



Horsham
District
Council

Horsham District Council Infrastructure Funding Statement

2024/2025

1. Introduction

- 1.1 Each year, local planning authorities that have received developer contributions publish an infrastructure funding statement summarising their developer contributions and setting out how they intend to use those contributions.
- 1.2 The CIL Charging Area covered by this Financial Contributions Statement comprises the area of Horsham District, except those parts in the south of the District that fall within the boundaries of the South Downs National Park. The South Downs National Park Authority is a CIL Charging Authority in its own right.
- 1.3 This Infrastructure Funding Statement covers the financial year 1 April 2024 to 31 March 2025.
- 1.4 Horsham District Council collects developer contributions through the Community Infrastructure Levy and section 106 agreements (known as 'planning obligations').

The Community Infrastructure Levy (CIL)

- 1.5 The CIL is a charge which is payable on new development. Most new development which creates 100 square metres of floorspace or more, or creates a new dwelling, is liable for CIL. Horsham District Council implemented a [CIL Charging Schedule](#) in October 2017 which sets out the CIL rates applicable to development in our area.
- 1.6 Local planning authorities must use CIL to fund *'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'*. There is also a neighbourhood portion of CIL – 'Local CIL' – which is similarly able to fund infrastructure but can also be used to support the development of the local council's area by funding *'anything else that is concerned with addressing the demands that development places on an area'*. Under 'Local CIL', a CIL charging authority must pass 15% of local CIL receipts to the parish council for the area where a CIL liable development takes place, rising to 25% if the parish has a Neighbourhood Plan in place. In unparished areas, the CIL charging authority can spend equivalent amounts in the locality, following engagement with local communities.

Section 106 planning obligations

- 1.7 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision of or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

2. Community Infrastructure Levy Report

- 2.1 A CIL charge is payable either within 60 days of the commencement of development, or within the terms of an instalment policy set by the CIL charging authority. Horsham District Council's instalment policy is shown in table 1 below:

Table 1:

Total CIL liability	Proportion of CIL liability to be paid
Up to £20,000	100% within 60 days of commencement
£20,001 to £50,000	50% within 60 days of commencement
	50% within 90 days of commencement
£50,001 to £250,000	50% within 90 days of commencement
	50% within 180 days of commencement
£250,001 to £500,000	25% within 90 days of commencement
	25% within 180 days of commencement
	25% within 360 days of commencement
	25% within 540 days of commencement
£500,001 or more	25% within 180 days of commencement
	25% within 360 days of commencement
	25% within 540 days of commencement
	25% within 720 days of commencement

- 2.2 The CIL Demand Notice however sets out the whole sum payable and the instalments required, therefore CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year. In addition, developments can be altered through further planning permissions over time.

- 2.3 CIL Report:

Regulation		
1(a)	The total value of CIL set out in all demand notices issued in the reported year ¹	£2,073,089.82
1(b)	The total amount of CIL receipts for the reported period	£1,354,323.84
1(c)	The amount of CIL receipts collected prior to the reported period but which have not been allocated	£6,987,345.76
1(d)	The amount of CIL receipts collected prior to the reported period which have been allocated	£2,246,395.67
1(e)	The total amount of CIL expenditure for the reported year	£280,439.65
1(f)	The total amount of CIL receipts which were allocated but not spent during the reported year	£NIL

¹ Most recent Demand Notice per application only

1(g)(i) Summary details of the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;

To date Horsham District Council has passed more than £2 million to Parish Councils to support development of their local areas.

Arrangements for spending the Council's CIL funds were agreed by Cabinet in November 2019 and updated in March 2025. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and sets the planning framework for the period until 2031. The Government requires all local planning authorities to review their Local Plan and the Horsham District Local Plan 2023 - 2040 was formally submitted to the Planning Inspectorate in July 2024, accompanied by an Infrastructure Delivery Plan (IDP).

The IDP is a key document forming part of the evidence base of the Local Plan and the Council's CIL Charging Schedule that assesses the quality and capacity of infrastructure within the local planning authority area and sets out the infrastructure likely to be required to support development and growth across the district. In line with the Council's [CIL governance arrangements](#), projects need to have been identified in the IDP to be considered for CIL funding.

