**Chichester District Council Logo**

**Chichester District Council**

**Infrastructure Funding Statement 1 April 2023 to 31 March 2024**

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# **Introduction**

This report is intended to provide a summary of the developer contributions that have been received either from development that is liable to the Community Infrastructure Levy (CIL) and/or due to planning obligations within Section 106 (S106) legal agreements. It also details other items of infrastructure secured under these agreements.

It includes details of how contributions have been spent and where funds are still held, our plans for future spending.

It covers that part of the district outside of the South Downs National Park. That authority will produce its own report. Similarly, many of our legal agreements also contain infrastructure obligations given by landowners and developers to West Sussex County Council and they will report on these in their version of this report.

The income from CIL and S106 is used to help fund the provision infrastructure required as a consequence of new development and to maximise the benefits and opportunities from growth, such as affordable homes. The strategic infrastructure projects which are needed to support the adopted Local Plan from all funding sources are included within the [Chichester Infrastructure Business Plan 2024/2029 (IBP)](https://www.chichester.gov.uk/media/39278/Infrastructure-Business-Plan-2024-2029/doc/Infrastructure_Business_Plan_2024-2029.docx?m=1706195899880). The IBP also includes the rolling five-year CIL Spending Plan, a copy of which is included at Appendix 2.

# **Community Infrastructure Levy (CIL)**

The Council adopted a Community Infrastructure Levy Charging Schedule on 26 January 2016, which took effect from 1 February 2016

**Table 1: CIL Charging Schedule**

| **Use of Development** | **Levy (£ per square metre) \*\*** |
| --- | --- |
| \*Residential - South of the National Park | £120 |
| \*Residential - North of the National Park | £200 |
| Retail (wholly or mainly convenience) | £125 |
| Retail (wholly of mainly comparison) | £20 |
| Purpose Built Student Housing | £30 |
| Standard Charge (applies to all development not separately defined) | £0 |

\*This charge applies to the creation of one or more dwellings, and residential extensions or annexes which are 100 square metres or more gross internal area which are not for the benefit of the owner/occupier. This charge does not apply to residential institutions (C2).

\*\*The CIL rates will be index linked from the base year to the date when permission1 is granted using the ‘Community Infrastructure Levy (CIL) Index’ published by the Royal Institute of Chartered Surveyors. The latest rates can be found on the [CIL process, forms and payments](https://www.chichester.gov.uk/cilprocessformspayments) page of our website.

1 In most cases CIL is indexed to the parent permission. So, a reserved matters permission will be indexed to the date of the outline permission. Special rules apply to S73 variations where there is a change in gross internal area, and these are detailed in Schedule 1 of the regulations.

**CIL Demanded and Collected in 2023/24**

During the year the Council issued demand notices amounting to £1,867,305.36. As the Council has chosen to operate an instalment policy, the amount collected in any year is made up partly of monies due from demand notices issued in previous years and partly from this year’s demand notices. The amount received in 2023/24 was £4,066,768.87.

## **Spending in 2023/24**

Strategic CIL spending for the year was £127,227.49 of strategic CIL funds were spent on the projects shown in Table 2 during the year 2023/24.

**Table 2: CIL Spending 2023-24**

|  |  |  |  |
| --- | --- | --- | --- |
| **Project** | **Amount** | **Delivery Partner** | **Benefits** |
| IBP/355 - RTPI screens at Chichester City | £60,000.00 | WSCC | * Real time information for passengers * Promotion of more sustainable transport |
| IBP/842 Strategic Wildlife Corridors connecting Chichester and Pagham Harbours to the South Downs National Park | £67,227.49 | Chichester District Council | * Safeguarding and enhancing 7 corridors across 60 sites connecting the South Downs National Park with the coast * Improvements to the living landscape * Allow species to move and migrate for food and to breed |

In addition, £447,622.60 has been approved for release either upon project delivery or in agreed stage payments as the projects detailed in Table 3 are delivered.

**Table 3: CIL Allocations Remaining**

|  |  |  |  |
| --- | --- | --- | --- |
| **Project** | **Amount** | **Delivery Partner** | **Benefits** |
| IBP/842 Strategic Wildlife Corridors connecting Chichester and Pagham Harbours to the South Downs National Park (Delivery over a 5-year period from 2022 through to 2026- £127,377.40 spent to date). | £413,488.54 | Chichester District Council | * Safeguarding and enhancing 7 corridors across 60 sites connecting the South Downs National Park with the coast * Improvements to the living landscape * Allow species to move and migrate for food and to breed |

## **Proposed Future Spending**

After consulting with infrastructure providers, the Council in January 2024 selected the projects shown in Table 4 to receive CIL funding over the next 5 years. In most cases funding is subject to the lead delivery partner providing additional detailed project evaluation and costings. Funding is also dependent on future CIL receipts, as the total planned expenditure exceeds the funds currently held on 31 March 2024, which are £29,124,452.97 (this figure includes interest earned). Whilst this list is correct as of 31 March 2024 the Council maintains a continuing dialogue with its delivery partners and is subject to change as their plans evolve. Any updates will be included in the CIL spending plan due to be published in January 2025.

