



WORTHING BOROUGH COUNCIL

Infrastructure Funding Statement (IFS)

2019 - 2020



WORTHING BOROUGH
COUNCIL

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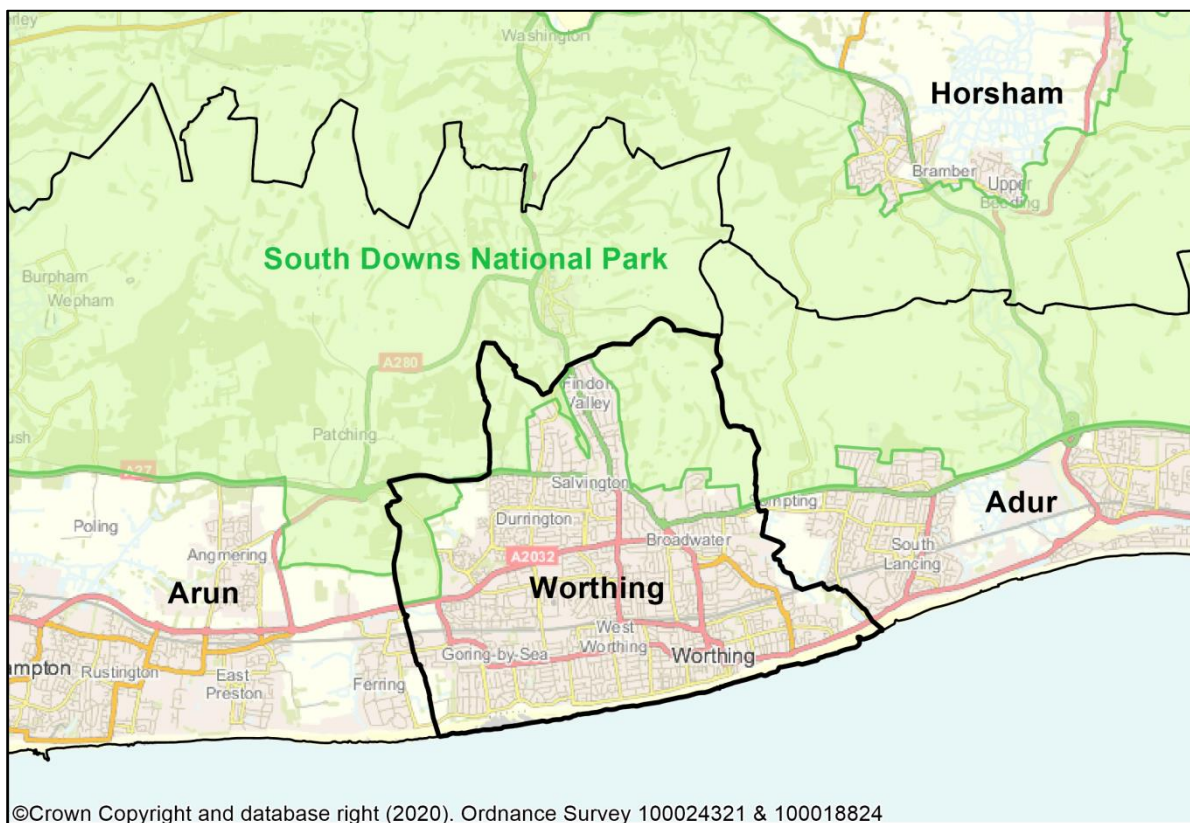
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Introduction

The Infrastructure Funding Statement (IFS) is an annual report typically published in December, which provides a summary of all financial and non-financial developer contributions relating to section 106 Legal Agreements (s106) and the Community Infrastructure Levy (CIL) within Worthing Borough¹ for a given monitoring year. This is the first infrastructure funding statement, which must be published by 31st December 2020. Subsequent statements must be published at least annually thereafter. This report reflects the monitoring year from 1st April 2019 to 31st March 2020.

Following a brief overview of developer contributions, the first section of the IFS includes a statement of infrastructure projects that Worthing Borough Council intends to be, or may be, wholly or partly funded by CIL. The statement then provides further details on CIL and then s106 planning obligations for the monitoring year.

