**Chichester District Council Logo**

**Chichester District Council**

**Infrastructure Funding Statement 1 April 2021 to 31 March 2022**

Contents

[**Background** 3](#_Toc116906357)

[**Community Infrastructure Levy (CIL)** 4](#_Toc116906358)

[CIL Demanded and Collected in 2021/22 5](#_Toc116906359)

[Spending in 2021/22 5](#_Toc116906360)

[Proposed Future Spending 5](#_Toc116906361)

[Parish, City & Town Councils receiving Neighbourhood CIL 8](#_Toc116906362)

[Administration Costs 10](#_Toc116906363)

[**S106** 11](#_Toc116906364)

[New S106 Agreements Completed 11](#_Toc116906365)

[S106 Funds Collected 14](#_Toc116906366)

[S106 Spending 17](#_Toc116906367)

[Future S106 Income and Spending 19](#_Toc116906368)

[Administration Costs 20](#_Toc116906369)

[**Further Information** 20](#_Toc116906370)

[**Appendix 1: Schedule of CIL and S106 Matters as required by the Communities Infrastructure Levy Regulations 2010 (as amended)** 21](#_Toc116906371)

[**Appendix 2: CIL Spending Plan** 29](#_Toc116906372)

# **Background**

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 the 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 of supporting infrastructure in association with development and 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 2022/2027 (IBP)](https://www.chichester.gov.uk/media/36759/Infrastructure-Business-Plan-2022-2027/doc/Infrastructure_Business_Plan_2022-2027.docx). The IBP also includes the rolling five-year CIL Spending Plan

# **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 2021/22**

During the year the Council issued demand notices amounting to £10,259,728.49. 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 of this year’s demand notices. The amount received in 2021/22 was £7,133,321.26

## **Spending in 2021/22**

Expenditure for the year was £94,950 on Phase 1 of the Chichester Road Space Audit a project delivered by WSCC that offers residents and visitors the following benefits:

* Improved coordination with other sustainable transport planning strategies and traffic management measures.
* Safer arrangements for parking near junctions
* Protection for through traffic on main arterial routes; Better management of the demand for parking in currently uncontrolled residential areas.
* Priority for residents and their visitors who rely upon on-street parking.
* Less traffic congestion and pollution arising due to vehicles searching for parking places in uncontrolled areas
* Improved arrangements for Blue Badge holders in residential areas
* Safeguards for short-stay parking near local neighbourhood shops.

## **Proposed Future Spending**

In March 2022 the Council, after consulting with infrastructure providers, selected the following projects to receive CIL funding over the next 5 years. In most cases this 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 2022 which amounts to £17,421,518.01 (this figure includes some funds that will be due to local council’s). The Council periodically updates its projection of future CIL receipts and details of the income and expenditure budget published in March 2022 is shown at Appendix 2

