

**HORSHAM DISTRICT COUNCIL**  
**FINANCIAL CONTRIBUTIONS STATEMENT**  
**2023-24**

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 2023 to 31 March 2024.
- 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 <sup>1</sup>	£3,101,096.11
1(b)	The total amount of CIL receipts for the reported period	£1,177,014.36
1(c)	The amount of CIL receipts collected prior to the reported period but which have not been allocated	£6,142,171.10
1(d)	The amount of CIL receipts collected prior to the reported period which have been allocated	£1,914,555.96
1(e)	The total amount of CIL expenditure for the reported year	£441,668.28
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;

<sup>1</sup> Most recent Demand Notice per application only

To date Horsham District Council has passed more than £1,737,000 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 the Horsham District Local Plan 2023 - 2040 was formally submitted to the Planning Inspectorate in July 2024.

Arrangements for spending CIL funds were agreed by Cabinet in November 2019. To be considered, projects need to have been identified in the Council's Infrastructure Delivery Plan, a document which sets out what infrastructure is required to support new development across the area, 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'.

Horsham District Council's current Local Plan is accompanied by an Infrastructure Delivery Plan (2016). This has been reviewed with the intention of identifying projects for inclusion in a CIL Spending Plan, however there is an insufficient number of projects which remain relevant or are in a position to proceed.

It is the intention of Horsham District Council to update the Infrastructure Delivery Plan early next year. This new Infrastructure Delivery Plan will be assessed and prioritised in order to produce a CIL Spending Plan as soon as possible thereafter.

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;	£58,850.69 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)	£382,817.59
1(i)ii	The amount of CIL passed to any person to apply to funding infrastructure (regulation 59(4) e.g. County Council)	£NIL (Please see 1(g)(i) above)

Table 2 – breakdown of CIL passed to Parish Councils during 2023-24:

Parish Council	Amount Passed
Billingshurst Parish Council	£32,507.78
Cowfold Parish Council	£2,818.72
Henfield Parish Council	£11,890.00
Itchingfield Parish Council	£1,299.02
Nuthurst Parish Council	£59,837.26
Pulborough Parish Council	£11,018.49
Rusper Parish Council	£2,885.05
Rudgwick Parish Council	£695.27
Shermanbury Parish Council	£9,639.04
Slinfold Parish Council	£34,664.16
Storrington and Sullington Parish Council	£21,307.50
Thakeham Parish Council	£145,711.42
Upper Beeding Parish Council	£1,979.42
Warnham Parish Council	£14,084.91
Washington Parish Council	£16,597.42
West Chiltington Parish Council	£15,882.13
<b>Total</b>	<b>£382,817.59</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 2023-24 that regulations 59E and 59F applied to

£2,764.21

- (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:

Of the CIL received in the reported year in respect of regulation 59F (CIL retained for unparished areas), £2,764.21 was retained at the end of the reported year (regulation 59F). No CIL was recovered from any Parish Council (regulation 59E).

Horsham District Council has worked with representatives of the unparished area of Horsham Town to establish CIL governance arrangements for the area. Led by Horsham Blueprint, wider consultation with the local community will take place to identify projects which may be suitable to receive CIL funds retained by Horsham District Council for the unparished area of Horsham Town.

- (iii) Of the CIL received in previous years in respect of regulation 59F (CIL retained for unparished areas), £158,779.10 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 2023-24 retained at the end of the reported year (other than those to which 59E or 59F applied);	£845,174.66
	(ii) CIL receipts from previous years (up to 31 March 2023) retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£6,142,171.10
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£2,764.21
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year;	£158,779.07

### **CIL Infrastructure List**

- 1.1 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 the Horsham District Local Plan 2023 - 2040 was formally submitted to the Planning Inspectorate in July 2024
- 1.2 Arrangements for spending CIL funds were agreed by Cabinet in November 2019. To be considered, projects need to have been identified in the Council's Infrastructure Delivery Plan, a document which sets out what infrastructure is required to support new development across the area, 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'.
- 1.3 Horsham District Council's current Local Plan is accompanied by an Infrastructure Delivery Plan (2016). This has been reviewed with the intention of identifying projects for inclusion in a CIL Spending Plan ahead of the adoption of the new Local Plan, however there is an insufficient number of projects which remain relevant or are in a position to proceed.
- 1.4 It is the intention of Horsham District Council to update the Infrastructure Delivery Plan early next year. This new Infrastructure Delivery Plan will be assessed and prioritised in order to produce a CIL Spending Plan as soon as possible thereafter.

