

HORSHAM DISTRICT COUNCIL
FINANCIAL CONTRIBUTIONS STATEMENT
2020/21

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 2020 to 31 March 2021.
- 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	£1,868,787.67
1(b)	The total amount of CIL receipts for the reported period	£1,990,678.66
1(c)	The amount of CIL receipts collected prior to the reported period but which have not been allocated	£1,776,476.28
1(d)	The amount of CIL receipts collected prior to the reported period which have been allocated	£495,283.57
1(e)	The total amount of CIL expenditure for the reported year	£281,305.54 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;

Horsham District Council has so far provided over £487,000 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 (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 2038 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 will commence to prioritise the existing Infrastructure Delivery Plan and a future CIL Spending Plan early in 2022, ahead of adoption of the new local plan. If required, an earlier review of the CIL Spending Plan will be carried out after the updated Infrastructure Delivery Plan is produced.

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;	£99,533.93 (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)	£281,305.54 (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 2020/21:

Parish Council	Amount Passed
Ashington Parish	£2,179.31
Billingshurst Parish	£59,284.42
Coldwaltham Parish	£12,139.08
Colgate Parish	£8,297.72
Henfield Parish	£326.82
Itchingfield Parish	£961.39
North Horsham Parish	£2,394.55
Nuthurst Parish	£24,904.11
Pulborough Parish	£2,442.22
Rusper Parish	£149.37
Shermanbury Parish	£47,389.06
Slinfold Parish	£79,565.63
Southwater Parish	£695.96
Thakeham Parish	£6,514.58
Warnham Parish	£89.10
Washington Parish	£13,438.20
West Chiltington Parish	£18,915.81
West Grinstead Parish	£1,618.21
TOTAL	£281,305.54

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 2020/21 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 £25,483.60. 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 2020/21 retained at the end of the reported year (other than those to which 59E or 59F applied); CIL General only (as Admin and NCIL all spent) - £25,483.60 (Horsham Town CIL (reg 59E)	£1,501,475.77
	(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; CIL General only for 2017-20 – Horsham Town CIL for 2017-20 (£1,776,476.28 - £49,702.73 = £1,726,773.55	£1,726,773.55
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£25,483.60
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year;	£49,702.73

CIL Infrastructure List

- 2.4 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.
- 2.5 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 2038 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.
- 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 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'.
- 2.7 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](#).
- 2.8 To ensure the necessary infrastructure needs are met in the District, work will commence to prioritise the current Infrastructure Delivery Plan and a future CIL Spending Plan early in 2022, ahead of adoption of the new local plan. If required, an earlier review of the CIL Spending Plan will be carried out after the updated Infrastructure Delivery Plan is produced.
- 2.9 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](#).

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

£222,940 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/20/0084	Affordable Housing	£29,440
DC/20/0717	Affordable Housing	£79,500
DC/19/1707	Community Facilities	£28,000
DC/19/1707	Air Quality Mitigation	£31,000
DC/19/1897	Public Footpaths	£35,000
DC/19/1897	Public Transport and Highway Improvements	£20,000 (min)
	Total	£222,940

(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).

A total of £1,500 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

£4,339,376.69 (£4,337,876.69 plus £1,500 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. £11,629,373.28 was received before the reported year and has not yet been allocated to a specific project.

Of this, £9,064,699.14 is for the purposes of affordable housing provision in Horsham district. The Council has delivered and supported the provision of 169 affordable homes in the last year. These have been delivered through S106 requirements as part of larger developer sites, by Registered Providers, using S106 financial contributions, and sometimes a combination approach. When financial contributions are paid (rather than onsite delivery) the Council uses section 106 affordable housing contributions to support the delivery of affordable rented homes.

The Council has been working in partnership with Registered Providers, and this has seen five funded schemes delivering around 90 rented homes delivered in 2021, or with a planned completion in 2022. Furthermore, 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. The Council's own affordable housing company has completed on a further four rural affordable rented homes with a planning application due to be submitted for a further 17 affordable rented homes early 2022.