The IDP is an iterative document that needs to be updated on a regular basis. Therefore, while the Local Plan examination process is ongoing, the Council has adopted an Interim IDP to inform and support the delivery of development and associated infrastructure in the short to medium term and to support the spending of CIL.

The Interim IDP identifies what infrastructure projects the Council understands are likely to be needed to support new growth within the district in lieu of a new Local Plan. This has enabled the Council to move forward and identify potential projects to receive CIL funds. It is anticipated that the assessment of the projects will take place across the Winter 2025/26 period, and those allocated CIL funding will be collated into a CIL Spending Plan.

Regulation		
1(g)(ii)	The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£NIL
1(g)(iii)	The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£67,716.19 5%
1(h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	£NIL (Please see 1(g)(i) above)
1(i)i	The amount of CIL passed to any Parish Council under regulation 59A (duty to pass CIL to Parish Councils) or 59B (cash equivalent of a land/infrastructure payment paid to a Parish Council)	£212,723.46
1(i)ii	The amount of CIL passed to any person to apply to funding infrastructure (regulation 59(4) e.g. County Council)	£NIL (Please see 1(g)(i) above)

Table 2 – breakdown of CIL passed to Parish Councils during 2024/25:

Parish Council	Amount Passed
Ashurst Parish Council	£289.19
Billingshurst Parish Council	£6,470.60
Cowfold Parish Council	£6,082.27
Henfield Parish Council	£7,945.75
Nuthurst Parish Council	£14,841.74
Pulborough Parish Council	£17,287.97
Southwater Parish Council	£13,077.13
Storrington and Sullington Parish Council	£32,019.51
Thakeham Parish Council	£90,600.61
Warnham Parish Council	£14,084.91
West Chiltington Parish Council	£6,758.14
West Grinstead Parish Council	£375.00
Warnham Parish Council	£2,890.64
Total	£212,723.46

1(j) Summary details of the receipt and expenditure of CIL to which regulation 59E (recovery of CIL from Parish Councils) or 59F (CIL retained for unparished areas) applied during the reported year including -

- (i) The total CIL receipts in 2024-25 that regulations 59E and 59F applied to
£13,802.61
- (ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item:

Of the CIL received in the reported year in respect of regulation 59F (CIL retained for unparished areas), £13,802.61 was retained at the end of the reported year (regulation 59F). No CIL was recovered from any Parish Council (regulation 59E).

Horsham District Council and representatives of the unparished area of Horsham Town have worked closely to establish CIL governance arrangements for the area. Led by Horsham Blueprint, engagement took place with the local community and bids for the CIL collected for the unparished area of Horsham Town were received. Due to the timing of the allocations, details of the successful projects will be reported in future Infrastructure Funding Statements. A second round of bidding is currently underway.

Of the CIL received in previous years in respect of regulation 59F (CIL retained for unparished areas), £161,543.29 was retained at the end of the reported year (regulation 59F). No CIL was recovered from any Parish Council (regulation 59E).

Regulation		
1(k)	Summary details of any notices served in accordance with regulation 59E, including -	
	(i) The total value of CIL receipts requested from each parish council	£NIL
	(ii) Any funds not yet recovered from each parish council at the end of the reported year	£NIL

1(l)	The total amount of -	
	(i) CIL receipts received in 2024-25 retained at the end of the reported year (other than those to which 59E or 59F applied);	£1,060,081.58
	(ii) CIL receipts from previous years (up to 31 March 2024) retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£7,110,562.97
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£13,802.61
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year;	£161,543.29

CIL Infrastructure List / CIL Spending Plan

Arrangements for spending the Council's CIL funds were agreed by Cabinet in November 2019 and updated in March 2025. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and sets the planning framework for the period until 2031. The Government requires all local planning authorities to review their Local Plan and the Horsham District Local Plan 2023 - 2040 was formally submitted to the Planning Inspectorate in July 2024, accompanied by an Infrastructure Delivery Plan (IDP).

