

## **HORSHAM DISTRICT COUNCIL FINANCIAL CONTRIBUTIONS STATEMENT 2019/20**

### **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 2019 to 31 March 2020.
- 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 fund ‘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'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 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, often resulting in revised Demand Notices being issued.

### 2.3 CIL Report:

Regulation		
1(a)	The total value of CIL set out in all demand notices issued in the reported year	£1,556,040.98
1(b)	The total amount of CIL receipts for the reported period	£1,693,304.78
1(c)	The amount of CIL receipts collected prior to the reported period but which have not been allocated	£453,875.32
1(d)	The amount of CIL receipts collected prior to the reported period which have been allocated	£124,579.75
1(e)	The total amount of CIL expenditure for the reported year	£290,757.94 <sup>1</sup>
1(f)	The total amount of CIL receipts which were allocated but not spent during the reported year	£NIL

<sup>1</sup> Regardless of when received, including 'Local CIL' allocations both where spent by the charging authority under CIL regulation 59E and 59F, and where passed to parish/town councils under regulation 59A or 59B, whether subsequently spent or not by that council. Also includes CIL passed to external organisations under regulation 59(4) whether subsequently spent or not; CIL spent on administration of CIL; CIL "expenditure" in regard to any land and infrastructure payment received as "In-Kind" CIL payments from the point any development on the land is commenced or completed, and CIL refunded due to overpayments.

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;

Horsham District Council has so far provided over £206,000 to Parish Councils to deliver infrastructure within their local areas. Given the timetable of the new local plan the Council has not yet spent any of its strategic proportion of the CIL.

The Horsham District Planning Framework (HDPPF) was adopted in November 2015, and sets the planning framework for the period until 2031. A review of the local plan is underway, with Regulation 19 due to be published in February 2021. Once complete the new 'Horsham District Local Plan' will be adopted for the period to 2037 alongside an updated Infrastructure Delivery Plan; a document which sets out what infrastructure is required to support new development across the area in accordance with the Local Plan.

Arrangements for spending CIL funds were agreed by the Council in January 2020. These include the need for a project to have been identified in the Council's Infrastructure Delivery Plan for it to be considered for CIL funding. Projects included in the Infrastructure Delivery Plan will then be prioritised and those identified as being of the highest priority to receive CIL funding will be set out in a 'CIL Spending Plan'.

The allocation of CIL funds to particular projects will therefore take place following adoption of the new Local Plan and updated Infrastructure Delivery Plan to ensure that the resulting 'CIL Spending Plan' is based on the most up to date information about the infrastructure that is required to support development of the area.

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;	£84,665.24 (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)	£206,092.7 (Further details are provided in Table 2 below)
1(i)ii	The amount of CIL passed to any person to apply to funding infrastructure (regulation 59(4) eg. County Council)	£NIL

Table 2 – breakdown of CIL passed to Parish Councils during 2019/20:

Parish Council	Amount Passed
Billingshurst Parish	£47,641.51
Broadbridge Heath Parish	£35,940.32
Cowfold Parish	£12,139.08
Lower Beeding Parish	£632.05
North Horsham Parish	£11,052.71
Rudgwick Parish	£1,608.75
Rusper Parish	£4,255.72
Slinfold Parish	£3,856.14
Steyning Parish	£2,694.86
Thakeham Parish	£56,294.04
West Chilmington Parish	£29,977.53
<b>TOTAL</b>	<b>£206,092.70</b>

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

- (i) The total CIL receipts that regulations 59E and 59F applied to; and
- (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

The proportion of the CIL receipts collected in 2019/20 from developments in the unparished area of Horsham Town, which are retained by Horsham District Council to be spent in consultation with the local area, is £33,216.13. No CIL was recovered from any Parish Council.

Horsham District Council is liaising with the unparished area of Horsham Town to establish how the funds collected for this area will be used, and therefore no local CIL for the unparished area has yet been allocated or spent.