## 1 Section 106 Report

1.4 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

Excluding section 106 monitoring fees, £1,684,038.61 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. A further maintenance sum from DC/21/2086 has been secured, however the amount will be determined at the point of payment of the contribution.

Table 3:

<b>Application</b>	<b>Type</b>	<b>Amount</b>
DC/21/2086	Community Parkland Maintenance Sum	£TBD
DC/21/2086	Air Quality	£35,425.00
DC/21/2321	Commuted Sum (Pump Track, Countryside Park and LEAP)	£914,041.60
DC/21/2321	Offsite Rights of Way Works	£80,000.00
DC/21/2321	Travel Plan Monitoring Fee	£3,500.00
DC/21/2697	Air Quality	£4,723.00
DC/22/0096	Affordable Housing	£646,349.00
		<b>£1,684,038.61</b>

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 £15,830 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

£2,195,916.26

(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.

£17,292,565.07 was received before the reported year and has not yet been allocated to a specific project. Of this, £15,215,601.50 are District Council contributions and, of the total £13,749,641.11 is for the purposes of affordable housing provision in Horsham district.

The Council has delivered and supported the provision of 48 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. 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 12 affordable rented units using S106 provision. We also have forecasted to deliver a further 22 affordable rented units through registered providers next year.

As a result of water neutrality, development continues to be significantly reduced in the district resulting in lower delivery numbers this year and possibly for ongoing years. The Council aspires to use S106 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. We are also working in partnership with several registered providers to look at retrofitting properties that are already in stock and are at risk of being sold off due to not meeting the required standards. This enables us to retain much needed stock within the district, such as larger family homes.

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 2023 by category:

<b>District Council / Other categories:</b>	
Affordable Housing	£13,749,641.11
Community Facilities	£112,530.31
Community Halls and Buildings	£38,960.68
Health	£136,444.24
Refuse and Recycling	£183,687.36
Open Space, Sport and Recreation	£149,601.22
Other (Community Infrastructure)	£819,684.99
Public Art	£25,051.59
<b>Total</b>	<b>£15,215,601.50</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:  
46\*

\*A number of outline planning permissions have been granted which have secured the provision of affordable housing units, with the numbers, types and tenures to be determined at reserved matters application stage. These figures will therefore be reported in future infrastructure funding statements.

(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided:

None

Other non-monetary obligations:

Application Reference	Obligation
DC/21/0738	Water Neutrality
DC/21/1689	Water Neutrality
DC/21/1878	Water Neutrality
DC/21/2075	Water Neutrality
DC/21/2086	Affordable Housing Scheme Community Parkland Scheme Open Space Management Company Allotment Land
DC/21/2321	Affordable Housing Scheme Footbridge Management Company SUDS Pump Track Countryside Park LEAP Open Amenity Space Water Neutrality On-site Rights of Way
DC/21/2590	Water Neutrality
DC/21/2697	Affordable Housing Water Neutrality PROW Diversion
DC/21/2795	Water Neutrality
DC/21/2873	Travel Plan

	Landscaping Landscaping Management Plan Shuttle Bus Provision
DC/21/2875	Water Neutrality
DC/22/0024	Water Neutrality
DC/22/0025	Water Neutrality
DC/22/0096	Management Plan On-Street Parking Surveys Tree Plan
DC/22/0372	Affordable Housing Scheme Public Right of Way Works
DC/22/0408	Restriction on Development
DC/22/0708	Affordable Housing Water Neutrality
DC/22/1052	Affordable Housing Open Space Management Company Water Neutrality
DC/22/1451	Water Neutrality
DC/22/1750	Water Neutrality
DC/22/2194	Restriction on Development

- (e) Total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. (This figure includes financial contributions which have been allocated to reflect they are to be used for a specific project identified in the relevant legal agreement).