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 funds are made through the Councils' section 106 funding procedures, the relevant sums will be allocated to specific projects 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 £1,411,071.13 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 2020 by category:

Category	Total
<i>West Sussex County Council categories:</i>	
Education	£0
Fire and Rescue	£119,906.73
Libraries	£38,153.78
Transport	£1,253,010.62
Total	£1,411,071.13
<i>District Council categories:</i>	
Affordable Housing	£9,064,699.14
Community Facilities	£321,859.62
Community Halls and Buildings	£38,936.46
Health	£116,675.37
Refuse and Recycling	£154,091.20
Open Space, Sport and Recreation	£343,984.41
Other (Community Infrastructure)	£107,188.47
Public Art	£15,374.23
Safeguarding the Environment (Air Quality)	£55,493.27
Total	£10,218,302.17

(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:

77

(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/19/2015 (outline)	Provision of Affordable Housing Highway works scheme Provision of open amenity space and local area of play
Application Reference	Obligation
DC/19/1897	Provision of Affordable Housing Provision of a village transport service Provision of clinical space River corridor improvements Pedestrian access across land
Application Reference	Obligation
DC/19/1707	Provision of Affordable Housing Workshop units Provision of allotments Buffer zone Electric vehicle charging points Permissive paths Air quality mitigation

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

£299,558.16

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

£1,706,269.36

(g) In relation to money (received under planning obligations) which was allocated by the authority in 2020/21 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	Allocation Remaining
The Depot - Youth Club/Facility (83A High Street Billingshurst)	45,406.11
Public Toilet Improvements	869.84
Improved drainage for grass cricket field and the players car park	21,211.20
Sports Pitches Wickhurst Green	118,647.00
Improve Wimblehurst and Richmond Roads	7,262.90
Traffic calming Wimblehurst road	7,262.90
Bennetts Field car park improvements outdoor gym and ball court improvements	494.46
Upkeep of road markings outside North Heath Primary School	7,262.90
Improve pedestrian access off North Heath Lane and Erica Way	7,262.89
The Holbrook Club Business Plan	74,744.63
Improve North Parade Horsham - traffic signals, junction and footpath	7,923.15
New tables for Warnham Village Hall	1,210.18

(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	Amount
Community Speed Watch Equipment (funds paid direct to Ashurst PC)	549.17
Saxon Weald Blenheim Court Affordable Housing Scheme	90,000.01
Saxon Weald Pathfield Close Affordable Housing Scheme	150,000.00
Saxon Weald Bennetts Close Affordable Housing Scheme	175,000.00
Saxon Weald Page Court Affordable Housing Scheme	414,000.00

HDC Holdings Slinfold 1 Affordable Housing Scheme	59,690.00
HDC Holdings Slinfold 2 Affordable Housing Scheme	168,000.00
Eyles Close Affordable Housing Scheme	60,000.00
Lower Station Road Recreation Ground entrance improvements	117,790.03
Rowan Drive Billingshurst Affordable Housing Scheme	19,568.48
Five benches from Bramber Bridge to St Botolphs	1,557.50
Improvements to Outside Space at Scout Hut	5,940.00
Broadbridge Heath Village Centre	20,060.57
Landscaping at Village Centre	40,000.00
Replacement floor at Scout Hut	8,796.00
Improved drainage for grass cricket field and car park at Broadbridge Heath Cricket Club	10,200.00
Faygate Crossing new signage and improvements to pedestrian crossing	21,635.37
Horsham Park Play Area Top End	53,428.63
Route safety scheme Wimblehurst, Ashleigh and Gordon Roads	7,389.63
Cycle storage at St Marys School Horsham	1,000.00
Replacement of main hall roof at Henfield Hall	22,921.95
New floor and lighting at Henfield Leisure/Sports Centre	22,922.00
Cycle Route Improvement Harwood Road Comptons Lane	53,586.60
Barns Green Sport and Social Club Changing Facilities	31,022.42
Landlord improvements at The Holbrook Club	57,725.00
Rudgwick Youth Centre Fire Doors	1,722.01
Noticeboards on King George V field	234.00

Heating System at Rudgwick Hall	6,084.00
Lardner Hall Kitchen Southwater Leisure Centre	5,062.56
3 Bay Cricket Practice Facility at Southwater Cricket Club	30,067.66
Fitness GP Referral and Health Suite at Southwater Leisure Centre	11,258.10
Ground improvements for football pitches Hormare Field Hurston Lane Field, Storrington	5,701.90
Seating at High Bar Lane Play Area	396.00
Enhancing and improving Holland Way play area	32,149.77
New Surfacing and Drainage Works Warnham (Paths run north-west of the A24 Horsham linking north Horsham with Warnham)	810.00

- 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.

£1,500

- (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.

£27,487,051.99 of which £1,191,631.82 is allocated for the purposes of longer-term maintenance (“commuted sums”).