

**HORSHAM DISTRICT COUNCIL**  
**FINANCIAL CONTRIBUTIONS STATEMENT**  
**2022-23**

**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 2022 to 31 March 2023.
- 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 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 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                    | £1,940,110.22 |
| 1(b)       | The total amount of CIL receipts for the reported period  | £2,153,096.83 |
| 1(c)       | The amount of CIL receipts collected prior to the reported period but which have not been allocated | £4,573,018.20 |
| 1(d)       | The amount of CIL receipts collected prior to the reported period which have been allocated         | £1,330,612.04 |
| 1(e)       | The total amount of CIL expenditure for the reported year   | £423,689.03   |
| 1(f)       | The total amount of CIL receipts which were allocated but not spent during the reported year        | £NIL          |

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 £1,539,396 to Parish Councils to deliver infrastructure within their local areas.

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 Horsham District Council has approved the new 'Horsham District Local Plan' which will be the subject of consultation from 19 January to 1 March 2024.

The new 'Horsham District Local Plan' will be adopted for the period to 2040 and will be 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. It is anticipated that the new 'Horsham District Local Plan' will be adopted in 2025.

Arrangements for spending CIL funds were agreed by Cabinet in November 2019. To be considered, projects need to have been identified in the Infrastructure Delivery Plan as being partly or fully CIL funded. Projects included in the Infrastructure Delivery Plan will be assessed and 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 CIL Spending Plan in 2024, ahead of adoption of the new Local Plan. The CIL Spending Plan will continue to be reviewed and updated while the new Local Plan and its accompanying new Infrastructure Delivery Plan progress.

| 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;   | £107,654.84<br>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<br>(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)  | £316,034.19                        |
| 1(i)ii     | The amount of CIL passed to any person to apply to funding infrastructure (regulation 59(4) e.g. County Council)  | £NIL<br>(Please see 1(g)(i) above) |

Table 2 – breakdown of CIL passed to Parish Councils during 2022-23:

| Parish Council           | Amount Passed     |
|--------------------------|-------------------|
| Billingshurst            | 59,077.49         |
| Henfield                 | 5,735.10          |
| North Horsham            | 11,804.81         |
| Nuthurst                 | 41,195.31         |
| Slinfold                 | 27,452.04         |
| Southwater               | 13,199.48         |
| Steyning                 | 4,188.87          |
| Storrington & Sullington | 540.83            |
| Thakeham                 | 105,232.89        |
| Upper Beeding            | 4,180.33          |
| Washington               | 29,167.97         |
| West Chiltington         | 12,621.79         |
| West Grinstead           | 1,637.28          |
| <b>TOTAL</b>             | <b>316,034.19</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 retained for unparished areas) applied during the reported year including -

- (i) The total CIL receipts in 2022-23 that regulations 59E and 59F applied to  
£11,047.31
- (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.
- (iii) Of the CIL received in the reported year in respect of regulation 59F (CIL retained for unparished areas), £11,047.31 was retained at the end of the reported year (regulation 59F). No CIL was recovered from any Parish Council (regulation 59E).
- (iv) Of the CIL received in previous years in respect of regulation 59F (CIL retained for unparished areas), £146,159.82 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 2022-23 retained at the end of the reported year (other than those to which 59E or 59F applied);                                 | £1,569,152.90 |
|            | (ii) CIL receipts from previous years (up to 31 March 2022) retained at the end of the reported year other than those to which regulation 59E or 59F applied; | £4,573,018.20 |
|            | (iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;                                     | £11,047.31    |
|            | (iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year;  | £146,159.82   |

### **CIL Infrastructure List**

- 2.4 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 Horsham District Council has approved the new 'Horsham District Local Plan' which will be the subject of consultation from 19 January to 1 March 2024.
- 2.5 The new 'Horsham District Local Plan' will be adopted for the period to 2040 and will be 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. It is anticipated that the new 'Horsham District Local Plan' will be adopted in 2025.
- 2.6 Arrangements for spending CIL funds were agreed by Cabinet in November 2019. To be considered, projects need to have been identified in the Infrastructure Delivery Plan as being partly or fully CIL funded. Projects included in the Infrastructure Delivery Plan will be assessed and 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 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 CIL Spending Plan in 2024, ahead of adoption of the new Local Plan. The CIL Spending Plan will continue to be reviewed and updated while the new Local Plan and its accompanying new Infrastructure Delivery Plan progress.