**Table 2: Proposed CIL Spending**

| **Project** | **Amount** | **Status as at March 2022** |
| --- | --- | --- |
| IBP/330 - Primary School places E-W Chichester | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery 2024/25 |
| IBP/657 - School access improvements at expanded primary school(s) Chichester. | £50,000 | Awaiting detailed evaluation and costing with anticipated delivery 2024/25 |
| IBP/656 - Sustainable transport corridor – City Centre to Portfield (part of project 656) | £500,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022 through to 2025 |
| IBP/355 - RTPI screens at Chichester City (£53,372.11 spent in prior years) | £60,000 | Evaluated and costed, release of funding approved with delivery expected 2022/23 |
| IBP/353 - Sustainable transport corridor – City Centre to Westhampnett | £500,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/331 - Primary School places Bournes. | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery 2023/24 |
| IBP/660 - School access improvements at expanded primary school(s) Bournes. | £50,000 | Awaiting detailed evaluation and costing with anticipated delivery 2023/24 |
| IBP/332 - Primary School places Manhood Peninsula | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery 2024/25 |
| IBP/659 - School access improvements at expanded primary school(s) Manhood. | £50,000 | Awaiting detailed evaluation and costing with anticipated delivery 2024/25 |
| IBP/349 - A286 Birdham Rd/B2201 (Selsey Rd Roundabout) Junction Improvement | £440,000 | Awaiting detailed evaluation and costing. It will also be reviewed in conjunction with the transport requirements of the emerging Local Plan |
| BP/655 - Phase 2 of Chichester Road Space Audit. To better manage demand for parking & network management aspirations. | £250,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/775 - Southern Gateway public realm with new city square. | £1,000,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/710 - Reconfiguration/improvement of Westhampnett Waste Transfer Station/Household Waste Recycling Site. | £2,500,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022 through to 2025 |
| IBP/593 - Early Years Places, Whitehouse Farm Development | £2,100,000 | Awaiting detailed evaluation and costing with anticipated delivery 2025/26 |
| IBP/206 - Southern Gateway provision of bus/rail interchange & improvements to traffic & pedestrian circulation. | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| 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 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/841 Chidham Sustainable Transport Improvements to widen existing footways to accommodate shared use & to potentially re-align the junctions of Broad Road and the A259 and Chidham Lane and the A259 to accommodate the shared path and make crossing of the A259 safer for walkers and cyclists. This project will help alleviate heavy congestion outside the Primary School | £500,000 | Awaiting detailed evaluation and costing with anticipated delivery 2023/24 |
| Strategic Wildlife Corridors connecting Chichester and Pagham Harbours to the South Downs National Park (IBP/842) | £575,000 | Project underway and being delivered over a 5-year period 2022 through to 2026 with funding released in stages |
| IBP/877 Extensions to Chichester City GP surgery: Langley House | £420,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/726 Extension to Southbourne GP Surgery | £450,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/773 Southern Gateway Health Hub | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery 2024/25 |
| IBP/844 3G Sports Pitch, Southern Gateway | £880,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/354 Bus Lane along A259 approaching Bognor Rd Roundabout | £2,280,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022 through to 2025 |
| IBP/287 Coast protection- Selsey East Beach- raising of the sea wall | £5,000,000 | Awaiting detailed evaluation and costing with anticipated delivery 2026/27 |
| Birdham Ambulance Community Response Post (IBP/913) | £10,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| IBP/362 Selsey to Witterings cycle route | £200,000 | Awaiting detailed evaluation and costing with anticipated delivery 2022/23 |
| **Total** | **£32,920,000** |  |

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 [Chichester Infrastructure Business Plan 2022/27 (IBP)](https://www.chichester.gov.uk/media/36759/Infrastructure-Business-Plan-2022-2027/doc/Infrastructure_Business_Plan_2022-2027.docx)

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. During the year the following funds were transferred to them

**Table 3: Neighbourhood CIL Allocations**

| **Local Council** | **Amount** |
| --- | --- |
| Bosham Parish Council | £2,480.91 |
| Chichester City Council | £333,999.66 |
| Chidham & Hambrook Parish Council | £18,171.43 |
| East Wittering & Bracklesham Parish Council | £26,159.57 |
| Fishbourne Parish Council | £22,434.70 |
| Funtington Parish Council | £2,144.48 |
| Kirdford Parish Council | £1,848.71 |
| Loxwood Parish Council | £6,701.16 |
| North Mundham Parish Council | £7,291.02 |
| Oving Parish Council | £137,239.72 |
| Plaistow Parish Council | £4,591.13 |
| Selsey Town Council | £42,913.58 |
| Sidlesham Parish Council | £729.68 |
| West Itchenor Parish Council | £2,706.51 |
| West Wittering Parish Council | £8,266.72 |
| Westbourne Parish Council | £1,563.12 |
| **Total** | **£619,242.09** |

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 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 Local Council need to spend the funds within 5 years of receipt and if they do not do so 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.

## **Administration Costs**

The Council is permitted to allocate up to 5% of the CIL collected to cover administration costs associated with CIL which in 2021-22 amounts to a budget of £356,666. However, the amount actually spent was £87,403.41 being 1.23% and the balance will therefore be used to fund future infrastructure projects.

