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**Chichester District Council**

**Infrastructure Funding Statement 1 April 2022 to 31 March 2023**

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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 2023/2028 (IBP)](https://www.chichester.gov.uk/media/37887/Infrastructure-Business-Plan-2023-2028/doc/Infrastructure_Business_Plan_2023-2028.docx). 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 2022/23**

During the year the Council issued demand notices amounting to £7,262,830.38. 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 2022/23 was £9,170,192.43.

## **Spending in 2022/23**

Strategic CIL spending for the year was £70,149.91 on the projects shown in Table 2.

**Table 2: CIL Spending 2022-23**

|  |  |  |  |
| --- | --- | --- | --- |
| **Project** | **Amount** | **Delivery Partner** | **Benefits** |
| IBP/913 Ambulance Community Response Post Birdham | £10,000.00 | South East Coast Ambulance NHS Foundation Trust | * Faster Ambulance response times for the manhood peninsular
* Rest facilities for ambulance crew
 |
| IBP/842 Strategic Wildlife Corridors connecting Chichester and Pagham Harbours to the South Downs National Park | £60,149.91 | 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, £574,850.09 been approved for release either, upon project delivery or, in agreed stage payments as the projects are delivered as detailed in Table 3.

**Table 3: CIL Allocations Remaining**

|  |  |  |  |
| --- | --- | --- | --- |
| **Project** | **Amount** | **Delivery Partner** | **Benefits** |
| IBP/355 - RTPI screens at Chichester City (£53,372.11 spent in prior years) | £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 (Delivery over a 5-year period from 2022 through to 2026- £60,149.91 spent in prior years) | £514,850.09 | 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**

In March 2023 the Council, after consulting with infrastructure providers, selected the projects shown in Table 4 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 2023 which amount to £25,495,494.90 (this figure includes some funds that will be due to local council’s and interest earned). Whilst this list is correct as of 31 March 2023 the Council maintains a dialogue its delivery partners as is subject to change as their plans evolve. Any updates will be included in the CIL spending plan published in March 2024.

**Table 4: Proposed CIL Spending**

| **Project** | **Amount** | **Status as at March 2023** |
| --- | --- | --- |
| IBP/330 - Primary School places E-W Chichester | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC in 2026/27 |
| IBP/657 - School access improvements at expanded primary school(s) Chichester. | £50,000 | Awaiting detailed evaluation 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 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC commencing in 2023 through to 2025 |
| IBP/353 - Sustainable transport corridor – City Centre to Westhampnett | £500,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC commencing in 2023 through to 2025 |
| IBP/331 - Primary School places Bournes. | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC in 2024/25 |
| IBP/660 - School access improvements at expanded primary school(s) Bournes. | £50,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC in 2024/25 |
| IBP/332 - Primary School places Manhood Peninsula | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC in 2026/27 |
| IBP/659 - School access improvements at expanded primary school(s) Manhood. | £50,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC in 2026/27 |
| IBP/349 - A286 Birdham Rd/B2201 (Selsey Rd Roundabout) Junction Improvement | £440,000 | Awaiting detailed evaluation 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 | Awaiting detailed evaluation and costing with anticipated delivery by CDC 2023/24 |
| IBP/710 - Reconfiguration/improvement of Westhampnett Waste Transfer Station/Household Waste Recycling Site. | £2,500,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC commencing in 2023 through to 2026 |
| IBP/593 - Early Years Places, Whitehouse Farm Development | £2,100,000 | Awaiting detailed evaluation 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 | Awaiting detailed evaluation and costing with anticipated delivery by CDC in 2023/24 |
| 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 by WSCC in 2023/24 |
| IBP/877 Extensions to Chichester City GP surgery: Langley House | £420,000 | Awaiting detailed evaluation and costing with anticipated delivery by NHS in 2023/24 |
| IBP/726 Extension to Southbourne GP Surgery | £450,000 | Awaiting detailed evaluation and costing with anticipated delivery by NHS in 2023/24 |
| IBP/773 Southern Gateway Health Hub | £3,000,000 | Awaiting detailed evaluation and costing with anticipated delivery by NHS in 2026/27 |
| IBP/1155 Willow Park, Terminus Road additional primary care facility | £700,000 | Awaiting detailed evaluation and costing with anticipated delivery by NHS in 2023/24 |
| IBP/844 3G Sports Pitch, Southern Gateway  | £880,000 | Awaiting detailed evaluation and costing with anticipated delivery by CDC in 2023/24 |
| IBP/354 Bus Lane along A259 approaching Bognor Rd Roundabout | £2,280,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC commencing in 2023 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 by CDC in 2026/27 |
| IBP/362 Selsey to Witterings cycle route | £200,000 | Awaiting detailed evaluation and costing with anticipated delivery by WSCC in 2023/24 |
| **Total** | **£32,225,000** |  |

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 2023/2028 (IBP)](https://www.chichester.gov.uk/media/37887/Infrastructure-Business-Plan-2023-2028/doc/Infrastructure_Business_Plan_2023-2028.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. Table 5 details the funds transferred to them during the year.