The IDP is a key document forming part of the evidence base of the submitted Local Plan and the Council's CIL Charging Schedule that assesses the quality and capacity of infrastructure within the local planning authority area and sets out the infrastructure likely to be required to support development and growth across the district. In line with the Council's [CIL governance arrangements](#), projects need to have been identified in the IDP to be considered for CIL funding.

The IDP is an iterative document that needs to be updated on a regular basis. Therefore, while the Local Plan examination process is ongoing, the Council has adopted an Interim IDP to inform and support the delivery of development and associated infrastructure in the short to medium term and to support the spending of CIL.

The Interim IDP identifies what infrastructure projects the Council understands are likely to be needed to support new growth within the district in lieu of a new Local Plan. This has enabled the Council to move forward and identify potential projects to receive CIL funds. It is anticipated that the assessment of the projects will take place across the Winter 2025/26 period, and those allocated CIL funding will be collated into a CIL Spending Plan.

In the meantime, the Council's Interim Infrastructure Delivery Plan provides an indication of the current infrastructure projects or types of infrastructure which the Council intends will be, or may be, wholly or partly funded by CIL, and can be viewed [here](#).

3. Section 106 Report

3.1 Further detail on the Council's approach to securing planning obligations and affordable housing from new development across the district is set out in our '[Planning Obligations and Affordable Housing Supplementary Planning Document](#)'.

3.2

(a) Total amount of money to be provided under any planning obligations which were entered into in the reported year

Excluding section 106 monitoring fees, £724,215 has been secured under planning obligations entered into in the reported year where the amounts to be collected have been set out within the relevant section 106 agreements. These are shown in Table 3 below.

Table 3:

Application	Type	Amount
DC/22/2077	Offsite Tree Mitigation Works Contribution	£99,570
DC/22/2077	Traffic Regulation Order Contribution	£8,322
DC/21/2180	Travel Plan Auditing Fee	£3,500
DC/23/0701	Affordable Housing	£245,000
DC/23/0701	Milford Grange Country Park Contribution	£20,000
DC/23/0701	Offsite Air Quality Mitigation Contribution	£5,000
DC/23/0701	Offsite Highways and PROW Improvement Contribution	£25,000
DC/21/2233	Bramber Brooks Contribution	£109,500
DC/21/2233	Upgrade to Downs Link Contribution	£80,000
DC/21/2233	PROW Contribution	£10,000
DC/21/2233	White Bridge Contribution	£100,000
DC/22/1815	Air Quality Offset Contribution	£3,327
DC/24/0622	Bus Stop Upgrade Contribution	£14,996
	Total	£724,215

Please note that the above figures are potential as their receipt relies on the relevant scheme coming forward, triggers being reached and/or other factors that may affect development. Please also note that not all these figures take the effect of index linking into account.

A total of £42,103.74 has been secured for the Council's (and where relevant the County Council's) costs of monitoring planning obligations, which the Council charges by virtue of its powers under S111 of the Local Government Act 1972 and S1 of the Localism Act 2011.

(b) Total amount of money under any planning obligations which was received during the reported year

£650,797.14

(c) Total amount of money under any planning obligations that was received before the reported year which has not been allocated by the authority

All section 106 funds are allocated to a category, for example, affordable housing, education or community facilities, however not all funds have been allocated to a particular project within that category. Where a request to apply section 106 funds to a project has either been approved through the Council's section 106 funding procedures, or a specific project is identified within the relevant legal agreement, those funds are considered allocated.

£15,637,211.15 was received before the reported year and has not yet been allocated to a specific project. Of this, £13,793,759.71 are District Council contributions and, of the total £12,250,823.87 is for the purposes of affordable housing provision in Horsham district.

Horsham District Council has delivered and supported the provision of 14 new affordable rented homes this year. In addition, we are working in partnership with Saxon Weald to bring forward several new affordable housing projects, some of which we anticipate delivering within the next year.

Affordable homes continue to be delivered through section 106 requirements on larger developer sites and by Registered Providers using section 106 financial contributions. Where financial contributions are secured instead of onsite affordable housing, the Council uses these funds to support the delivery of additional affordable rented homes. Although these affordable housing funds are currently classed as unallocated, they will be committed to schemes identified in the Council's capital programme.