**Table 4: Proposed CIL Spending**

| **Project** | **Amount** | **Status as at January 2024** |
| --- | --- | --- |
| IBP/330 - Primary School places E-W Chichester | £3,000,000 | Subject to further detail and costing it is currently anticipated that £1.5m will be required in 2024/25 for 2 new classrooms at Portfield school with the remainder in 2026/27 |
| IBP/657 - School access improvements at expanded primary school(s) Chichester. | £50,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2026/27 |
| IBP/656 - Sustainable transport corridor – City Centre to Portfield (part of project 656) | £500,000 | Subject to further detail and costing with anticipated delivery by WSCC commencing in 2024 through to 2026 |
| IBP/353 - Sustainable transport corridor – City Centre to Westhampnett | £500,000 | Subject to further detail and costing with anticipated delivery by WSCC commencing in 2024 through to 2026 |
| IBP/331 - Primary School places Bournes. | £3,000,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2025/26 |
| IBP/660 - School access improvements at expanded primary school(s) Bournes. | £50,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2025/26 |
| IBP/332 - Primary School places Manhood Peninsula | £3,000,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2027/28 |
| IBP/659 - School access improvements at expanded primary school(s) Manhood. | £50,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2027/28 |
| IBP/349 - A286 Birdham Rd/B2201 (Selsey Rd Roundabout) Junction Improvement | £440,000 | Subject to further detail and costing. It will also need to be reviewed in conjunction with the transport requirements of the emerging Local Plan |
| IBP/775 - Southern Gateway public realm with new city square. | £1,000,000 | Subject to further detail and costing with anticipated delivery by CDC 2024/25 |
| IBP/710 - Reconfiguration/improvement of Westhampnett Waste Transfer Station/Household Waste Recycling Site. | £2,500,000 | Subject to further detail and costing with anticipated delivery by WSCC commencing in 2024 through to 2026 |
| IBP/593 - Early Years Places, Whitehouse Farm Development | £2,100,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2025/26 |
| IBP/206 - Southern Gateway provision of bus/rail interchange & improvements to traffic & pedestrian circulation. | £3,000,000 | Subject to further detail and costing with anticipated delivery by CDC in 2024/25 |
| IBP/840 College Lane/Spitafield Road Junction and Oaklands Way cycle schemes to make it suitable for shared use and link to improve northern side of Oaklands Way & Oaklands Way roundabout and provision of cycle way on northern side of Oaklands Way from Northgate gyratory in the west to College Lane in the east | £105,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2024/25 |
| IBP/726 Extension to Southbourne GP Surgery | £450,000 | Subject to further detail and costing with anticipated delivery by NHS in 2027/28 |
| IBP/773 Chichester City Health Hub | £3,000,000 | Subject to further detail and costing with anticipated delivery by NHS in 2026/27 |
| IBP/1155 Willow Park, Terminus Road additional primary care facility | £1,650,000 | Subject to further detail and costing delivery was anticipated in 2023/24 and at the time of writing a revised timetable is required from NHS |
| IBP/725 Improvements and extensions to Tangmere Surgery | £700,000 | Subject to further detail and costing with anticipated delivery by NHS in 2027/28 |
| IBP/844 3G Sports Pitch, Southern Gateway | £880,000 | Subject to further detail and costing with anticipated delivery by CDC in 2024/25 |
| IBP/354 A259 Chichester-Bognor Regis Corridor Improvements | £2,280,000 | Subject to further detail and costing with anticipated delivery by WSCC commencing in 2024 through to 2026 |
| IBP/287 Coast protection- Selsey East Beach- raising of the sea wall | £5,000,000 | Subject to further detail and costing with anticipated delivery by CDC in 2027/28 |
| IBP/362 Selsey to Witterings cycle route | £200,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2024/25 |
| IBP/910 Westgate Cycle Route Design for Fishbourne East Section Phase 1 (LCWIP Route K) | £200,000 | Subject to further detail and costing with anticipated delivery by WSCC in 2024/25 |
| **Total** | **£33,655,000.00** |  |

These projects have been selected from a wider list previously identified as being needed to support the adopted Local Plan. This wider list contains projects to be funded from all funding sources and can be found in the [Infrastructure Business Plan 2024-2029 (IBP)](https://www.chichester.gov.uk/media/39278/Infrastructure-Business-Plan-2024-2029/doc/Infrastructure_Business_Plan_2024-2029.docx?m=1706195899880)

The IBP is updated on an annual basis and previous versions can be found on our [Infrastructure Business Plan (including CIL Spending Plan](https://www.chichester.gov.uk/article/29784/Infrastructure-Business-Plan-including-CIL-Spending-Plan) web page.

## **Parish, City & Town Councils receiving Neighbourhood CIL**

A proportion of the CIL is passed directly to Parish, City & Town Councils (‘local councils’) for them to spend on their own infrastructure priorities. Table 5 details the funds transferred to local councils during the year.

**Table 5: Neighbourhood CIL Allocations**

| **Local Council** | **Amount** |
| --- | --- |
| Birdahm Parish Council | £5,510.49 |
| Chichester City Council | £448,619.03 |
| Chidham & Hambrook Parish Council | £175,902.55 |
| East Wittering & Bracklesham Parish Council | £12,140.48 |
| Earnley | £2,256.05 |
| Kirdford Parish Council | £71,988.05 |
| Loxwood Parish Council | £14,651.68 |
| North Mundham Parish Council | £44,267.24 |
| Oving Parish Council | £15,751.34 |
| Selsey Town Council | £45,193.43 |
| Sidlesham Parish Council | £6,093.40 |
| Southbourne Parish Council | £177,311.72 |
| West Itchenor Parish Council | £18,146.18 |
| West Wittering Parish Council | £14,638.11 |
| **Total** | **£1,052,469.75** |

The amount that a local council receives in any one year is determined by the CIL Regulations. For those with a Neighbourhood Development Plan (NDP) it is 25% of the CIL receipts generated from development in its area. For those without a NDP it is 15% subject to a cap linked to existing council tax dwellings.

