

HORSHAM DISTRICT COUNCIL
FINANCIAL CONTRIBUTIONS STATEMENT
2021-22

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 2021 to 31 March 2022.
- 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	£2,076,285.98
1(b)	The total amount of CIL receipts for the reported period	£1,641,191.73
1(c)	The amount of CIL receipts collected prior to the reported period but which have not been allocated	£3,303,511.38
1(d)	The amount of CIL receipts collected prior to the reported period which have been allocated	£958,927.13
1(e)	The total amount of CIL expenditure for the reported year	£339,042.52 ¹
1(f)	The total amount of CIL receipts which were allocated but not spent during the reported year	£NIL

¹ 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;

To date Horsham District Council has provided over £1,223,362 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 (HDPF) was adopted in November 2015 and sets the planning framework for the period until 2031. A review of the local plan is underway, and it is anticipated that this will be adopted in 2023. The new 'Horsham District Local Plan' will be adopted for the period to 2039 accompanied by 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'.

To ensure the necessary infrastructure needs are met in the District, work to review and prioritise the current Infrastructure Delivery Plan will continue, with a view to producing a future CIL Spending Plan in 2023, and ahead of adoption of the new local plan if this proves necessary. If required, a further review of the CIL Spending Plan will be carried out after the new Local Plan has been adopted.

In addition, while amendments to the CIL regulations removed the requirement for local authorities to publish a regulation 123 list and instead required publication of an annual Infrastructure Funding Statement, the regulation 123 list published in 2017 as an annex to Horsham District Council's Charging Schedule remains a useful indication of the infrastructure that may be wholly or partly funded by the levy and can be viewed [here](#).

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;	£82,059.58 (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)	£256,982.94 (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) e.g. County Council)	£NIL

Table 2 – breakdown of CIL passed to Parish Councils during 2021-22:

Parish Council	Amount Passed
Ashington Parish	£13,694.69
Billingshurst Parish	£47,486.96
Coldwaltham Parish	£6,480.60
Colgate Parish	£1,627.02
Henfield Parish	£15,678.48
Itchingfield Parish	£2,479.23
Lower Beeding	£1,123.55
North Horsham Parish	£23,134.91
Pulborough Parish	£2,442.22
Rudgwick Parish	£5,000.74
Shermanbury Parish	£47,389.05
Slinfold Parish	£28,685.98
Southwater Parish	£111.15
Storrington & Sullington Parish	£251.86
Thakeham Parish	£8,922.54
Upper Beeding	£3,321.63
Washington Parish	£30,700.92
West Chiltington Parish	£16,922.15
West Grinstead Parish	£1,529.26
TOTAL	£256,982.94

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

No CIL receipts were recovered from any Parish Council (regulation 59E).

The total CIL receipts in 2021-22 that regulation 59F (unparished area) applied to is £39,517.22.

- (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

Horsham District Council is in the process of consulting 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 2021-22 retained at the end of the reported year (other than those to which 59E or 59F applied);	£1,272,277.42
	(ii) CIL receipts from previous years (up to 31 March 2021) retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£4,575,788.80
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£39,517.22
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year;	£149,052.10

CIL Infrastructure List

- 1.1 The CIL Regulations require 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.
- 1.2 The Horsham District Planning Framework (HDPF) was adopted in November 2015 and sets the planning framework for the period until 2031. A review of the local plan is underway, and it is anticipated that this will be adopted in 2023. The new 'Horsham District Local Plan' will be adopted for the period to 2039 accompanied by 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.
- 1.3 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'.
- 1.4 While it is anticipated that the new Local Plan will be adopted in 2023, 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](#).
- 1.5 To ensure the necessary infrastructure needs are met in the District, work to review and prioritise the current Infrastructure Delivery Plan will continue, with a view to producing a future CIL Spending Plan in 2023, and ahead of adoption of the new local plan if this proves necessary. If required, a further review of the CIL Spending Plan will be carried out after the new Local Plan has been adopted.
- 1.6 In addition, while amendments to the CIL regulations removed the requirement for local authorities to publish a regulation 123 list and instead required publication of an annual Infrastructure Funding Statement, the regulation 123 list published in 2017 as an annex to Horsham District Council's Charging Schedule remains a useful indication of the infrastructure that may be wholly or partly funded by the levy and can be viewed [here](#).