**Table 5: Neighbourhood CIL Allocations**

| **Local Council** | **Amount** |
| --- | --- |
| Bosham Parish Council | £11,240.91 |
| Chichester City Council | £900,297.66 |
| Chidham & Hambrook Parish Council | £5,323.91 |
| Donnington Parish Council | £2,666.39 |
| East Wittering & Bracklesham Parish Council | £5,961.28 |
| Fishbourne Parish Council | £5,467.11 |
| Kirdford Parish Council | £196,393.25 |
| Loxwood Parish Council | £4,701.02 |
| Oving Parish Council | £108,788.88 |
| Selsey Town Council | £192,849.66 |
| Tangmere Parish Council | £5,249.05 |
| West Wittering Parish Council | £6,945.08 |
| **Total** | **£1,445,884.20** |

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 2021-22.

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

|  |  |  |
| --- | --- | --- |
| **Project** | **Local Council** | **Amount** |
| Village Hall Improvements & Repairs | Bosham | £13,861 |
| Running Track | Bosham | £21,000 |
| Fingerpost Signage Improvements | Chichester | £9,038 |
| Neighbourhood Plan | Chichester | £1,865 |
| Pynham Meadow Land Acquisition | Chidham & Hambrook | £1,096 |
| St Mary’s Churchyard | Chidham & Hambrook | £320 |
| Booker Green Improvements | East Wittering & Bracklesham | £6,901 |
| Playground Refurbishment | Lavant | £55,155 |
| Picnic Benches | Loxwood | £2,690 |
| Resurfacing of Play Area | Loxwood | £37,914 |
| Recreation Ground Pavilion Improvements | Southbourne | £17,400 |
| Infant & Junior School Improvements | Southbourne | £101.694 |
| Tuppeny barn education Project | Southbourne | £33,000 |
| Street Lighting Upgrade | Southbourne | £30,000 |
| Recreation Ground Improvement | Tangmere | £1,326 |
| Neighbourhood Plan | West Wittering | £4,718 |
| Village Green Drainage Improvements | Wisborough Green | £33,815 |
| Village Hall Improvements | Wisborough Green | £24,595 |
| New Sports Pavilion Project | Wisborough Green | £6,693 |

## **Administration Costs**

The Council is permitted to allocate up to 5% of the CIL collected to cover administration costs associated with CIL which in 2022-23 amounts to a budget of £458,509.62. However, the amount actually spent was £95,331.10 being 1% 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.