The local council are required to publish an Annual Monitoring Report (AMR) on their website of the amount of CIL received and the projects on which it has been spent. Chichester District Council requests a copy and publishes them on our [Infrastructure Funding Statements and CIL Annual Monitoring Reports](https://www.chichester.gov.uk/article/32695/Infrastructure-Funding-Statements-IFS-and-CIL-Annual-Monitoring-Reports-AMR) page of our website. The funds need to be spent within 5 years of receipt and if they are not then the funds can be returned to the District Council. Since the introduction of CIL on 1 February 2016 no funds have needed to be returned.

Table 6 shows a summary of Local Council spending declared on their most recent AMR and due to time delay will relate to projects completed or underway in the financial year 2022-23.

**Table 6: Summary of Neighbourhood CIL Spending by Local Councils**

|  |  |  |
| --- | --- | --- |
| **Project** | **Local Council** | **Amount** |
| Village Signs | Bosham | £5,000.00 |
| Portable Speed Sign | Bosham | £2,833.00 |
| Playground Equipment | Boxgrove | £25,034.17 |
| Bus Stops | Boxgrove | £10,060.27 |
| Pynham & Hawthorne Meadows | Chidham & Hambrook | £61,559.21 |
| Website & IT Related | Chidham & Hambrook | £489.00 |
| Southfields Close Open Space | Donnington | £400.00 |
| School Library Building | East Wittering & Bracklesham | £20,000.00 |
| Speed Indicator Device | Funtington | £3,424.00 |
| Accessible Footpath at Playing Fields | Hunston | £12,935.30 |
| Tennis Court Resurfacing | Kirdford | £10,844.00 |
| Sports Pavilion Extension & Refurbishment | Loxwood | £36,059.39 |
| Recreation Ground & Pavilion Improvements | Southbourne | £33,385.00 |
| Bourne Community Bus | Southbourne | £2,000.00 |
| Recreation Field Drainage | Tangmere | £1,545.00 |
| Neighbourhood Plan | West Wittering | £1,496.00 |
| Exercise Path | Wisborough Green | £9,000.00 |
| Portable Speed Sign | Wisborough Green | £1,845.09 |

## **Administration Costs**

The Council is permitted to allocate up to 5% of the CIL collected to cover administration costs associated with CIL which in 2023-24 amounts to a budget of £203,338.44. However, the amount actually spent was £99,752.50 being 2.45% and the balance will therefore be used to fund future infrastructure projects. This balance is included in the CIL available funds mentioned elsewhere in this statement.

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# **S106**

These legal agreements are used primarily to secure on-site affordable housing or a financial contribution, open space and play areas, ecological mitigations, and contributions to the A27 Chichester bypass improvements as appropriate. Details of our S106 requirements can be found in the [Planning Obligations & Affordable Housing SPD](https://www.chichester.gov.uk/media/25712/Planning-Obligations-and-Affordable-Housing-SPD/pdf/July_2016.pdf) published on the [Section 106 Agreements](https://www.chichester.gov.uk/s106agreements) page of our website.

## **New S106 Agreements Completed**

During the year 23 bilateral S106 agreements and 54 Unilateral Undertakings were completed that secured funds to the value of £4,160,685.04. In addition, payments of £360,000 were secured that are to be paid to National Highways via a S278 agreement for improvements to the A27 Chichester by-pass junctions. Details of amounts and items of infrastructure secured are shown in Table 7

