



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 \(IBP\)](#). 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](#) 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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 - RTP1 screens at Chichester City (£53,372.11 spent in prior years)	£60,000.00	WSCC	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

Project	Amount	Status as at March 2023
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 \(IBP\)](#)

The IBP is updated on an annual basis and previous versions can be found on our [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](#) 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
Tuppyen 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](#) published on the [Section 106 Agreements](#) 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, Earnley ¹	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, Bracklesham ¹	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			

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
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, Bosham ¹	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			

Application Number & Site Address	Recreational Disturbance Chichester & Langstone Harbours	Recreational Disturbance Pagham Harbour £	Public Art £	Monitoring Fee £
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			

Application Number & Site Address	Recreational Disturbance Chichester & Langstone Harbours	Recreational Disturbance Pagham Harbour £	Public Art £	Monitoring Fee £
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 Harbours ¹	39,577.17	11,635.44		4,600.00

Application Number & Site Address	Recreational Disturbance Chichester & Langstone Harbours	Recreational Disturbance Pagham Harbour £	Public Art £	Monitoring Fee £
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 \(PFM\)](#) 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](#) or [Section 106 Agreements](#) pages of our website.

West Sussex County Council information can be found on the [Planning Obligations](#) pages of their website.

South Downs National Park information can be found on their [Community Infrastructure Levy & S106](#) 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 £7,214,607 Surcharges £30,550 Late 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 £20,444,380 Note: 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 £95,331	£1,611,365

Regulation 121A Reference	Description	Amount/Details
	Infrastructure provision from cash collected £70,150 CIL passed to local council's £1,445,884	
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 £5,361	£95,331 Being 1% of the CIL collected

Regulation 121A Reference	Description	Amount/Details
	Employee Costs £81,116 Legal Costs £6,871 Other Administration Costs £1,983	
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

Regulation 121A Reference	Description	Amount/Details
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)	<p>The total amount of money to be provided under any planning obligations which were entered into during the reported year.</p> <p>This does not include money to be secured by S278 highways agreements with third parties detailed at section 4(a)</p> <p>(Individual items appear in Table 7 in the body of the IFS)</p>	£278,077
3(b)	<p>The total amount of money under any planning obligations which was received during the reported year.</p> <p>(Individual items appear in Table 8 in the body of the IFS)</p>	£426,245
3(c)	<p>The total amount of money under any planning obligations which was received before the reported year which has not been allocated.</p>	£3,896,729
3(d)	<p>Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of</p> <ul style="list-style-type: none"> (i) in relation to affordable housing, the total number of units which will be provided. (ii) in relation to educational facilities, the number of school places for pupils which will be provided and the category of school at which they will be provided. <p>Note: WSCC as education authority monitor and report on School places in their IFS</p>	<p>Affordable Housing 50 dwellings</p> <p>Play areas 1</p>

Regulation 121A Reference	Description	Amount /Details
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)	<p>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.</p> <p>(Individual items listed in Table 10 in the body of the IFS)</p>	£914,418
3(h)(i)	<p>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.</p> <p>(Individual items appear in Table 9 in the body of the IFS)</p>	£458,799
3(h)(ii)	In relation to money (received under planning obligations) which was spent by the authority during the reported year (including	£0

Regulation 121A Reference	Description	Amount /Details
	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)	
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:	£475,614

Regulation 121A Reference	Description	Amount /Details
	20/01854/OUT Chas Wood Nurseries Main Rd Bosham £46,878.00 20/03125/OUT Land South of Clappers Lane Bracklesham £324,800.00 19/02493/OUT Earnley Concourse Clappers Lane Earnley £103,936.00	
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 \(IBP\)](#) 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.