# **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 62 Unilateral Undertakings were completed that secured funds to the value of £278,077.05. In addition, payments of £475,614.00 were secured that are to be paid to National Highways via a S278 agreement for improvements to the A27 Chichester by-pass junctions. No affordable housing contributions were secured as the full policy requirement was secured onsite. 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** |  **Recreation Disturbance Chichester & Langstone Harbour £**  |  **Recreation Disturbance Pagham Harbour £**  |  **Recreation Disturbance Medmerry Reserve £**  |  **Monitoring Fee £**  | **Affordable Housing Units Secured** |  **National Highways/A27 S278 Works Agreement Value £**  | **Other Significant Infrastructure or Community Facility** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 19/02493/OUT Earnley Concourse, Clappers Lane, Earnley1 | 06/04/2022 | 14,640.00 | 14,640.00 | 14,640.00 |   |   | 103,936.00 |   |
| 21/03064/FUL Former Fuel Depot , Bognor Road, Chichester | 31/05/2022 |   |   |   | 846.00 |   |   |   |
| 21/02905/FUL Land adj to Plot A, Pond Farm North , Newells Lane, West Ashling,  | 09/06/2022 | 1,304.00 |   |   | 326.00 |   |   |   |
| 21/01714/FUL Plot A, Pond Farm, Newells Lane, West Ashling,  | 09/06/2022 |   | 652.00 |   | 163.00 |   |   |   |
| 20/02297/FUL Land North West Of 139 Main Road, Southbourne | 20/06/2022 | 5,370.00 |   |   | 326.00 |   |   |   |
| 21/01786/FUL Land At, Royal Close, Chichester,  | 11/07/2022 | 390.00 |   |   | 163.00 |   |   |   |
| 20/03125/OUT Land South of Clappers Lane, Clappers Lane, Bracklesham1 | 12/07/2022 | 65,200.00 |   | 46,350.00 |   | 30 | 324,800.00 | 1 Play Area |
| 21/03665/FUL Land East of Priors Orchard Southbourne | 03/08/2022 | 6,056.00 |   |   | 326.00 |   |   |   |
| 22/00017/FUL 22A Lavant Road, Chichester | 25/08/2022 | 131.09 |   |   | 326.00 |   |   |   |
| 37 And 37A South Street, Chichester, West Sussex, PO19 1EL | 07/09/2022 | 864.00 |   |   | 163.00 |   |   |   |
| 20/01854/OUT Chas Wood Nurseries , Main Road, Bosham1 | 29/09/2022 | 16,952.00 |   |   | 1,692.00 | 8 | 46,878.00 |   |
| 22/00952/FUL Bridge Courtyard , Selsey Road, Donnington | 24/10/2022 | 735.00 | 1,119.00 |   | 326.00 |   |   |   |
| 20/01061/FUL Land North Of 30 To 56, Mill Road, Westbourne | 02/02/2023 | 6,062.00 |   |   | 846.00 | 12 |   |   |
| 21/00489/FUL Lanburn Connemaras , Swallow Beck, Madgwick Lane, Westhampnett | 09/03/2023 |   |   |   | 326.00 |   |   |   |
| 62 Unilateral Undertakings were completed to secure mitigation for Recreation Disturbance at Chichester & Langstone/Pagham Harbour/Medmerry Reserve |   |  53,400.02  |  18,042.94  |   |  5,700.00  |   |   |   |
| **Totals** |  |  **171,104.11**  |  **34,453.94**  |  **60,990.00**  |  **11,529.00**  | **50** |  **475,614.00**  |  |

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 £426,245.55 from the agreements listed in Table 8.

**Table 8: S106 Contributions Received**

| **Application Number & Site Address** |  **Recreational Disturbance Chichester & Langstone Harbours**  |  **Recreational Disturbance Pagham Harbour £**  |  **Public Art £**  |  **Monitoring Fee £**  |
| --- | --- | --- | --- | --- |
| 14/02800/OUT Land North of Main Road and West of Inland Road, Southbourne |   |   | 57403.63 |   |
| 17/01287/FUL 49-51 Fishbourne Road East, Chichester | 16556.65 |   |   |   |
| 15/03720/OUT Land on The North Side Of, Shopwyke Road, Shopwyke | 16517.15 |   |   |   |
| 20/01826/FUL Land Adjoining A27, Scant Road West, Hambrook | 77845.11 |   |   | 5557.8 |
| 21/01786/FUL Land At, Royal Close, Chichester | 390 |   |   | 163 |
| 20/01897/FUL Land to The Rear Of 24 And 22A , Lavant Road, Chichester | 2305.25 |   |   | 326 |
| 21/01714/FUL Plot A, Pond Farm, Newells Lane, West Ashling,  | 55 |   |   | 163 |
| 21/02905/FUL Land Adjacent to Plot A, Pond Farm North , Newells Lane, West Ashling | 1304 |   |   | 326 |
| 21/03064/FUL Former Fuel Depot , Bognor Road, Chichester |   |   |   | 846 |
| 14/04301/OUT Land West of Centurion Way and West of Old Broyle Road, Chichester | 17252.96 |   |   |   |
| 18/03145/OUT Land North of Cooks Lane, Southbourne | 141898.33 |   |   | 6003.35 |
| 14/04301/OUT Land West of Centurion Way and West of Old Broyle Road, Chichester | 17252.96 |   |   |   |
| 14/01018/OUT Graylingwell Hospital , College Lane, Chichester | 7783 |   |   |   |
| 21/00489/FUL Lanburn Connemaras , Swallow Beck, Madgwick Lane, Westhampnett |   |   |   | 326 |
| 22/00017/FUL 22A Lavant Road, Chichester | 157.75 |   |   |   |
| 60 Unilateral Undertakings providing contributions for mitigation measures against the impact of Recreation Disturbance at Chichester & Langstone/Pagham Harbours1  |  39,577.17  |  11,635.44  |   |  4,600.00  |
| **Totals** |  **338,895.33**  |  **11,635.44**  |  **57,403.63**  |  **18,311.15**  |