**Table 7: S106 Contributions, Affordable Housing and Infrastructure Secured**

| **Application Number & Address** | **Date Signed** | **Recreational Disturbance Chichester & Langstone Harbour £** | **Recreational Disturbance Pagham Harbour £** | **Affordable Housing Commuted Sum £** | **Highway Network Contribution £** | **Monitoring Fee £** | **Affordable Housing Units (Inc First Homes)** | **First Homes (inc in Affordable Housing Total)** | **National Highways A27 S278 Works Agreements Value £** | **Other Significant Infrastructure or Community Facility Secured** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 21/02303/OUT Caravan and Camping Site, Orchard Farm, Drift Lane, Bosham1 | 15/06/2023 | 6,660.00 |  | 315,000.00 |  | 424.00 |  |  |  |  |
| 20/03378/OUT Land at Flat Farm, Hambrook1 | 31/07/2023 | 22,200.00 |  |  | 54,090.00 | 2,200.00 | 9 | 3 |  |  |
| 20/01977/FUL Land West of Guildford Road, Loxwood, West Sussex | 09/08/2023 |  |  | 1,942.50 |  | 2,200.00 | 8 |  |  |  |
| 20/03320/OUTEIA Land East of Broad Road, Broad Road, Nutbourne1 | 10/08/2023 | 97,680.00 |  |  |  | 6,638.00 | 40 | 10 | 237,996.00 | Play Area |
| 20/03321/OUTEIA Land North of A259 Flat Farm, Main Road, Chidham1 | 10/08/2023 | 50,320.00 |  |  |  | 4,106.00 | 21 | 6 | 122,604.00 | Play Area |
| 22/01283/FULEIA G And R Harris, Main Road, Nutbourne, | 10/08/2023 | 78,426.00 |  |  | 788,256.00 | 6,638.00 | 21 | 6 |  | Play Area, Community Orchard & Allotments |
| 23/01104/FUL Land South West of Willets Way, Willetts Way | 14/08/2023 |  |  |  |  | 424.00 |  |  |  |  |
| 22/00747/REM Appleton House Farm , Drift Lane, Chidham | 15/08/2023 | 980.00 |  |  |  | 212.00 |  |  |  |  |
| 22/00017/FUL 22A Lavant Road, Chichester | 16/08/2023 | 1,311.00 |  |  |  |  |  |  |  |  |
| 22/03214/FUL 32 The Avenue, Hambrook, Chidham | 21/08/2023 | 834.00 |  |  | 7,728.00 | 424.00 |  |  |  |  |
| 21/01830/OUT Land Off Main Road, Birdham1 | 14/09/2023 | 111,000.00 |  |  | 487,200.00 | 6,638.00 | 45 | 12 |  | Play Area |
| 22/02770/FUL Kipson Bank Farm , Selsey Road, Hunston | 25/09/2023 |  | 938.00 |  | 7,728.00 | 212.00 |  |  |  |  |
| 20/01151/FUL 1A Adelaide Road, Chichester | 26/09/2023 | 886.00 |  |  | 15,456.00 | 424.00 |  |  |  |  |
| 22/03137/FUL Paynes Boatyard , Thornham Lane, Southbourne | 09/10/2023 | 834.00 |  |  | 7,728.00 | 212.00 |  |  |  |  |
| 22/02717/FUL Old House Farm, Itchenor Road, West Itchenor | 12/10/2023 | 980.00 |  |  | 7,728.00 | 212.00 |  |  |  |  |
| 21/00571/FUL Land North of Highgrove Farm, Main Road, Bosham | 12/10/2023 | 220,077.00 |  |  | 540,900.00 | 6,638.00 | 90 | 23 |  | Play Area, Community Hall, Mini Football Pitch & 4 Self build plots |
| 21/03421/FUL The Old Church , Whyke Road | 16/10/2023 | 735.00 |  |  | 7,728.00 | 212.00 |  |  |  |  |
| 22/00209/FUL Land West of Monks Hill, Westbourne | 16/10/2023 | 6,726.00 |  |  | 23,184.00 | 424.00 |  |  |  |  |
| 20/02989/FUL Land South of Lowlands, North Mundham | 28/11/2023 | 31,419.00 | 31,419.00 |  | 172,590.00 | 6,638.00 | 20 | 4 |  | Play Area |
| 23/00191/FUL 41 Beech Avenue, Chichester | 14/12/2023 | 834.00 |  |  | 7,728.00 | 212.00 |  |  |  |  |
| 23/01185/FUL Hunston Mill Cottages, Selsey Road, Hunston | 18/12/2023 | 221.50 | 716.50 |  |  | 130.00 |  |  |  |  |
| 22/00593/FUL Land South of West View Cottages , South Lane, Southbourne | 23/01/2024 | 5,448.00 |  |  | 54,096.00 | 424.00 |  |  |  |  |
| 22/02191/OUT Charmans Field, Marsh Lane, Runcton | 06/03/2024 | 69,950.00 |  |  | 726,432.00 | 6,638.00 | 28 | 7 |  | Play Area |
| 54 Unilateral Undertakings were completed to secure mitigation for Recreation Disturbance & Highways Network as shown |  | 38,759.93 | 28908.61 |  | 67,922.00 | 6,705.00 |  |  |  |  |
| **Totals** |  | **746,281.43** | **61,982.11** | **316,942.50** | **2,976,494.00** | **58,985.00** | **282** | **71** | **360,600.00** |  |

1The final values of mitigation contributions will be determined at reserved matters stage and are projected here using average values with an assumption that the maximum number of permitted dwellings will be delivered.

## **S106 Funds Collected**

Contributions become due either at commencement or other pre-defined trigger contained within the agreement. The amount collected in the year was £542,922.74 from the agreements listed in Table 8.

**Table 8: S106 Contributions Received**

| **Application Number & Site Address** | **Recreation Disturbance Chichester & Langstone Harbours £** | **Recreation Disturbance Pagham Harbour £** | **Affordable Housing Commuted Sum £** | **Highway Network Contribution £** | **Monitoring Fee £** |
| --- | --- | --- | --- | --- | --- |
| 09/04314/OUT Marshalls Mono Limited,  Broad Road, Hambrook, Chidham, |  |  | 39,375.00 |  |  |
| 14/04301/OUT Land West of Centurion Way, Chichester | 34,505.92 |  |  |  |  |
| 19/00086/FUL Land on The East Side of Plaistow Road, Plaistow Road, Kirdford, |  |  | 103,807.42 |  |  |
| 19/00321/FUL Land East of Manor Road, Manor Road |  | 85,034.84 |  |  |  |
| 19/00619/OUT Former Fuel Depot, Bognor Road, Chichester | 9,519.02 |  |  |  | 1,062.27 |
| 21/02436/FUL 37 And 37A South Street, Chichester | 864.00 |  |  |  | 163.00 |
| 22/00017/FUL 22A Lavant Road, Chichester | 1,311.00 |  |  |  |  |
| 22/02717/FUL Old House Farm, Itchenor Road, West Itchenor | 980.00 |  |  | 7,728.00 | 212.00 |
| 98/02043/OUT Warrendell Adjacent to Centurion Way Off, Plainwood Close, Chichester | 17,575.98 |  | 114,234.75 |  |  |
| 45 Unilateral Undertakings providing contributions for mitigation measures against the impact of Recreation Disturbance at Chichester & Langstone/Pagham Harbours1 | 25,698.43 | 26,422.11 |  | 67,922.00 | 6,507.00 |
| **Totals** | **90,454.35** | **111,456.95** | **257,417.17** | **75,650.00** | **7,944.27** |

1The figures stated here are net of refunds made in the year for any applications that were refused and/or appeals dismissed.

