

Settlement Type | Category 3 – Medium Sized Village

- Ardingly

SA25: Land West of Selsfield Road 70 dwellings							
Infrastructure Category	s106 Category	Provision	Potential Project	Estimated Cost or Contribution	Funding Mechanism	Delivery Lead	Source of Calculation
Transport	Sustainable transport (TAD)	Off-site		£123,025	s106	WSCC	Estimated contribution provided by WSCC
Transport		Off-site	Bus stop RTPI provision on existing highway on Selsfield Road	£15,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		On-site	Provision of on-site passenger information including summary Real-Time Passenger Information (RTPI) for bus and rail services	£20,000	s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Contribute towards improvements in cycling facilities between Ardingly and Haywards heath, with a particular focus on safety and signage		s106	WSCC	Project and estimated cost provided by WSCC
Transport		Off-site	Highways mitigation - Junction impact at Selsfield Road/Vowels Lane		s106	WSCC	Project and estimated cost provided by WSCC

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Education	Education (Early Years)	Off-site		£250,000	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the provision of a 30 place nursery at £50,000 per pupil for strategic sites
Education	Education (Primary)	Off-site		£583,345	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of the build cost of a 2FE primary school (420 places at £10, £23,810 per primary pupil) for strategic sites
Education	Education (Secondary)	Off-site		£339,068	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £27,679 per secondary pupil
Education	Education (6th Form)	Off-site		£79,430	s106	WSCC	Estimated contribution provided by WSCC and determined using the WSCC calculator based on £30,019 per 6th form pupil

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Education	Education (SEND)	Off-site		£150,259	s106	WSCC	Estimated contribution provided by WSCC and determined on the basis of provision of a 60 place non-ambulant primary together with the cost of a 60 place non-ambulant secondary at a total cost of £24.7m (£205,834 per place) on strategic sites
Health	Health	Off-site		£82,225	s106	CCG	Estimated cost has been determined using the CCG's s106 calculator for contributions to NHS/GP provision, based on the National Tariff Payment System
Community facilities	Community buildings (SPD)	Off-site		£54,600	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Community facilities	Library	Off-site	Haywards Heath library	£28,266	s106	WSCC	Cost has been determined using WSCC's contributions calculator based on 30sqm per 1000 persons (in Burgess Hill, East Grinstead and Haywards Heath) at £5,384 per square metre

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Community facilities	LCI	Off-site		£61,950	s106	MSDC	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Sport and recreation	Formal sport	Off-site	Ardingly Recreation Ground	£95,200	s106	Town/Parish Council	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (LEAP)	Off-site	Ardingly Recreation Ground	£83,160	s106	Town/Parish Council	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation	Playspace (NEAP/Kickabout)	Off-site	Ardingly Recreation Ground	£69,860	s106	Town/Parish Council	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5; MSDC suggested project
Sport and recreation			Public open space		s106	Developer	

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Emergency services and community safety	Fire & Rescue	Off-site		£8,750	s106	WSCC	Estimated cost provided by WSCC and determined on the basis of £125 per dwelling
Emergency services and community safety	Police	Off-site		£8,505	s106	Sussex Police	MSDC calculation from Development Infrastructure & Contributions SPD (2018) based on average occupancy of 2.5
Habitats Regulations Assessment mitigation	SANG	Off-site		£118,370	Condition & legal agreement	MSDC	MSDC calculation from East Court & Ashplats Wood SANG Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Habitats Regulations Assessment mitigation	SAMM	Off-site		£183,960	s106	MSDC	MSDC calculation from Interim SAMM Strategy assuming all dwellings would be a 3-bed market home to align with average occupancy
Utility services		Off-site	Reinforcement of the sewerage network		Developer	Water company	
				£2,354,973			