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** |
| Southbourne Village Hall Improvements | Community Facilities | £12,956.65 |
| St Johns Parish Hall Westbourne Improvements to Meeting Place | Community Facilities | £2,161.00 |
| Bracklesham Barn Improvements | Community Facilities | £34,617.70 |
| Chichester Boys Club Improvements | Community Facilities | £9,952.88 |
| Chichester Harbour Conservancy Fishbourne Meadows  | Environmental | £18,463.66 |
| Bird Aware Solent Mitigation Scheme | Environmental | £306,962.37 |
| Pagham Harbour Mitigation Scheme | Environmental | £9,064.94 |
| Third Generation Artificial Pitch Study Project | Open Space | £2,741.64 |
| Priory Park Improvements | Open Space | £12,250.00 |
| Hawthorne Meadow, Chidham & Hambrook  | Open Space | £4,637.40 |
| Donnington Canal Art Scheme | Public Art | £30,500.96 |
| Queen’s Jubilee Mural, Southbourne | Public Art | £3,461.00 |
| Cobnor Activities centre | Sport & Leisure | £6,928.86 |
| Everyone Active Leisure Centres Equipment | Sport & Leisure | £4,100.00 |
| **Total** |  | **£458,799.06** |

In addition, Table 10 lists projects that had money 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 |
| 5 rented dwellings at Royal Close Chichester- Greyfriars Housing Association | Housing | £150,000.00 |
| 1 rented dwelling at Royal Close Chichester – Greyfriars Housing Association\* | Housing | £40,000 |
| Selsey Centre Improvements\* | Community Facilities | £6,950.00 |
| Chichester Boys Club\* | Community Facilities | £4,530.00 |
| Tangmere Recreation Ground Improvement\* | Open Space | £843.05 |
| Birdham Recreation Ground Picnic Bench\* | Open Space | £121.23 |
| Artificial Grass Pitch at Oaklands Park\* | Open Space and Sport & Leisure (Joint)  | £300,000.00 |
| Donnington Art Project | Public Art | £5,332.30 |
| Chichester Railway Station Photography Display\* | Public Art | £3,660.32 |
| Birdham Play Equipment & Ball Wall\* | Sport & Leisure | £19,809.68 |
| Selsey Sports Dream | Sport & Leisure | £89,916.48 |
| Hawthorne Meadow, Chidham & Hambrook | Sport & Leisure | £19,099.55 |
| Donnington Canal Towpath | Sport & Leisure | £19,745.00 |
| Chichester Racquet Club  | Sport & Leisure | £1,524.00 |
| Pynham Meadow, Chidham & Hambrook Gazebo\* | Sport & Leisure | £6,898.59 |
| Bird Aware Mitigation Scheme | Environmental | £35,987.81 |
| **Total** |  | **£914,418.01** |

\*Indicates allocations made in the 2022-23 financial year

## **Future S106 Income and Spending**

The amount of money retained by the Council as 31 March 2023 amounts to £5,237,392 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 appropriate trigger point is reached.

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

|  |  |  |
| --- | --- | --- |
| **Contribution Type** | **Amount Remaining1** | **To be received2** |
| Affordable Housing | £1,593,511 | £696,661 |
| A27 | £374,683 | £0 |
| Chichester Harbour | £27,284 | £0 |
| Community Facilities | £1,833,222 | £0 |
| Environmental | £2,750 | £0 |
| Leisure | £814,540 | £201,413 |
| Medmerry Reserve | £0 | £60,990 |
| Monitoring Fee | £2,000 | £30,127 |
| Pagham Harbour | £3,139 | £110,931 |
| Public Open Space | £241,145 | £0 |
| Park and Ride | £53,023 | £0 |
| Primary Care Trust | £71,059 | £0 |
| Public Art | £158.724 | £0 |
| Recreation Disturbance | £35,860 | £382,661 |
| Sustainable Transport | £23,965 | £0 |
| Waste and Recycling | £2.487 | £0 |
| **Total**  | **£5,237,392** | **£1,482,783** |

1These figures include interest that has accrued.

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 £11,529 from new agreements signed and collected £18,311.15 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.