## **S106 Spending**

Teams from across the Council liaise with local councils, clubs and societies and other community organisations, throughout the Chichester District to identify needs and assist them in coming forward with projects that are suitable for funding. During the year the Council were able to support a range of projects and the details are shown in Table 9.

**Table 9: S106 Spending**

|  |  |  |
| --- | --- | --- |
| **Project** | **Service** | **Amount** |
| 1St Birdham & Wittering Scouts Hall | Community Facilities | £2,192.00 |
| Chichester Boys Club Improvements | Community Facilities | £5,600.00 |
| Selsey Centre Improvements | Community Facilities | £74,850.00 |
| Tangmere Village Hall Car Park Improvements | Community Facilities | £22,938.51 |
| Heating Improvements at Tangmere Village Hall | Community Facilities | £15,663.92 |
| Kitchenette at Tangmere Village Hall | Community Facilities | £7,382.56 |
| Public Bench at Birdham Recreation Ground | Open Space | £121.23 |
| Defibrillator at Priory Park | Open Space | £451.62 |
| Interpretation Boards at Priory Park | Open Space | £2,920.00 |
| Earth Bunds at Tangmere Recreation Ground | Open Space | £843.05 |
| Artificial Pitch at Oaklands Park | Sport & Leisure/Open Space | £300,000.00 |
| Tangmere Recreation Ground Study | Sport & Leisure | £3,378.00 |
| Pitching Mats for Chichester Falcons Softball | Sport & Leisure | £1,000.00 |
| Play Equipment at Birdham | Sport & Leisure | £19,130.17 |
| Chichester Photography Display | Public Art | £3,660.32 |
| Donnington Art Project | Public Art | £2,338.00 |
| 6 Affordable dwellings at Royal Close Chichester | Affordable Housing | £190,000.00 |
| Bird Aware Scheme for mitigation at Chichester & Langstone Harbour | Environmental | £143,985.06 |
| Joint Scheme of mitigation with Around DC for Pagham Harbour | Environmental | £116,163.45 |
| **Total** |  | **£912,617.89** |

In addition, Table 10 lists projects where funding has been allocated in past years and are waiting to be delivered.

**Table 10: S106 Allocations Remaining**

|  |  |  |
| --- | --- | --- |
| **Project** | **Service** | **Amount** |
| 6 rented dwellings at Compton- Hastoe Housing Association\* | Housing | £210,000.00 |
| 12 rented dwellings at Westbourne- Community Land Trust | Housing | £480,000.00 |
| 8 rented units at Nutbourne- Greyfriars Housing | Housing | £240,000.00 |
| 8 Rented units at Easebourne- Midhurst Community Land Trust | Housing | £320,000.00 |
| 1st Birdham & Witterings Scouts- New Hall | Community Facilities | £74,564.07 |
| Selsey Centre Improvements\* | Community Facilities | £69,270.72 |
| Tangmere Car Park Improvements | Community Facilities | £2,384.04 |
| Tangmere Woodland Memorial | Public Art | £10,171.16 |
| Donnington Hall Hearing Loop | Sport & Leisure | £3,363.00 |
| Birdham Teen Shelter | Sport & Leisure | £9,674.83 |
| Tangmere Recreation Ground Study | Sport & Leisure | £348.00 |
| Selsey Sports Dream\* | Sport & Leisure | £89,916.48 |
| Hawthorne Meadow, Chidham & Hambrook\* | Sport & Leisure | £19,757.30 |
| Donnington Canal Towpath\* | Sport & Leisure | £49,694.49 |
| Chichester Racquet Club\* | Sport & Leisure | £1,524.00 |
| Pynham Meadow, Chidham & Hambrook Gazebo\* | Sport & Leisure | £6,898.59 |
| **Total** |  | **£1,587,566.68** |

\*Indicates allocations made in full or part prior to 2023-24 financial year

## **Future S106 Income and Spending**

The amount of money retained by the Council as 31 March 2024 amounts to £5,157,236 This includes the sums which have been allocated but not spent (detailed in Table 10 above) together with any interest earned. Table 11 also shows money that has been secured and that is still to be received either when the development commences, or the trigger point is reached.

**Table 11: S106 Funds Remaining & Still to be received.**

|  |  |  |
| --- | --- | --- |
| **Contribution Type** | **Amount Remaining1** | **To be received2** |
| Affordable Housing | £1,744,640 | £366,597 |
| A27 | £489,265 | £2,900,844 |
| Chichester Harbour | £28,659 | £0 |
| Community Facilities | £1,791,992 | £0 |
| Environmental | £2,750 | £0 |
| Leisure | £755,660 | £409,896 |
| Medmerry Reserve | £0 | £61,390 |
| Monitoring Fee | £1,190 | £78,826 |
| Pagham Harbour | £1,089 | £77,307 |
| Public Open Space | £9,269 | £0 |
| Park and Ride | £53,398 | £0 |
| Primary Care Trust | £71,059 | £0 |
| Public Art | £160,423 | £0 |
| Recreation Disturbance | £20,057 | £1,029,955 |
| Sustainable Transport | £25,173 | £0 |
| Waste and Recycling | £2,612 | £0 |
| **Total** | **£5,157,236** | **£4,924,815** |

1These figures include interest that has accrued up to 31 March 2024.

2In some agreements the amounts to be received are not known until reserved matters have been determined and where possible estimates have been used based on past experience. These sums will only be received if the development commences, and the appropriate trigger point is reached.