# **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 14 bilateral S106 agreements and 49 Unilateral Undertakings were completed that secured funds to the value of £827,607.69. In addition, payments of £1,557,729 were secured that are to be paid to National Highways via a S278 agreement for improvements to the A27 Chichester by-pass junctions. These are detailed below together with other notable items of infrastructure

**Table 4: S106 Contributions, Affordable Housing and Infrastructure Secured**

| **App No &**  **Address** | | **Date Signed** | **Recreation Disturbance Chichester & Langstone Harbour £** | | **Recreation Disturbance Pagham Harbour £** | **Monitoring Fee £** | **Affordable Housing Commuted Sum £** | **Affordable Housing Units Secured** | **National Highways/A27 S278 Value £** | **Other Significant Infrastructure or Community Facility** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 20/01915/FUL  Pinewood House, Answorth Close, Chichester | | 12/04/2021 | 1,780.00 | |  | 846.00 | 403,900.00 |  |  |  |
| 19/00619/OUT  Former Fuel Depot, Bognor Road, Chichester | | 28/04/2021 | 7,581.00 | |  | 846.00 |  |  |  |  |
| 20/02471/FUL  Land at The Corner of Oving Road and A27 | | 15/06/2021 | 52,404.14 | |  | 464.00 |  | 43 | 373,945.00 | Play Area |
| 20/03226/FUL  23 Lavant Road, Chichester | | 29/06/2021 | 2,565.00 | |  | 326.00 |  |  |  |  |
| 20/01686/FUL  Former Lowlands Nursery, Lagness Road, North Mundham | | 28/07/2021 | 12,083.50 | | 23,172.50 | 1,692.00 |  | 12 | 101,985.00 |  |
| 20/02546/FUL  32 Little London, Chichester | | 31/08/2021 | 940.00 | |  | 163.00 |  |  |  |  |
| 17/01699/FUL  Tangmere Airfield, | | 13/09/2021 |  | |  | 846.00 |  |  |  |  |
| 20/01826/FUL  Land Adjoining A27, Scant Road West, Hambrook | | 14/09/2021 | 71,517.00 | |  | 5,106.00 |  | 36 | 212,754.00 | Play Area & Community Building |
| 20/02824/OUT1  Land Within the Westhampnett / North East Chichester Strategic Development Location | | 29/09/2021 | 107,580.00 | |  | 5,106.00 |  | 49 | 641,685.00 | Play Area |
| 20/03278/FUL  Greenlands Farm Buildings West Ashling | | 17/11/2021 | 681.00 | |  | 163.00 |  |  |  |  |
| 20/01897/FUL  Land to The Rear Of 24 And 22A, Lavant Road, Chichester | | 06/12/2021 | 2,131.00 | |  | 326.00 |  |  |  |  |
| 20/02530/FUL  Land At, Royal Close, Chichester | | 12/01/2022 | 1,805.00 | |  | 326.00 |  |  |  |  |
| 21/00594/OUT  Land East of Glenmore Business Park | | 20/01/2022 |  | |  | 1,692.00 |  |  |  |  |
| 20/02491/OUT1  Land to The West of Church Road, Church Road, West Wittering, West Sussex | | 16/03/2022 | 45,640.00 | |  | 5,106.00 |  | 21 | 227,360.00 | Play Area |
| 49 Unilateral Undertakings were completed to secure mitigation for Recreation Disturbance at Chichester & Langstone/Pagham Harbour | |  | 29,059.94 | | 34,059.61 | 4,700.00 |  |  |  |  |
| **Totals** | |  | **335,767.58** | | **57,232.11** | **27,708.00** | **403,900.00** | **161** | **1,557,729.00** |  |
|  |  |  | | |  |  |  |  |  |  |
|  | | | |

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 some other pre-defined trigger contained within the agreement. The amount collected in the year was £1,469,012.56 from the following agreements

