beneficial to the local community.

### **Background Papers**

Cabinet Grant Panel Report – 18 June 2019

Release of s106 developer contributions for the Burgess Hill Place and Connectivity Programme