## **Administration Costs**

The Council is allowed to charge monitoring fees proportionate to the costs of monitoring the agreement. The Council publishes a scale of fees linked to the size and type of development secured by the agreement. Under the CIL regulations they are considered to be a planning obligation and are due at commencement. In the year the Council secured £58,985 from new agreements signed and collected £8,932.27 from development that commenced. Costs are estimated at £28,591.

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# **Further Information**

For the most up to date information regarding the collection and spending of developer contributions please see our [Public Facing Module (PFM)](https://pfm.exacom.co.uk/chichester/) which is refreshed at the end of each working day.

Information regarding CIL & S106 agreement, processes and requirements can be found on the [CIL Process](https://www.chichester.gov.uk/article/27023/CIL-process-forms-and-payments) or [Section 106 Agreements](https://www.chichester.gov.uk/s106agreements) pages of our website.

West Sussex County Council information can be found on the [Planning Obligations](https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/) pages of their website.

South Downs National Park information can be found on their [Community Infrastructure Levy & S106](https://www.southdowns.gov.uk/community-infrastructure-levy/) pages of their website.

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# **Glossary**

**Chichester District** - In this document it means the Chichester District Council area with the exception of those areas that are located within the South Downs National Park who have their own arrangements for ‘CIL’ and ‘S106’ contributions.

**CIL Spending Plan** – A rolling 5-year forecast projecting ‘CIL’ income and spending on infrastructure projects prioritised in the ‘IBP’.

**Community Infrastructure Levy (CIL)** – A charge levied on new development to contribute towards the provision of infrastructure required to mitigate the impact of the cumulative development within the ‘Chichester District’. The types of development liable to this charge are shown in Table 1

**Highway Network Contributions** – monies to offset the impact of development on the strategic and local highway networks. To be used for A27 junction improvements and/or other identified highway capacity improvements (including by means of facilitating modal shift in existing travel patterns).

**Infrastructure Business Plan** – a document reviewed and updated annually to prioritise the spending of ‘CIL’ and other funding sources, on infrastructure needed to support the ‘Local Plan’.

**Local Council** – in this document it means the Parish and Town Council’s within the ‘Chichester District’.

**Local Plan** – in this document it means the Chichester Local Plan 2014-29

**Monitoring Fees** – A fee charged by the Council in accordance with the provisions of the CIL Regulations in order to cover the administration costs of monitoring the ‘S106 Agreement’ over its lifetime.

**Recreation Disturbance Contributions** – monies to offset the impact of increased land-based visitor numbers to both the Chichester & Langstone Harbours and Pagham Harbour, arising from new development close to these sites. Visitor activity disturbs birds nesting and feeding and the sites are protected by legislation that requires mitigation measures to be in place.

**S106 Agreement (S106)** – A legal agreement between a local authority and landowners/developers, linked to a planning permission and designed to mitigate the impact of development. It may require the provision of specific infrastructure or a payment to a scheme to mitigate the cumulative impact of development.

**S278 Agreement (S278)** – A legal agreement requiring works or payments in connections the highways. In this document the term most often refers to agreements to secure sums to be spent on junction improvements to the A27/Chichester Bypass

**Unilateral Undertaking** – A form of ‘S106 Agreement’ made by the landowner/developer only and obligating them to provide specific mitigation. In the ‘Chichester District’ these are most often used to secure ‘Recreation Disturbance’ & ‘Highway Network’ mitigation contributions.

# **Appendix 1: Schedule of CIL and S106 Matters as required by the Communities Infrastructure Levy Regulations 2010 (as amended)**

| Regulation 121A Reference | Description | Amount/Details |
| --- | --- | --- |
| 1(a) | The total value of CIL set out in all demand notices issued in the reported year.  This consists of:  CIL Liable floorspace £1,850,928  Surcharges £14,311  Late payment Interest £2,067 | £1,867,306 |
| 1(b) | The total amount of CIL receipts collected for the reported year. | £4,066,769 |
| 1(c) | The total amount of CIL receipts, collected before the reported year but which have not yet been allocated from total cash received of £29,615,272  Note: The authority has not received any land payments (including payments in kind or infrastructure payments) | £23,074,402 |
| 1(d) | Total amount of CIL receipts, collected before the reported year and which have been allocated in the reported year from cash received.  Note: The authority has not received any land payments (including payments in kind or infrastructure payments). | £884,273 |
| 1(e) | Total CIL expenditure for the reported year.  Administration costs £99,753  Infrastructure provision from cash collected £127,227  CIL passed to local council’s £1,052,470 | £1,279,450 |
| 1(f) | Total amount of CIL receipts, whenever collected, which were allocated but not spent during reported year. | £413,489 |
| 1(g)(i) | In relation to CIL expenditure for the reported year, summary of the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item.  (Individual items appear in Table 2 in the body of the IFS) | £127,227 |
| 1(g)(ii) | In relation to CIL expenditure for the reported year, summary of 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) | £0 |
| 1(g)(iii) | In relation to CIL expenditure for the reported year, summary of 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.  IT Costs £5,362  Employee Costs £87,159  Legal Costs £5,732  Other Administration Costs £1,500 | £99,753  Being 2.45% of the CIL collected |
| 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.  (Individual items appear in Table 3 in the body of the IFS) | £413,489 |
| 1(i)(i) | Amount of CIL passed to any local council under Regulation 59A or 59B | £1,052,470 |
| 1(i)(ii) | Amount of CIL passed to any person under Regulation 59(4) | £0 |
| 1(j)(i) | Summary details of the receipt and expenditure of CIL to which regulation 59E and 59F applied. | £0 |
| 1(j)(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. | £0 |
| 1(k)(i) | Summary details of any notices served in accordance with regulation 59E | £0 |
| 1(k)(ii) | Any funds not yet recovered from each local council at the end of the reported year. | £0 |
| 1(l))(i) | Total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied. | £3,578,875 |
| 1(l)(ii) | CIL receipts from implementation of the CIL on 1 February 2016 retained at the end of the reported year other than those to which regulation 59E or 59F applied.  Note: this includes £1,932,155 of bank interest | £29,520,949 |
| 1(l)(iii) | CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year. | £0 |
| 1(l)(iv) | CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year. | £0 |