# **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

**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** – payments made 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’ 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 £7,214,607Surcharges £30,550Late payment Interest £17,673 | £7,262,830 |
| 1(b) | The total amount of CIL receipts collected for the reported year. | £9,170,192 |
| 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 £20,444,380Note: The authority has not received any land payments (including payments in kind or infrastructure payments) | £16,064,142 |
| 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). | £60,000.00 |
| 1(e) | Total CIL expenditure for the reported year.Administration costs £95,331Infrastructure provision from cash collected £70,150CIL passed to local council’s £1,445,884 | £1,611,365 |
| 1(f) | Total amount of CIL receipts, whenever collected, which were allocated but not spent during reported year.  | £60,000 |
| 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) | £70,150 |
| 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 £5,361Employee Costs £81,116Legal Costs £6,871Other Administration Costs £1,983 | £95,331Being 1% 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) | £574,850 |
| 1(i)(i) | Amount of CIL passed to any local council under Regulation 59A or 59B | £1,445,884 |
| 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. | £8,221,769 |
| 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 £694,720.24 of bank interest | £25,495,495 |
| 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) | £278,077 |
| 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) | £426,245 |
| 3(c) | The total amount of money under any planning obligations which was received before the reported year which has not been allocated. | £3,896,729 |
| 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 50 dwellingsPlay areas 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. | £914,418 |
| 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) | £458,799 |
| 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)  | £914,418 |
| 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) | £458,799 |
| 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 | £5,237,392 |
| 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:20/01854/OUT Chas Wood Nurseries Main Rd Bosham £46,878.0020/03125/OUT Land South of Clappers Lane Bracklesham £324,800.0019/02493/OUT Earnley Concourse Clappers Lane Earnley £103,936.00 | £475,614 |
| 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

# **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 2022/23 will be re-evaluated and reprogrammed for future years as part of the ongoing annual review of the IBP

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2022/23** | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/29** |
| **1st April b/fwd** |  **16,665,310.00**  |  **20,933,108.02**  |  **16,589,038.31**  |  **11,033,141.77**  |  **8,752,331.48**  | **- 4,348,614.06**  | **- 2,580,477.08**  |
| **KNOWN INCOME1** |  |  |  |  |  |  |  |
| Gross Income |  7,757,971.80  |  2,595,554.05  |  1,623,729.20  |  244,689.90  |   |   |   |
| Parish Share  |  1,300,345.78  |  556,720.23  |  376,186.65  |  61,172.48  |   |   |   |
| Admin  |  387,898.57  |  129,777.70  |  81,186.47  |  12,234.50  |   |   |   |
| **CDC Net Income** |  **6,069,727.45**  |  **1,909,056.12**  |  **1,166,356.08**  |  **171,282.92**  |  |  |  |
| Interest to 31 March 2022 |  179,570.57  |   |   |   |   |   |   |
| **PROJECTED INCOME2** |   |   |   |   |   |   |   |
| Gross Income |  -  |  103,217.71  |  471,877.49  |  1,184,245.02  |  1,311,391.88  |  2,354,397.05  |  £ 3,774,523.99  |
| Parish Share  |  -  |  15,482.66  |  88,036.24  |  206,825.98  |  246,767.82  |  468,540.22  |  £ 840,723.25  |
| Admin  |  -  |  5,160.89  |  23,593.87  |  59,212.25  |  65,569.59  |  117,719.85  |  188,726.20  |
| **CDC Net Income** |  **-**  |  **82,574.17**  |  **360,247.38**  |  **918,206.79**  |  **999,054.46**  |  **1,768,136.97**  |  **2,745,074.54**  |
|  |  |  |  |  |  |  |  |
| **FUNDS AVAILABLE** |  **22,914,608.02**  |  **22,924,738.31**  |  **18,115,641.77**  |  **12,122,631.48**  |  **9,751,385.94**  | **- 2,580,477.08**  |  **164,597.46**  |
| **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) |   |  75,000.00  |  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). |   |  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 bus/rail interchange & improvements to traffic & pedestrian circulation. |   |  3,000,000.00  |   |   |   |   |   |
| 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/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). |  141,500.00  |  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/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) |  700,000.00  |   |   |   |   |   |   |
| 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) |   |  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/913 Birdham Ambulance Community Response Post (ACRP) (The funding for this project is now approved and the funding is now safeguarded) |  10,000.00  |   |   |   |   |   |   |
| IBP/362 Selsey to Witterings cycle route (subject to further detail and evaluation) |  200,000.00  |   |   |   |   |   |   |
| **Total expenditure** |  **1,981,500.00**  |  **6,335,700.00**  |  **7,082,500.00**  |  **3,370,300.00**  |  **14,100,000.00**  |  **-**  |  **-**  |
|  |   |   |   |   |   |   |   |
| **31st March c/fwd** |  **20,933,108.02**  |  **16,589,038.31**  |  **11,033,141.77**  |  **8,752,331.48**  | **- 4,348,614.06**  | **- 2,580,477.08**  |  **164,597.46**  |

Note: The projected future CIL income shown in this table is based on an anticipated housing trajectory as of October 2022. 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.