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 2019/20 retained at the end of the reported year (other than those to which 59E or 59F applied);	£1,575,423.41
	(ii) CIL receipts from previous years (up to 31 March 2019) retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£533,045.72

Regulation			
	(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£33,216.13
	(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year;	£16,486.60

### CIL Infrastructure List

- 2.4 Regulation 121A(1)(a) requires the Infrastructure Funding Statement to include a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL.
- 2.5 A review of the local plan is underway, with Regulation 19 due to be published in February 2021. Once complete the new 'Horsham District Local Plan' will be adopted for the period to 2037 alongside an updated Infrastructure Delivery Plan; a document which sets out what infrastructure is required to support new development across the area in accordance with the Local Plan.
- 2.6 Arrangements for spending CIL funds were agreed by the Council in January 2020. These include the need for a project to have been identified in the Council's Infrastructure Delivery Plan for it to be considered for CIL funding. Projects identified in the Infrastructure Delivery Plan will then be prioritised and those of the highest priority for receiving CIL funding will be set out in a 'CIL Spending Plan'.
- 2.7 The allocation of CIL funds to particular projects will therefore take place following adoption of the new Local Plan and updated Infrastructure Delivery Plan to ensure that the resulting 'CIL Spending Plan' is based on the most up to date information about the infrastructure that is required to support development of the area.
- 2.8 It is anticipated that the new Local Plan will be adopted in June 2022 however in the interim, the Council's existing Infrastructure Delivery Plan (2016) sets out the types of infrastructure and infrastructure projects which have already been identified as being required to support development during the plan period to 2031 and continues to be relevant. The current Infrastructure Delivery Plan lists projects which have already been identified as being potentially wholly or partly funded by the CIL and can be viewed [here](#).
- 2.9 Following adoption of the new Horsham District Local Plan and the update to the current Infrastructure Delivery Plan, projects seeking to receive CIL funding will be prioritised and listed within a 'CIL Spending Plan'. The Infrastructure Delivery Plan will be reviewed every three years and the 'CIL Spending Plan' updated accordingly.

### 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 Section 106 report::

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

£349,621 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/17/2835	Affordable Housing	103,108
DC/18/1849	Affordable Housing	91,600
DC/18/2095	Sustainable Transport	7,500
DC/18/2514	Sustainable Transport	30,000
DC/18/2687	Sustainable Transport	10,000
DC/18/2687	Sustainable Transport	100,000
DC/19/0839	Affordable Housing	7,413
	<b>Total</b>	<b>£349,621</b>

In addition, further Affordable Housing contributions have been secured where the sums to be received have not been set out within the legal agreement, for example, where the development benefits from outline planning permission with detailed applications to follow. Where exact sums are not known, an estimate is required which is provided in Table 4 below:

Table 4:

Application	Type	Estimate
DC/18/1792	Affordable Housing	£54,388 <sup>2</sup>
DC/18/2095	Affordable Housing	£21,000 <sup>3</sup>
DC/18/2514	Affordable Housing	£751,778 <sup>4</sup>
	<b>Total</b>	<b>£827,166</b>

---

<sup>2</sup> Estimate based on measured floorspace of site plan (exc. garages) x £155 (5-14 dwellings) in line with *Planning Obligations and Affordable Housing SPD*

<sup>3</sup> The requirement to provide an increased level of affordable housing on site will only be activated if the existing business ceases to exist or is sold. Any fraction of a whole affordable housing unit will be met through an affordable housing commuted sum. Estimate based on half of an estimated average dwelling of 75sqm (37.5sqm x £280 (15+ dwellings) in line with *Planning Obligations and Affordable Housing SPD*)

<sup>4</sup> Only payable if units not disposed of to a Registered Provider. Estimate based on CIL floorspace measurements (minus garages) x £280 (20 dwellings) in line with *Planning Obligations and Affordable Housing SPD*

A total of £7,415 has been secured for the Council's administrative 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.

Total: £1,235,229

(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 these figures do not take into account the effect of indexation).

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

£5,622,497 (£5,615,082 plus £7,415 of section 106 monitoring fees)

(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 scheme within that category. Where a request to apply section 106 funds to a project has been approved through the Council's section 106 funding procedures, or a scheme is identified within the relevant legal agreement, the funds will be released to that scheme following a request made through the Council's section 106 funding procedures. Once that process is complete those funds are considered to be allocated.

£16,937,696 was received before the reported year and has not yet been allocated to a specific project.

Of this, £14,416,312 is for the purposes of affordable housing provision in Horsham district.

The Council uses section 106 affordable housing contributions to support the delivery of affordable rented homes. In addition, since the creation of the Council's affordable housing company, additional sites have been identified to be delivered using section 106 funds.

While the above affordable housing funds are currently classed as unallocated in the Council's section 106 database, (and are therefore reported as such in this Statement), these funds will be used towards affordable housing schemes which have been set out in the Council's capital programme. There are also further affordable housing schemes currently at design stage which will seek to secure planning permission in 2021/22 and will be funded through section 106 obligations. As requests for release of the section 106 funds are made through the Councils' section 106 funding procedures, the relevant sums will be allocated in the database and reported as such in future Statements.