**Table 5: S106 Contributions Received**

| **Application No &**  **Site Address** | | **Affordable Housing £** | **Community Facilities £** | **Sport & Leisure £** | **Ecological Mitigation £** | **RD Chichester & Langstone harbours £** | | **RD Pagham Harbour £** | **Monitoring Fee £** | **Sussex Police £** | **Health £** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 14/02800/OUT  Land North of Main Road and West of Inland Road, | | 41,871.40 | 145,922.76 | 63,673.02 |  | 378.27 | |  |  | 18,159.46 | 35,529.72 |
| 16/03569/OUT  Land East of Breach Avenue | |  |  |  |  | 6,631.18 | |  |  |  |  |
| 15/03524/OUTEIA  Land North of Stane Street, | |  | 605,439.15 |  |  |  | |  |  |  |  |
| 16/00929/FUL  Land East Of 1, Kiln Drive (Lion Park), | | 61,875 |  |  |  |  | |  |  |  |  |
| 20/01481/FUL  Land South West of Guildford Road, | |  |  |  |  |  | |  | 1,706.95 |  |  |
| 19/02724/FUL  Maddoxwood Cottage, Lavant Road, | | 65,796.30 |  |  |  |  | |  |  |  |  |
| 19/00321/FUL  Land East of Manor Road, | |  |  |  |  |  | | 108,600.87 | 5,283.22 |  |  |
| 16/03791/OUT  Phase 2 Of the Westhampnett/North East Chichester SDL | |  |  |  |  | 38,872.06 | |  | 4,642.00 |  |  |
| 20/02471/FUL  Land at The Corner of Oving Road and A27, | |  |  |  |  | 52,404.14 | |  | 464.00 |  |  |
| 19/02030/FUL  Former Portfield Quarry and Uma House, | |  |  |  |  | 54,352.57 | |  | 5,371.61 |  |  |
| 20/02546/FUL  32 Little London, | |  |  |  |  | 940.00 | |  | 163.00 |  |  |
| 20/03226/FUL  23 Lavant Rd | |  |  |  |  | 2,565.00 | |  | 326.00 |  |  |
| 17/02065/OUT  Land North West of Chichester Crematorium, | |  |  |  | 2,750.00 |  | |  |  |  |  |
| 20/02266/FUL  Former Royal Oak, East Wittering, | | 87,399.33 |  |  |  |  | |  |  |  |  |
| 20/03278/FUL  Greenlands Farm Buildings on Land | |  |  |  |  | 681.00 | |  | 163.00 |  |  |
| 20/02530/FUL  Land At, Royal Close, | |  |  |  |  | 25.00 | |  | 226.00 |  |  |
| 21/00087/FUL  The Rookery, Flat 17, | |  |  |  |  |  | | 915.00 | 100.00 |  |  |
| Unilateral Undertakings providing contributions for mitigation measures against the impact of Recreation Disturbance at Chichester & Langstone/Pagham Harbours1 | |  |  |  |  | 20,731.44 | | 31,054.11 | 4,000.00 |  |  |
| **Totals** | | **256,942.03** | **751,361.91** | **63,673.02** | **2,750.00** | **177,580.66** | | **140,569.98** | **22,445.78** | **18,159.46** | **35,529.72** |
|  |  |  |  |  |  |  | |  |  |  |  |
|  | | | | | | |

1The figures stated here are net of refunds made in the year for 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 major new community buildings at Graylingwell, improvements to village halls throughout the district, a number of public art projects and additional equipment and improvements to recreation facilities. In addition, grants were made to a number of affordable housing providers that allowed the development of 19 additional units that otherwise might not have been viable. The full list of funds spent is shown in Table 6.

**Table 6: S106 Spending**

|  |  |  |
| --- | --- | --- |
| **Project** | **Service** | **Amount** |
| Fishbourne Centre Improvements | Community Facilities | £23,556.28 |
| Selsey Seal Wayfinding Trail | Public Art | £41,173.38 |
| Graylingwell Chapel Community Building | Community Facilities | £230,298.03 |
| Wisborough Green Village Hall Regeneration | Community Facilities | £45,530.25 |
| Chichester Cormorants Swimming Club | Sport and Leisure | £10,000.00 |
| Fishbourne pre-school extension | Community Facilities | £45,108.63 |
| Whyke Oval Playground Improvements | Open Space | £5,883.00 |
| Florence Park Outdoor Gym | Sport and Leisure | £12,959.00 |
| Fishbourne Recreation Ground Improvements | Sport and Leisure | £401.14 |
| Affordable Housing at Middleton Close Bracklesham (9 units) | Affordable Housing | £438,750.00 |
| Affordable Housing at Royal Close Chichester (8 units) | Affordable Housing | £160,000.00 |
| Midhurst Community Land Trust (2 units) | Affordable Housing | £60,000.00 |
| Southbourne Village Hall Improvements | Community Facilities | £1,610.00 |
| Donnington Art Project | Public Art | £6,338.00 |
| St John’s Parish Hall Westbourne improvements | Community Facilities | £4,889.93 |
| Fishbourne Meadows Project | Environmental | £8,338.50 |
| Chichester Community Development Trust health & Wellbeing Hub | Sport and Leisure | £141,246.38 |
| Safety Surfacing at Roussillon Park | Open Space | £10,000.00 |
| Chichester Boys Club Improvements | Community Facilities | £6,440.00 |
| Westbourne Mural Art Project | Public Art | £5,263.38 |
| Sussex Police Authority | Police | £18,159.46 |
| Solent Recreation Mitigation project /Bird Aware | Environmental | £235,237.07 |
| Pagham Harbour Recreation Disturbance mitigation | Environmental | £57,793.88 |
| **Total** |  | **£1,568,976.31** |