| Regulation 121A Reference | Description | Amount /Details |
| --- | --- | --- |
| 3(a) | The total amount of money to be provided under any planning obligations which were entered into during the reported year.  This does not include money to be secured by S278 highways agreements with third parties detailed at section 4(a)  (Individual items appear in Table 7 in the body of the IFS) | £4,160,685 |
| 3(b) | The total amount of money under any planning obligations which was received during the reported year.  (Individual items appear in Table 8 in the body of the IFS) | £542,923 |
| 3(c) | The total amount of money under any planning obligations which was received before the reported year which has not been allocated. | £3,569,669 |
| 3(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   1. in relation to affordable housing, the total number of units which will be provided. 2. 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.   Note: WSCC as education authority monitor and report on School places in their IFS | Affordable Housing 282  dwellings  Play areas  7  Community Hall  Community Orchard  Allotments  Mini Football Pitch  4 Self-build plots |
| 3(e) | The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. | £1,587,567 |
| 3(f) | The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend) | £912,618 |
| 3(g) | In relation to money (received under planning obligations) which was allocated by the authority 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.  (Individual items listed in Table 10 in the body of the IFS) | £1,587,567 |
| 3(h)(i) | 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 the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item.  (Individual items appear in Table 9 in the body of the IFS) | £912,618 |
| 3(h)(ii) | 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 the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of items of infrastructure which that money was used to provide (wholly or in part) | £0 |
| 3(h)(iii) | 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 the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to delivery of planning obligations. This has been estimated in accordance with regulation 5(c) | £28,591 |
| 3(i) | The 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 separately the total amount of commuted sums held.  Note: Includes Interest earned | £5,157,236 |
| 4(a) | Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year.  National Highways for junction improvements to A27 Chichester bypass:  20/03320/OUTEIA Land East of Broad Rd, Nutbourne  £237,996  20/03321/OUTEIA Land North of Flat Farm, Main Rd, Chidham £122,604 | £360,000 |
| 4(b) | Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year. | £0 |

Notes

5(a) Where the amount of money to be provided under any planning obligation is not known, an authority must provide an estimate.

5(b) A non-monetary contribution includes any land or item of infrastructure pursuant to a planning obligation.

5 (c) Where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate

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# **Appendix 2: CIL Spending Plan**

This is a copy of the last published CIL spending plan as part of the [[Chichester Infrastructure Business Plan 2023/2028 (IBP)](https://www.chichester.gov.uk/media/37887/Infrastructure-Business-Plan-2023-2028/doc/Infrastructure_Business_Plan_2023-2028.docx)](https://www.chichester.gov.uk/media/36759/Infrastructure-Business-Plan-2022-2027/doc/Infrastructure_Business_Plan_2022-2027.docx) Projects that have not been delivered in 2023/24will be re-evaluated and reprogrammed for future years as part of the ongoing annual review of the IBP