2. Section 106 Report

2.1 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

£253,828.43 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/21/0498	Affordable Housing	£36,633
DC/21/0279	Affordable Housing	£161,325.43
DC/20/0695	Managed Land	£600
DC/20/0695	Air Quality Contribution	£53,770
DC/21/0498	Travel Plan Monitoring Fee	£1,500
	Total	£253,828.43

A further Affordable Housing sum has also been secured in relation to outline planning permission reference DC/19/1386, however this sum is to be agreed in advance as part of the affordable housing scheme and is therefore not yet known.

(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 £1,815 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.

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

£5,919,096.31 (£5,917,281.31 plus £1,815 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 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.

£14,029,443.52 was received before the reported year and has not yet been allocated to a specific project.

Of this, £11,290,852.61 is for the purposes of affordable housing provision in Horsham district. The Council has delivered and supported the provision of 144 affordable homes in the last year. These have been delivered through section 106 requirements as part of larger developer sites by Registered Providers using section 106 financial contributions. When financial contributions are paid (rather than onsite delivery) the Council uses section 106 affordable housing contributions to support the delivery of additional affordable rented homes.

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. The Council's own affordable housing company is due to complete a further site of family homes in 2022/23 and has approved business cases for a further 19 affordable rented homes to be delivered in 2023/24.

As a result of water neutrality, development has significantly reduced in the district resulting in lower delivery numbers this year and possibly for ongoing years. The Council aspires to use section 106 funding to help deliver additional affordable rented units on sites that have already been granted planning permission to increase the number of affordable housing units on sites wherever possible.

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 £1,843,879.44 of County Council funds collected prior to 31 March 2020 which have not been allocated.

Table 5 - summary of unallocated sums collected prior to 31 March 2021 by category:

Category	Total
<i>West Sussex County Council categories:</i>	
Education	600,950.91
Fire and Rescue	142,614.73
Libraries	48,000.25
Transport	1,052,313.55
Total	1,843,879.44
<i>District Council / Other categories:</i>	
Affordable Housing	11,290,852.61
Community Facilities	101,841.82
Community Halls and Buildings	38,936.46
Health	136,444.24
Refuse and Recycling	179,700.33
Open Space, Sport and Recreation	195,814.03
Other (Community Infrastructure)	216,923.00
Public Art	25,051.59
Total	£12,185,564.08

(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:

- (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/21/0498	Provision of Affordable Housing Footpath Enhancement Works Pavilion and Pavilion Car Park Permissive Footpath Travel Plan
Application Reference	Obligation
DC/19/1386	Affordable Housing scheme
Application Reference	Obligation
DC/20/0695	Affordable Housing Scheme Footpath Upgrade Works Highways Works Scheme Provision of LEAP Provision of Landscaped Boundaries Provision of Open Amenity Space Maintenance of LEAP Maintenance of Landscaped Boundaries Maintenance of Open Amenity Space Creation of Management Company
DC/20/2578	Provision of 100% Affordable Rented Units

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

£4,187,061.90

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

£8,916,230.97

- (g) In relation to money (received under planning obligations) which was allocated by the authority in 2021/22 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:

Name/Description	Amount
Saxon Weald Page Court	414,000.00
HDC Holdings Slinfold 1	1,000.00
HDC Holdings Roman Way	735,000.00
HDC Holdings Slinfold 2	28,400.00
HDC Holdings MT Garages	2,700,000.00
Stonewater Stopham Road	120,000.00
Highwood Community Centre	187,667.00
Litter and recycling bin Rusper Playground	24.39
Picnic Bench at Charrington Way Rec	79.83
Cricket Club CCTV and Security	18.00
Speed Indicator Devices Henfield	872.68
Total	4,187,061.90