£3,680,173.83

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

£866,148.20

- (g) In relation to money (received under planning obligations) which was allocated by the authority in 2023/24 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
Roffey Cricket Club Changing Facilities	£2,268.00

Name/Description	Amount
Synthetic pitch at Weald School	£76,421.22
Expansion of Billingshurst Doctors Surgery	£10,393.63
Provision of footpath on Blakes Farm Rd from bridge to Hangmans Hill Roundabout	£175,513.82
Prohibition of lorry turning movements at the mini-roundabout of Manleys Hill and School Hill	£19,532.22
Monitoring Air Quality analysers at Horsham Park Way	£43,405.00
Enhancements to main hall at Southwater Leisure Centre	£80,354.97
Facilities for the expansion of The Weald School (Secondary)	£199,301.81
Facilities for the expansion of The Weald School (Sixth Form)	£32,043.00
Improved digital services at Billingshurst Library	£19,750.80
Outdoor Gym Equipment Muntham Drive Recreation Ground	£13,503.94
Billingshurst Library	£5,921.45
Highwood Community Centre	£151,913.12
Early Years at First Phase School Building	£5,094.71
Skate Ramp Jubilee Fields	£148,798.13
Billingshurst Men's Shed	£116.20
Landlord improvements (New Windows & Fire Doors Around The Holbrook Club)	£26,519.62
Food waste collection project	£12,495.46
Rusper Second Court Improvements	£33,800.00
First Phase School Land Billingshurst Primary and others	£1,032,436.26
Weald Community School	£1,172,403.00
Links to Development and Billingshurst Station improvements	£108,400.00
20mph speed limit through entire length of Broomers Hill Lane	£1,800.00
20mph signs Littleworth Lane	£12,046.82
Additional equipment at the Weald Sixth Form	£46,688.06
Expansion of Billingshurst Primary School	£185,182.56

Name/Description	Amount
Radar speed gun	£2,807.99
Storrington Air Quality Management	£2,032.94
Affordable Housing Saxon Weald Scheme Cowfold	£59,229.10

(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
Monster Play Area Broadbridge Heath	£26,102.00
Village Centre Recreation Ground Recycling Bin	£893.95
Billingshurst Community and Conference Centre Infill Extension	£145,148.45
Further fencing at Billingshurst Allotments	£3,064.28
Billingshurst Men's Shed	£3,974.96
Commuted Sum Highwood Play Area (FIRST LEAP)	£819.47
Henfield Cricket Club net facility	£16,368.00
Landlord improvements (New Windows & Fire Doors Around The Holbrook Club)	£32,875.00
Speed Indicator Device Trafalgar	£2,700.00
Horsham Rugby Sports Social Club Changing Rooms Extension	£29,025.39
Roffey Millennium Hall Heating	£13,957.10
Alders Copse works	£170.81
Trafalgar Infants School LTIP326SSZ	£2,926.00
New Cricket Practise Nets Facility for Pulborough Cricket Club	£30,000.00
Pulborough feasibility study re A29 and pedestrian solutions	£22,073.52
Land Maintenance, Henfield	£1,279.55
Internal alterations at Rudgwick Medical Centre	£5,131.86
Rudgwick Youth Club Refurbishment	£15,685.86
Outdoor learning facilities awning surface finishes and accessible toilets Rudgwick Primary School	£185,390.66
Southwater Ghyll Toilet Improvements	£49,078.62

Maintenance of The Hornets Play Area	£73.09
WSCC SIDs Gateways and Signage West Chiltington	£11,244.71
Ashington Community Centre Extension	£27,371.68
BL/70/97 Billingshurst Open Space	£3,379.48
Forge Way Play Area	£118.28
New play area at Village Centre (Monster Play Area)	£100,000.00
Improved drainage for grass cricket field and car park at Broadbridge Heath Cricket Club	£2,796.00
Sports Pitches Wickhurst Green	£6,500.00
WSCC Lynd Cross Cycling Improvements	£2,295.00
Roffey Recreation Ground New youth activity area, pathways and landscaping	£47,707.64
Holbrook Tythe Barn Indoor Sports equipment	£3,951.96
Enhancements to Rusper Village Hall - New Roof	£11,204.69
Replacement and upgrading of equipment at the skate park in Stakers Lane, Southwater, West Sussex	£62,840.19

- 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.

£15,830

- (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.

£35,244,789 of which £1,867,125 is allocated for the purposes of longer-term maintenance ("commuted sums").