In addition, the following projects had money allocated in the past year and are waiting to be delivered

**Table 7: S106 Allocations Remaining**

|  |  |  |
| --- | --- | --- |
| **Project** | **Service** | **Amount** |
| Bracklesham Barn Improvements | Community Facilities | £11,649.70 |
| Donnington Art Project | Public Art | £35,833.26 |
| Southbourne Village Hall Improvements | Community Facilities | £12,934.65 |
| Hawthorn Meadow | Sport and Leisure | £23,691.70 |
| Affordable Housing at Royal Close (5 units) | Affordable Housing | £150,000.00 |
| Chichester Boys Club Improvements | Community Facilities | £8,842.88 |
| St Johns parish hall Westbourne Improvements | Community Facilities | £2,000 |
| NHS | NHS | £35,529.72 |
| Solent recreation Mitigation project/Bird Aware | Environmental | £10,294.50 |
| Pagham Harbour Recreation Disturbance Scheme | Environmental | £153,206.55 |
| **Total** |  | **£443,982.96** |

## **Future S106 Income and Spending**

The amount of money retained by the Council as 31 March 2022 amounts to £5,632,962 This includes the sums which have been allocated but not spent (detailed in table 7 above) together with any interest earned. The table below also shows money that has been secured and that is still to be received either when the development commences, or the appropriate trigger point is reached.

**Table 8: S106 Funds Remaining & Still to be received**

|  |  |  |
| --- | --- | --- |
| **Contribution Type** | **Amount Remaining** | **To be received** |
| Affordable Housing | £1,554,190 | £582,427 |
| A27 | £365,437 | £0 |
| Chichester Harbour | £26,611 | £0 |
| Community Facilities | £1,848,188 | £0 |
| Environmental | £21,214 | £0 |
| Leisure | £809,836 | £201,413 |
| Monitoring Fee | £0 | £31,880 |
| Pagham Harbour | £446,632 | £95,172 |
| Public Open Space | £250,235 | £0 |
| Park and Ride | £52,840 | £0 |
| Primary Care Trust | £71,059 | £0 |
| Public Art | £131,358 | £57,403 |
| Recreation Disturbance | £29,562 | £413,568 |
| Sustainable Transport | £23,374 | £0 |
| Waste and Recycling | £2,426 | £900 |
| **Total** | **£5,632,962** | **£1,382,763** |

## Administration Costs

The Council is entitled 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 £27,708 from new agreements signed and collected £22,445.78 from development that commenced. Costs are estimated at £23,509