|  | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **1st April b/fwd** | **24,141,415.73** | **26,136,732.92** | **18,580,920.37** | **9,568,903.30** | **5,403,046.77** | **- 2,374,061.42** | **1,359,574.30** |
| **KNOWN INCOME1** |  |  |  |  |  |  |  |
| Gross Income | 4,635,675.66 | 2,083,229.53 | 244,689.91 |  |  |  |  |
| Parish Share | 918,244.86 | 481,008.93 | 61,172.48 |  |  |  |  |
| Admin | 231,783.76 | 104,161.49 | 12,234.50 |  |  |  |  |
| **CDC Net Income** | **3,485,647.04** | **1,498,059.11** | **171,282.93** |  |  |  |  |
| Interest to 31 March 2023 | 694,720.24 |  |  |  |  |  |  |
| **PROJECTED INCOME2** |  |  |  |  |  |  |  |
| Gross Income |  | 82,326.20 | - | 496,901.85 | 1,795,337.27 | 5,027,725.46 | 7,117,197.05 |
| Parish Share |  | 20,581.55 | - | 87,913.28 | 282,678.60 | 1,042,703.47 | 1,507,443.03 |
| Admin |  | 4,116.31 | - | 24,845.09 | 89,766.86 | 251,386.27 | 355,859.85 |
| **CDC Net Income** |  | **57,628.34** | **-** | **384,143.47** | **1,422,891.81** | **3,733,635.72** | **5,253,894.17** |
|  |  |  |  |  |  |  |  |
| **FUNDS AVAILABLE** | **28,321,783.01** | **27,692,420.37** | **18,752,203.30** | **9,953,046.77** | **6,825,938.58** | **1,359,574.30** | **6,613,468.47** |
| **PROJECTED EXPENDITURE** | **£** | **£** | **£** | **£** |  |  |  |
| IBP/330 - Primary School places E-W Chichester (subject to further detail and evaluation) £1.5m in 2024/25 for creation of 2 additional classrooms at Portfield School. |  | 1,500,000.00 |  | 1,500,000.00 |  |  |  |
| IBP/657 - School access improvements at expanded primary school(s) Chichester. |  |  |  | 50,000.00 |  |  |  |
| IBP/656 - City Centre to Portfield (via Oving Road) Sustainable Transport Corridor (subject to further detail and evaluation) |  | 75,000.00 | 425,000.00 |  |  |  |  |
| IBP/355 - RTPI screens at Chichester City ( £53,372.11 spent in prior years) Cabinet has approved this spend and a legal agreement has been made to hand the money over | 60,000.00 |  |  |  |  |  |  |
| IBP/353 - A285 Chichester to Tangmere Sustainable transport corridor (subject to further detail and evaluation). |  | 100,000.00 | 400,000.00 |  |  |  |  |
| IBP/331 - Primary School places Bournes. (subject to further detail & evaluation) |  |  | 3,000,000.00 |  |  |  |  |
| IBP/660 - School access improvements at expanded primary school(s) Bournes. |  |  | 50,000.00 |  |  |  |  |
| IBP/332 - Primary School places Manhood Peninsula. (subject to further detail & evaluation |  |  |  |  | 3,000,000.00 |  |  |
| IBP/659 - School access improvements at expanded primary school(s) Manhood. |  |  |  |  | 50,000.00 |  |  |
| IBP/349 - A286 Birdham Rd/B2201 (Selsey Rd Roundabout) Junction Improvement. (subject to further detail and evaluation).Project paused pending Local Plan Review work. |  | 440,000.00 |  |  |  |  |  |
| IBP/775 - Southern Gateway public realm with new city square. (subject to further detail and evaluation). |  | 1,000,000.00 |  |  |  |  |  |
| IBP/710 - Reconfiguration/improvement of Westhampnett Waste Transfer Station/Household Waste Recycling Site. (subject to further detail and evaluation). | 250,000.00 | 1,125,000.00 | 1,125,000.00 |  |  |  |  |
| IBP/593 - Early Years Places, Whitehouse Farm Development. (subject to further detail and evaluation). |  |  | 2,100,000.00 |  |  |  |  |
| IBP/206 - Southern Gateway provision of integrated transport hub & improvements to traffic & pedestrian circulation. |  | 3,000,000.00 |  |  |  |  |  |
| IBP/840 College Lane/Spitalfield Road Junction improvement and Oaklands Way Cycle scheme (subject to further detail and evaluation). |  | 105,000.00 |  |  |  |  |  |
| IBP/842 CDC strategic wildlife corridors connecting Chichester and Pagham Harbours to the SDNP (The funding for this project is now approved and the funding is now safeguarded). Out of the 141,500 for CIL spend in 2022/2023 only £60,149.91 had been spent, the remaining £81,350.09 has been rolled forward into year 2023/2024 | 225,050.09 | 144,500.00 | 145,300.00 |  |  |  |  |
| IBP/726 Extension to Southbourne GP Surgery (Subject to further detail and evaluation) |  |  |  |  | 450,000.00 |  |  |
| IBP/773 Chichester City Health Hub (Subject to further detail and evaluation) |  |  |  | 3,000,000.00 |  |  |  |
| IBP/1155 Willow Park, Terminus Road additional primary care for the GP federation to lease to supplement existing Chichester GP surgeries (Subject to further detail and evaluation) | 1,650,000.00 |  |  |  |  |  |  |
| IBP/725 Improvements and extension to Tangmere Surgery (subject to further detail and evaluation) |  |  |  |  | £700,000.00 |  |  |
| IBP/844 3G Sports Pitch, Southern Gateway (subject to further detail and evaluation) |  | 880,000.00 |  |  |  |  |  |
| IBP/354 A259 Chichester - Bognor Regis Corridor Improvement Scheme. (proposed bus lane provision is now part of a wider scheme) (subject to further detail and evaluation) |  | 342,000.00 | 1,938,000.00 |  |  |  |  |
| IBP/287 Coast protection- Selsey East Beach- raising of the sea wall (subject to further detail and evaluation) |  |  |  |  | 5,000,000.00 |  |  |
| IBP/362 Selsey to Witterings cycle route (subject to further detail and evaluation) |  | 200,000.00 |  |  |  |  |  |
| IBP/910 Westgate Cycle Route Design for Fishbourne East section Phase 1 (LCWIP Route K) (subject to further detail and evaluation) |  | 200,000.00 |  |  |  |  |  |
| **Total expenditure** | **2,185,050.09** | **9,111,500.00** | **9,183,300.00** | **4,550,000.00** | **9,200,000.00** | **-** | **-** |
|  |  |  |  |  |  |  |  |
| **31st March c/fwd** | **26,136,732.92** | **18,580,920.37** | **9,568,903.30** | **5,403,046.77** | **- 2,374,061.42** | **1,359,574.30** | **6,613,468.47** |
| **Notes** |  |  |  |  |  |  |  |
| 1. This is based on actual income received up to 6 November 2023 and thereafter a projection based on outstanding instalments due to be received from Demand Notices issued to this date. | | | | | | |  |
| 2. This is the projected income from CIL liable sites that are expected to be commenced based on the Councils understanding as at October 2023 | | | | |  |  |  |
| 3. Permitted sites of 1 to 4 units have been ignored in these calculations | | |  |  |  |  |  |

Note: The projected future CIL income shown in this table is based on an anticipated housing trajectory as of November 2023. Estimates as to future income have been based on the Council’s past experience of comparable size developments and property sizes. As with any forward-looking financial statements the actual income will vary to the figures shown.