Due to water neutrality requirements, development across the district remains significantly constrained, resulting in lower delivery numbers this year and likely for future years. The Council therefore aims to use section 106 funding to help deliver further affordable rented homes on sites with existing planning permission, increasing onsite affordable housing provision wherever feasible.

We are also working in partnership with several Registered Providers to explore retrofitting opportunities for existing homes that are at risk of disposal because they no longer meet required standards. This approach helps retain vital affordable housing stock within the district, including larger family homes.

Horsham District Council also collects and holds section 106 funds on behalf of West Sussex County Council for Education, Fire, Library and Transport, pending a request for their release from the County Council. West Sussex County Council will produce its own Infrastructure Funding Statement and this should be referred to for the most up to date information in respect of the allocation of West Sussex Council Contributions.

District Council / Other categories:	
Affordable Housing	£12,250,823.87
Air Quality	£4,723.00
Community Facilities	£112,530.33
Community Halls and Buildings	£39,104.61
Health	£136,444.24
Refuse and Recycling	£181,754.39
Open Space, Sport and Recreation	£149,681.06
Other (Community Infrastructure)	£893,646.62
Public Art	£25,051.59
Total	£13,793,759.71

(d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:

(i) In relation to affordable housing, the total number of units which will be provided:

155*

*Includes the number of affordable housing units required by the Affordable Housing Schemes for outline planning permission DC/21/2233 and full planning permission DC/22/1815 (which were granted in the reported year, however at the time of this report, have not yet submitted these details).

(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided:

None

Other non-monetary obligations:

Application Reference	Obligation
DC/21/0501	Water Neutrality
DC/21/1931	Water Neutrality
DC/21/2039	Water Neutrality
DC/21/2148	Water Neutrality
DC/21/2172	Restriction on Construction Water Neutrality
DC/21/2180	Affordable Housing Obligations Water Neutrality
DC/21/2233	Affordable Housing Obligations Highway Works Management Company Public Open Space LEAP Provision Open Amenity Space Provision Water Neutrality
DC/22/0435	Water Neutrality
DC/22/0695	Water Neutrality
DC/22/0867	Water Neutrality
DC/22/1059	Water Neutrality
DC/22/1458	Travel Plan
DC/22/1538	Water Neutrality
DC/22/1815	Affordable Housing Obligations Management Company

	Open Amenity Land LAP
DC/22/2010	Affordable Housing Obligations Water Neutrality
DC/22/2077	Offsite Tree Mitigation Works Parking Street Survey
DC/22/2118	Water Neutrality
DC/22/2257	Landscape and Biodiversity Management Plan Biodiversity Enhancement Plan Biodiversity Method Statement Tree Veteranisation Scheme Floodlighting Scheme
DC/23/0030	Water Neutrality
DC/23/0450	Water Neutrality
DC/23/0460	Water Neutrality
DC/23/0701	Travel Plan Marketing Plan Over 55s Housing Water Neutrality
DC/23/1133	Public Art Strategy Framework Travel Plan Water Neutrality Biodiversity and Ecology Management Plan
DC/23/1235	Water Neutrality
DC/23/1806	Water Neutrality
DC/23/1873	Water Neutrality
DC/23/1943	Water Neutrality
DC/23/2144	Water Neutrality
DC/23/2301	Water Neutrality
DC/24/0284	Restriction on Implementation
DC/24/0498	Water Neutrality
DC/24/0504	Biodiversity Gain Plan Habitat Creation and Enhancement Works Biodiversity Gain Monitoring Reports
DC/24/0622	Travel Plan Travel Plan Co-Ordinator Biodiversity Gain Plan Habitat Management and Monitoring Plan

	Habitat Creation and Enhancement Works Biodiversity Gain Monitoring Reports
DC/24/1053	Water Neutrality
DC/24/1289	Biodiversity Gain Plan Habitat Management and Monitoring Plan Habitat Creation and Enhancement Works Biodiversity Gain Monitoring Reports

- (e) Total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. (This figure includes financial contributions which have been allocated to reflect they are to be used for a specific project identified in the relevant legal agreement).