# **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

# **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 £10,239,831.17  Surcharges £19,748.70  Late payment Interest £148.62 | £10,259,728.49 |
| 1(b) | The total amount of CIL receipts collected for the reported year. | £7,133,321.26 |
| 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 £13,311,058.57  Note: The authority has not received any land payments (including payments in kind or infrastructure payments) | £10,040,904.65 |
| 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). | £868,957.03 |
| 1(e) | Total CIL expenditure for the reported year.  Administration costs £87,403.41  Infrastructure provision from cash collected £94,590.00  CIL passed to local council’s £619,242.09 | £801,235.50 |
| 1(f) | Total amount of CIL receipts, whenever collected, which were allocated but not spent during reported year. | £575,000.00 |
| 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  IBP 665 Phase 1 of Chichester Road Space Audit £94,590.00 | £94,590.00 |
| 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) | 0.00 |
| 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 £5,361.24  Employee Costs £79,874.87  Legal Costs £499.00  Other administration costs £1,668.30 | £87,403.41  Being 1.23% 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.  IBP 842 Strategic Wildlife Corridors (Allocated 23 November 2021) £575,000.00 | £575,000.00 |
| 1(i)(i) | Amount of CIL passed to any local council under Regulation 59A or 59B | 619,242.09 |
| 1(i)(ii) | Amount of CIL passed to any person under Regulation 59(4) | 0.00 |
| 1(j)(i) | Summary details of the receipt and expenditure of CIL to which regulation 59E and 59F applied | 0.00 |
| 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 | 0.00 |
| 1(k)(i) | Summary details of any notices served in accordance with regulation 59E | 0.00 |
| 1(k)(ii) | Any funds not yet recovered from each local council at the end of the reported year | 0.00 |
| 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 | £6,626,042.79 |
| 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 £179,570.57 of bank interest | £17,421,518.01 |
| 1(l)(iii) | CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year | 0.00 |
| 1(l)(iv) | CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year | 0.00 |

| 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) | £824,607.69 |
| 3(b) | The total amount of money under any planning obligations which was received during the reported year. | £1,469,012.56 |
| 3(c) | The total amount of money under any planning obligations which was received before the reported year which has not been allocated. | £2,814,743.70 |
| 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 161 dwellings  Play areas  4  Community Building  1 |
| 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 | £443,892.96 |
| 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) | £1,591,422.09 |
| 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 appear in the body of the report) | £393,140.08 |
| 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 the body of the report) | £1,568,976.31 |
| 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) | £23,509 |
| 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 | £5,632,962 |
| 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:  O/20/02471/FUL Land at Corner of Oving Rd/A27 £373,945  NM/20/01686/FUL Former Lowlands Nursery £101,985  CH/20/01826/FUL Land Adj A27 Scants Rd West £212,754  CC/20/02824/OUT Land Within Westhampnett/N. E. Chichester SDL £641,6851,2  WW/20/02491/OUT Land to West of Church Rd £227,3602  Notes:  1This application is subject to an appeal against refusal of planning permission with the decision pending at the time of drafting this report  2The amount assumes the maximum number of permitted dwellings are delivered | £1,557,729 |
| 4(b) | Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year. | Nil |

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

# **Appendix 2: CIL Spending Plan**

This is a copy of the last published CIL spending plan as part of the [Chichester Infrastructure Business Plan 2022/27 (IBP)](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 2021/22 will be re-evaluated and reprogrammed for future years as part of the ongoing annual review of the IBP