(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;

Name/Description	Amount
Saxon Weald Blenheim Court Affordable Housing Scheme	90,000.00
Saxon Weald Pathfield Close Affordable Housing Scheme	150,000.00
Saxon Weald Bennetts Close Affordable Housing Scheme	175,000.00
Slinfold Affordable Housing Scheme (HDC)	447,800.00
Broadacres First LEAP Sum (Transferred to Parish Council)	36,762.56
Broadacres NEAP Sum (Transferred to Parish Council)	73,526.34
Abingworth Cricket Facilities Commuted Sum (Transferred to Parish Council)	444,066.59
Public Right Of Way Improvement BW1670	4,279.09
6 x sockets for Speed Indicator Device (SID)	2,820.00
Litter and recycling bin Rusper Playground	649.56
WSSC Education (Transferred to West Sussex County Council)	3,261,540.87

New parking facility in Amberley village	16,363.10
Public Right Of Way Improvement - BW2370 (Transferred to West Sussex County Council)	4,850.83
Primary Education at Billingshurst (Transferred to West Sussex County Council)	102,524.00
Facilities for the expansion of The Weald School (Secondary) (Transferred to West Sussex County Council)	372,798.69
Facilities for the expansion of The Weald School (Sixth Form) (Transferred to West Sussex County Council)	165,839.67
New primary school East of Billingshurst (Transferred to West Sussex County Council)	251,130.53
The Depot - Youth Club/Facility (83A High Street Billingshurst)	45,406.00
Billingshurst Allotments Fencing	4,791.99
Rowan Drive Billingshurst Affordable Housing Scheme	21,114.77
Public Toilet Improvements, Bramber	16,480.66
Relocation and expansion of Shelley Primary School to 2FE (Transferred to West Sussex County Council)	213,768.00
Picnic Bench at Charrington Way Recreation Ground	1,149.17
Broadbridge Heath Cricket Club CCTV and Security	3,582.00
Upgrading Coldwaltham Alban Head Playground	825.00
Improvements and additional equipment at Tanbridge House School (Transferred to West Sussex County Council)	53,481.49
All Weather Pitch at Tanbridge House School (Transferred to West Sussex County Council)	696,858.86
Expansion at Millais School (Transferred to West Sussex County Council)	211,449.74
Chess Brook Green Activity Trail Henfield	6,528.37
Speed Indicator Devices Henfield	5,403.69
Expansion at North Heath Primary School (Transferred to West Sussex County Council)	196,468.93
Speed Indicator Devices in Rudgwick	11,935.45
New Notice Board	324.00

2 New Litter/Dog Bins	590.00
Broadacres Southwater Skate/BMX Commuted Sum (Transferred to Parish Council)	117,137.07
Broadacres Southwater MUGA Commuted Sum (Transferred to Parish Council)	117,137.07
Replacement of 4 double teaching spaces (total 8) (Transferred to West Sussex County Council)	392,213.14
Expansion of either Castlewood Primary School or Southwater Infant or Junior Academy (Transferred to West Sussex County Council)	356,166.20
Additional equipment/facilities at Steyning Grammer Sixth Form (Transferred to West Sussex County Council)	100,447.84
CCTV and monitoring equipment at Storrington Leisure Centre	5,025.00
Additional equipment at Rydon Community College or replacement facility (Transferred to West Sussex County Council)	387,990.90
Expansion and/or relocation of Thakeham Primary School. (Transferred to West Sussex County Council)	305,760.68
Additional equipment at Warnham CofE Primary (Transferred to West Sussex County Council)	42,582.94
New tables for Warnham Village Hall	1,210.18
Total	8,916,230.97

- 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.

£1,815

- (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.

£34,853,574.60 of which £1,259,956.31 is allocated for the purposes of longer-term maintenance ("commuted sums").