£466,219.87

- (f) Total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)

£958,368.60

- (g) In relation to money (received under planning obligations) which was allocated by the authority in 2024/25 but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item:

Project Name	Remaining allocated
Jubilee Fields Drainage Report	5,752.80
Expansion of Billingshurst Doctors Surgery	10,789.22
Synthetic pitch at Weald School	5,052.64
Bus Shelter A281 Woodmancote	153.34
SRTS The Weald (Pathway Station Road Community Gardens)	30,550.00
Improvements to Affordable Housing unit 4 Jolesfield Cottages	72,740.14
Improvements at Community Centre at Kilnwood Vale	76,850.23
Southwater Cemetery Extension Maintenance	99,568.00
Park Way Air Quality Monitoring Station	19,149.49
Monster Play Area Bin	207.61
Broadbridge Way Recycling Bin	923.95
LTIP0340 Henfield Active Travel to School	38,396.25
Defra Air Quality Grant Task 2 - Storrington Air Quality Management Area	36,093.00
Southwater Ghyll MUGA Improvements	56,395.00
Allotment Improvements inc. fencing, raised beds and access (Billingshurst)	13,598.20
Total	466,219.87

(h) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend) summary details of –

- i. The item of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Project Name	Amount
Skate Ramp Jubilee Fields	148,798.13
Jubilee Fields Drainage	2,887.20
School Safety Zone The Weald School	7,476.51
Highwood Play Area (FIRST LEAP)	2,252.16
Food waste collection project	18,888.00
Waste & Recycling Routeware Software	27,880.00
Improvements at The Holbrook Club	26,519.62
Forest radar speed gun	2,807.99
Alders Copse	2,385.09
Safer Routes to School Improvements Riverside Walk Storrington - Feasibility Study	25,255.00
Pulborough Pigeon Gate Bridge - Feasibility Study	25,000.00
Henfield Active Travel to School Improvements - Feasibility Study	25,000.00
Safer Routes to School The Weald - feasibility Study	25,000.00
Roffey Millenium Hall Equipment	2,805.33
Henfield commuted sum	2,676.82
Rusper Second Court Improvements	33,800.00
Rusper Court Basketball Post	915.00
Horsham Quiet Ways	7,296.53
Southwater Ghyll Toilet Improvements	46,649.21
Public Right of Way Wiston Footpath 2704 1	2,477.09
The Hornets Play Area commuted sum	76.45
Speed Radar Equipment	1,232.95
West Chiltington Lane/B2133 junction improvements	43,994.00
Woodmancote Play Area (Blackstone Playing Field)	1,773.00
Bus Shelter A281 Woodmancote	4,166.66

Lower Station Road Recreation Ground entrance improvements	8,976.40
Billingshurst Open Space Commuted Sum	3,534.97
Forge Way Play Area commuted sum	123.73
Broadbridge Heath Football Club pavilion improvements	20,000.00
Improved drainage for grass cricket field and car park at Broadbridge Heath Cricket Club	4,110.00
Forest School Bus Infrastructure Improvements	94,530.78
Inclusive Play Roundabout Kingsfield	3,491.18
Roffey Cricket Club Changing Facilities	2,268.00
TRO Roffey Corner junction parking restrictions	5,319.56
Police Contribution North Horsham Development	73,620.38
School Safety Zone - Slinfold Primary	25,979.07
Provision of footpath on Blakes Farm Rd from bridge to Hangmans Hill Roundabout	228,401.82
TOTAL	958,368.63

- ii. The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);

£NIL

- iii. The amount of money (received under planning obligations) spent in respect of monitoring in relation to the delivery of planning obligations.

£15,830

- (i) Total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance ("commuted sums"), also identify the amount of commuted sums separately.

£34,404,490 of which £2,049,066 is allocated for the purposes of longer-term maintenance ("commuted sums").



The Holbrook Club





Rusper Sports Court



Broadbridge Heath Football Club