### 3.0 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

£100,040 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/21/1831  | Affordable Housing        | £50,000  |
| DC/20/2607  | Open Space Inspection Fee | £600     |
| DC/20/2607  | Public Right of Way       | £15,000* |
| DC/20/2607  | Sustainable Travel        | £5,000*  |
| DC/20/0084  | Affordable Housing        | £29,440  |
|             | <b>Total</b>              |          |

*\*To be paid directly to West Sussex County Council*

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 £2,250 has been secured for the 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

£3,728,050.82 (£3,725,800.82 plus £2,250 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.



£16,845,485.83 was received before the reported year and has not yet been allocated to a specific project. Of this, £12,551,827.02 are District Council contributions and, of the total £10,990,810.50 is for the purposes of affordable housing provision in Horsham district. The Council has delivered and supported the provision of 147 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 2024/25 and has approved business cases for a further 22 affordable rented homes to be delivered in Horsham.

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 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.

Table 5 - summary of unallocated District Council/other sums collected up to 31 March 2022 by category:

| <i>District Council / Other categories:</i> |                      |
|---|----------------------|
| Affordable Housing                          | 10,990,810.50        |
| Community Facilities                        | 97,223.79            |
| Community Halls and Buildings               | 38,936.28            |
| Health                                      | 136,444.24           |
| Refuse and Recycling                        | 214,743.64           |
| Open Space, Sport and Recreation            | 256,406.92           |
| Other (Community Infrastructure)            | 792,210.06           |
| Public Art                                  | 25,051.59            |
| <b>Total</b>                                | <b>12,551,827.02</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:

(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/20/2607            | Affordable Housing scheme<br>Air Quality Scheme<br>Custom/Self Build Housing<br>Water Neutrality Scheme |
| Application Reference | Obligation  |
| DC/21/2323            | Water Neutrality Scheme   |

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

£244,984.40

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

£636,040.74

(g) In relation to money (received under planning obligations) which was allocated by the authority in 2022/23 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    |
|---|-----------|
| The Parish Yard Parish Office                                       | 14,969.49 |
| Barrington Way Cycle Scheme   | 17,147.00 |
| Safer Routes to School Scheme                                       | 40,692.31 |
| Cycling improvement scheme LTIP0133 - Depot Road Horsham Contraflow | 1,138.00  |
| New Cricket Practise Nets Facility for Pulborough Cricket Club      | 30,000.00 |
| Allotment Improvements  | 14,001.36 |

|   |                   |
|---|-------------------|
|   |                   |
| Skate Park Maintenance (Wickhurst Green)        | 61,587.44         |
| Route Assessment Study Albion Way               | 28,500.00         |
| Shelley Sculpture Project                       | 10,000.00         |
| Internal alterations at Rudgwick Medical Centre | 26,948.80         |
|   | <b>244,984.40</b> |

(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 - Cobblers site                                    | 180,000.00 |
| Village Centre Recreation Ground Vehicle Access                | 16,594.30  |
| Trafalgar Infants School LTIP326SSZ                            | 2,926.00   |
| Southwater Ghyll Toilet Improvements                           | 49,078.62  |
| Billingshurst Community and Conference Centre Infill Extension | 145,148.45 |
| Further fencing at Billingshurst Allotments                    | 3,064.28   |
| Billingshurst Recreational Path improvements                   | 75,000.00  |
| Improvements to the Ducky Pond                                 | 7,000.00   |
| Broadbridge Heath Parish Office (Stage 2)                      | 7,202.26   |
| Henfield speed radar gun                                       | 1,716.65   |
| Henfield Cricket Club net facility                             | 16,368.00  |

|  |                   |
|--|-------------------|
| Pulborough feasibility study re A29 and pedestrian solutions | 28,344.02         |
| Replacement Skate Park                                       | 63,400.06         |
| Rudgwick Hall Kitchen Replacement                            | 17,122.15         |
| Rudgwick Youth Club Refurbishment                            | 20,375.95         |
| Speed Indicator Device SID Trafalgar                         | 2,700.00          |
| <b>Total</b>   | <b>636,040.74</b> |

- 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.

£2,250

- (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.

£33,090,533.53 of which £1,233,956.31 is allocated for the purposes of longer-term maintenance (“commuted sums”).