Horsham District Council also collects and holds funds on behalf of West Sussex County Council for Education, Fire, Library and Transport, pending a request for their release by the County Council. Horsham District Council is currently holding £1,741,322 of County Council funds which have not been allocated.

Table 5 - summary of unallocated sums by category:

Category	Total
West Sussex County Council categories:	
Education	£482,533
Fire and Rescue	£92,936
Libraries	£22,043
Transport	£1,143,810
<b>Total</b>	<b>£1,741,322</b>
District Council categories:	
Affordable Housing	£14,416,312
Community Facilities	£297,791
Community Halls and Buildings	£38,936
Health	£81,347
Refuse and Recycling	£136,978
Open Space, Sport and Recreation	£209,635
Public Art	£15,374
<b>Total</b>	<b>£15,196,373</b>

(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:

116

(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/18/2514	<p>Highway works scheme comprising:</p> <ul style="list-style-type: none"> <li>i. Additional speed warning or regulatory signage on new sign posts along Brighton Road</li> <li>ii. An upgrade of the north bound bus stop and the provision of a hard standing and new post with sufficient drainage and a dropped kerb and tactile paved crossing on the west and east side of Brighton Road which is opposite Woodside Close</li> <li>iii. Provide a new bell mouth access to the site and dropped kerb tactile paving</li> <li>iv. Initial clearance of the existing footway route to the existing bus shelter on the north side of Partridge Green Road (B2116) through clearance and trimming back the overgrown verge only insofar as the same falls within publically maintainable highway or in the ownership of the County Council.</li> </ul>



Application Reference	Obligation
DC/18/2687	Highways works scheme comprising: <ul style="list-style-type: none"> <li>i. Widening of pedestrian footway on the southern side of Parsonage Road to 2 metres width between Wimblehurst Road and the railway line</li> <li>ii. Safeguarding of land shown on Plan 4 for a minimum of 10 years on Parsonage Road to enable the widening of the footway to 3 metres</li> </ul>
DC/18/2687	Provision of open amenity space comprising existing and proposed areas of green space, retained trees and public shared space which will include the green edge, communal green space and the pedestrian priority square.
DC/18/2687	LAP provision (local area of play)
DC/18/2687	LEAP provision (local equipped area of play)
DC/18/2687	Minimum of 5,000 sqm of employment floorspace for uses within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (and a requirement to submit a reserved matters application for a minimum of a further 2,500 sqm).

- (e) Total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure

£2,122,108

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

£4,718,633

- (g) In relation to money (received under planning obligations) which was allocated by the authority in 2019/20 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	Amount remaining
Copsale Village Hall	133.61
Replacement and upgrading of equipment at the skate park in Stakers Lane, Southwater	31.10
Commuted Sum Highwood BMX Facility	40,000.00
Window enhancements to Southwater Leisure Centre	6,060.28
Southwater Country Park	12,265.68
Southwater Leisure Centre improvements	15,011.14

Project	Amount remaining
PROW Improvement BW1670	4,729.09
Books and ICT equipment St Peters C of E School	246.00
All weather surface upgrade on Downs Link	7,540.00
Forest School Bus Infrastructure Improvements	156,505.67
Cycle route Horsham to Southwater	48,135.00
School Safety Zone Comptons Lane Forest School	8,468.22
Forest School Cycle and Pedestrian Facilities Long Section	16,585.40
Horsham Bus Infrastructure	2,080.00
Safer Routes to School Shipley Primary	28,325.00
Cycle routes linking schools Thakeham to Storrington	3,770.00
PROW IMPROVEMENT - BW2370	5,400.00
Relocation and expansion of Shelley Primary School to 2FE	213,768.00
TRO Five Oaks Rd Edwards Close left in left out	5,000.00
New play area at Broadbridge Heath Village Centre	100,000.00
Safer Routes to Schools Wickhurst Green Primary	10,419.82
Lower Station Road Recreation Ground entrance improvements	8,976.40
Five benches from Bramber Bridge to St Botolphs	120.50
Broadacres Southwater Skate/BMX Commuted Sum	117,137.07
Broadacres Southwater MUGA Commuted Sum	117,137.07
Henfield Library Improvements – Stock	4,333.00
Travel Vouchers, Henfield	31,933.05
Local community bus service, Henfield	21,288.71
Safer Routes to School - Heron Way	7,430.00
Riverside Walk to Downs Link Cycle Route	61,505.05
LYND CROSS CYCLING IMPROVEMENTS	2,295.00
Safer Routes to School - Leechpool, Northolmes & Northlands	19,406.00