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2021/22** | **2022/23** | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** |
| **1st April b/fwd** | **10,968,923.29** | **13,270,393.65** | **13,475,929.45** | **10,423,074.17** | **- 579,679.48** | **- 1,969,175.50** | **- 3,607,286.79** |
| **KNOWN INCOME1** |  |  |  |  |  |  |  |
| Gross Income | 6,925,528.72 | 5,417,536.62 | 594,913.08 | 297,456.54 |  |  |  |
| Parish Share | 971,555.39 | 699,310.92 | 89,236.96 | 44,618.48 |  |  |  |
| Admin | 351,255.59 | 265,897.65 | 29,745.64 | 14,872.82 |  |  |  |
| **CDC Net Income** | **5,602,717.74** | **4,452,328.05** | **475,930.48** | **237,965.24** |  |  |  |
| Interest to 31 March 2021 | 156,342.62 |  |  |  |  |  |  |
| **PROJECTED INCOME2** |  |  |  |  |  |  |  |
| Gross Income | - | 44,634.69 | 2,142,712.92 | 2,011,629.52 | 1,156,028.04 | 4,505,468.63 | 3,758,178.60 |
| Parish Share | - | 6,695.20 | 467,663.03 | 419,266.94 | 242,422.66 | 918,306.49 | 737,758.67 |
| Admin | - | 2,231.73 | 107,135.65 | 100,581.48 | 57,801.40 | 225,273.43 | 187,908.93 |
| **CDC Net Income** | **-** | **35,707.75** | **1,567,914.24** | **1,491,781.11** | **855,803.99** | **3,361,888.71** | **2,832,511.00** |
|  |  |  |  |  |  |  |  |
| **FUNDS AVAILABLE** | **16,727,983.65** | **17,758,429.45** | **15,519,774.17** | **12,152,820.52** | **276,124.50** | **1,392,713.21** | **- 774,775.79** |
| **PROJECTED EXPENDITURE** | **£** | **£** | **£** | **£** | **£** | **£** |  |
| IBP/330 - Primary School places E-W Chichester (subject to further detail and evaluation) |  |  |  | 3,000,000.00 |  |  |  |
| IBP/657 - School access improvements at expanded primary school(s) Chichester. |  |  |  | 50,000.00 |  |  |  |
| IBP/656 - Sustainable transport corridor – City Centre to Portfield part of project 656 (subject to further detail and evaluation) |  | 25,000.00 | 50,000.00 | 425,000.00 |  |  |  |
| IBP/355 - RTPI screens at Chichester City (£53,372.11 spent in prior years) | 60,000.00 |  |  |  |  |  |  |
| IBP/353 - Sustainable transport corridor – City Centre to Westhampnett (subject to further detail and evaluation). |  | 500,000.00 |  |  |  |  |  |
| 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 |  |  |  |  |  |
| BP/655 - Phase 2 of Chichester Road Space Audit. To better manage demand for parking & network management aspirations. (subject to further detail and evaluation). | 250,000.00 |  |  |  |  |  |  |
| 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 bus/rail interchange & improvements to traffic & pedestrian circulation. | 3,000,000.00 |  |  |  |  |  |  |
| IBP/665 - Phase 1 of Chichester Road Space Audit. To better manage demand for parking & network management aspirations. (The project has been delivered and money spent – it came in under budget – it was originally for £100,000) | 94,590.00 |  |  |  |  |  |  |
| IBP/840 College Lane/Spitalfield 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 (subject to further detail and evaluation). |  | 105,000.00 |  |  |  |  |  |
| IBP/841 Chidham Sustainable Transport Improvements to widen existing footways to accommodate shared use & to potentially re-align the junctions of Broad Road and the A259 and Chidham Lane and the A259 to accommodate the shared path and make crossing of the A259 safer for walkers and cyclists. This project will help alleviate heavy congestion outside the Primary School (subject to further detail and evaluation). |  |  | 500,000.00 |  |  |  |  |
| 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). | 43,000.00 | 98,500.00 | 143,700.00 | 144,500.00 | 145,300.00 |  |  |
| IBP/877 Extensions to Chichester City GP surgery: Langley House (subject to further detail and evaluation). |  | 420,000.00 |  |  |  |  |  |
| IBP/726 Extension to Southbourne GP Surgery (Subject to further detail and evaluation) |  | 450,000.00 |  |  |  |  |  |
| IBP/773 Southern Gateway Health Hub (Subject to further detail and evaluation) |  |  |  | 3,000,000.00 |  |  |  |
| IBP/844 3G Sports Pitch, Southern Gateway (subject to further detail and evaluation) |  | 880,000.00 |  |  |  |  |  |
| IBP/354 Bus lane along A259 approaching Bognor Rd Roundabout (subject to further detail and evaluation) |  | 114,000.00 | 228,000.00 | 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/913 Birdham Ambulance Community Response Post (ACRP) (subject to further detail and evaluation) | 10,000.00 |  |  |  |  |  |  |
| IBP/362 Selsey to Witterings cycle route (subject to further detail and evaluation) |  | 200,000.00 |  |  |  |  |  |
| **Total expenditure** | **3,457,590.00** | **4,282,500.00** | **5,096,700.00** | **12,732,500.00** | **2,245,300.00** | **5,000,000.00** |  |
|  |  |  |  |  |  |  |  |
| **31st March c/fwd** | **13,270,393.65** | **13,475,929.45** | **10,423,074.17** | **- 579,679.48** | **- 1,969,175.50** | **- 3,607,286.79** | **- 774,775.79** |
|  |  |  |  |  |  |  |  |
|  | | | | | | | |
|  | | | | | |  |  |
|  | | |  |  |  |  |  |

Note: The projected future CIL income shown in this table is based on an anticipated housing trajectory as of October 2021. Estimates as to future income have been based on the Council’s past experience of similar size developments and property sizes. As with any forward-looking financial statements the actual income will vary to the figures shown.