Project	Amount Remaining
New Equipment at Roffey Millennium Hall	400.40
Bennetts Field car park improvements outdoor gym and ball court improvements	50,154.98
All Weather Pitch at Tanbridge House School	696,858.86
Bus Infrastructure Crawley to Roffey/Horsham	3,390.00
Improve public transport Brinsbury Campus Chichester College	20,942.55
Billingshurst Allotments	771.92
School Safety Zone - Slinfold Primary	25,979.07
North Southwater to Christ's Hospital upgrade of existing bridleway BP1662 to all weather surfaces	52,888.00
Cycle facilities on Worthing Rd to the Southwater schools	5,593.27
Replacement of 4 double teaching spaces (total 8)	4,983.71
Enhancements to main hall at Southwater Leisure Centre	68,265.42
School Crossing Signs Southwater Junior and Infant Academy	1,463.00
Safer Routes to School Southwater	19,580.00
Cycle scheme Upper Beeding to Steyning	3,319.68
Crossing and footpath on A283 Washington	7,200.00
Safer Routes to Schools West Chiltington School	41,207.47
Safer routes to school Partridge Green	43,073.05
Indoor Caving Colgate Scout Camp	1.00

(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) which was spent, and the amount spent on each item;

Project	Spent
Bennetts Field Changing Room	6,836.02
Payment to Countryside 4 additional Affordable Housing	80,800.00

Safer Routes to School Colgate	8,566.58
New phone lines at Henfield Medical Centre	25,492.00
WSCC Barrington Road Cycling Improvements	3,496.91
WSCC Carfax Cycling Improvement	34,179.15
WSCC Fitzalan Rd/Godwin Cycling	29,104.05
WSCC Park Road Cycling Improvements Design	3,541.00
Temp Accommodation Apartments Bishopric	56,834.06
3 Bus Shelters Pulborough	14,382.50
Improvements to Billingshurst Scout Hut	80,952.00
3 new mini pitches and goals Billingshurst Football Club	1,358.38
Women's Hall Kitchen and Toilet improvements	37,583.61
Rowan Drive Billingshurst Affordable Housing Scheme	1,699,023.37
The Eye youth project in Billingshurst	513.00
Broadbridge Heath Village Centre	496,342.93
The Common aka The Ducky - Play Equipment	49,500.57
Pathways at the Neap at The Common (The Ducky)	14,530.00
Indoor Caving Colgate Scout Camp	12,111.36
St Mary's Garden of Remembrance	43,464.59
Public Art	1,921.50
Horsham Rugby Club improvements	16,167.57
Ayshe Court Lakes Improvements	2,721.19
Bennetts Field car park improvements outdoor gym and ball court improvements	2,037.43
Books and ICT equipment St Peters C of E School	39,237.00
Public toilets/conveniences High Street Henfield	37,526.00
WSCC Lynd Cross Cycling Improvements	28,083.49
WSCC West Parade Cycling Improvements	31,541.91
Changing places WC facility within Piries Place car park	67,046.98
Wayfinding sign at entrance of Piries Place	1,955.54
Footway along Chapel Road Barns Green	88,091.26
Redkiln Way Play Area	47,219.10
Roffey Recreation Ground New youth activity area, pathways and landscaping	3,580.01

Project	Spent
Holbrook Club Fitness room	10,776.03
New Equipment at Roffey Millennium Hall	2,002.00
Peary Close Horsham Affordable Housing Scheme	1,221,678.82
Roffey Recreation Ground Play Area	38,229.38
Disabled toilet at Mannings Heath Village Hall	4,000.00
Mannings Heath Play Area - equipment	3,210.00
Nuthurst New Cricket Pavilion	11,209.86
Copsale Village Hall	2,500.00
Replacement roundabout	6,863.85
Churchmans Meadow Play Area Rudgwick	16,220.81
Roman Lane Southwater Public Art	28,073.17
Improvements to Downs Link between Christ's Hospital and Southwater	72,060.77
Play equipment Fletchers Croft Play Park	12,792.78
Storrington Cricket Club Nets	4,180.00
Safer Routes to School Rydon School	160,888.97
Acoustic panels in ceiling of Scout HQ	1,607.40
Play area Tottington Drive Small Dole	15,293.00
Two new bus stops Warnham	1,524.00
WSCC Storrington Road Cycling and Pedestrian Improvements	19,742.81
Upgrading children's play area West Chiltington	3,298.96
New Play Equipment – West Chiltington Recreation Ground	16,766.77

- 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.

£7,415

- (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.

£32,769,528 of which £1,073,926 is allocated for the purposes of longer term maintenance (“commuted sums”).