Figure 1: Map of Worthing Borough



Throughout the IFS there will be references to the following definitions:

- **Agreed** – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning applications are not implemented they will never be received

¹ Excluding the area covered by the South Downs National Park – that area is covered by the SDNP Infrastructure Funding Statement

- **Secured** - Contributions which have been ‘triggered’ in accordance with the signed legal agreement
- **Received/collected** – Contributions received, either non-monetary or monetary, by Worthing Borough Council (WBC)
- **Transferred** – Contributions received that have been received by WBC and transferred to another agency (e.g. West Sussex County Council)
- **Allocated** – Contributions that have been received by WBC and committed to specific projects
- **Spent/ Delivered** – Monetary or non-monetary contributions that have been spent on specific infrastructure projects, or used to deliver infrastructure projects
- **The monitoring year 2019/20 (the last monitoring year)** - this refers to the period 01/04/2019 – 31/03/2020
- **CIL Regulations** – this refers to the Community Infrastructure Levy Regulations 2010 (as amended)

The government recently published a White Paper which includes plans to replace the current developer contributions (s106 and CIL) with a new ‘infrastructure levy’, which would be the means by which developers would contribute towards the cost of the additional infrastructure needs to the local area caused by the development. Until such a time that it is in place, the Council has an obligation to report on planning obligations and CIL for the last financial year.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a fixed, tariff-based planning charge, which allows Local Planning Authorities (LPAs) to require developers to pay a levy on liable development (per square metre). CIL is designed to recognise the costs in providing infrastructure to support the cumulative impact on infrastructure from development. It is a mechanism to secure financial contributions from developers on certain viable developments and CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.

LPAs can determine whether or not to introduce the levy and the rates used for different development types, informed by viability of development in the area. CIL Rates must be set out via a published charging schedule. Worthing Borough Council (WBC) has been charging CIL on liable new development, detailed in the WBC CIL Charging Schedule, which have been granted planning permission from the 1st October 2015.

Given the need to keep the CIL charging schedule up-to-date and to reflect changing market conditions, Worthing Borough Council has been undertaking a review of the CIL charging schedule, which was adopted in 2015. The CIL Review undertaken by our consultants considered there to be justification to revise the current approach to CIL in the borough. The recommendations of the

review suggest a possible revised CIL draft charging schedule (DCS). Worthing Borough Council consulted on the revised CIL draft charging schedule between Tuesday 30th June and Tuesday 25th August 2020. The Council submitted the revised draft charging schedule for examination in October 2020. More information on the examination can be found on the Worthing CIL Examination 2020 webpage;

www.adur-worthing.gov.uk/worthing-cil-examination/

The CIL Regulations state that CIL receipts may be allocated in the following proportions:

- 80% for the strategic infrastructure needs of the Borough
- 15% for Neighbourhood funding (25% where a Neighbourhood Plan is in place)
- 5% for the cost of administering CIL

More information on the community infrastructure levy is available on the Council's website;

www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/worthing-cil/

Section 106 Planning Obligations

Planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended) are commonly known as section 106 (s106) agreements. S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms, in accordance with Regulation 122 of the CIL Regulations (as amended). S106 agreements should be focused on addressing the specific mitigation required by a new development, whereas CIL has been developed to address the broader impacts of development. For a number of reasons developers do not implement all planning permissions and therefore if a planning permission lapses, the associated section 106 agreement will not be implemented.

Financial planning obligations contained in an s106 agreement tend to include details on the specific purpose the money can be spent on. A timeframe for the spend of s106 funds is often set in the agreement, meaning that the LPA will have to pay back any unspent financial contributions at the end of the timeframe. County Council contributions, for the provision of services such as education, highways, fire and libraries will be collected by West Sussex County Council. Contributions relating to WSCC will not be reported on in the WBC IFS, but can be found in the IFS produced by WSCC;

www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/

Section 278 Highways Agreements

Additional legal agreements that can fund infrastructure are section 278 Agreements (s278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway. The works may include minor highway realignments, roundabouts, traffic signals, passing bays etc. Contributions towards mitigation on the Strategic Road Network by individuals or groups of developments are dealt with via section 278 of the Highways Act 1980, not via CIL or s106. Information on section 278 highways agreements can be found on the West Sussex County Council (WSCC) webpage;

www.westsussex.gov.uk/roads-and-travel/information-for-developers/road-agreements/

It has been agreed that West Sussex County Council will report on the section 278 agreements entered into in Worthing.

The infrastructure list

Infrastructure needs of the Borough

The infrastructure needs of the Borough are outlined in the Infrastructure Delivery Plan (IDP). The latest version of which is available on the Council's website;

www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/worthing-infrastructure/

Whilst there are a large number of infrastructure needs within Worthing to support growth, in the main, these are not strategic in nature. It is also known that developer contributions, whilst helping to fund the infrastructure needs of Worthing, will not be able to cover all the costs and therefore certain infrastructure projects will have to be prioritised. Additional funding for infrastructure projects will be needed from additional sources.

Anticipated funding from CIL

The figures set out in this receipts trajectory table are based on a number of assumptions (set out below). It represents a running total that assumes 'no spend'. The table is included as an appendix in the Infrastructure Investment Plan (IIP) and will be updated and revised in future iterations of the IIP, particularly once money has been allocated to priority projects.

Table 1: Anticipated CIL receipts trajectory (Feb 2020)

Monitoring Year	Total CIL receipts	Strategic Pot (70%)	Neighbourhood Pot (15%)	'Other Services' Pot (10%)	Admin Pot (5%)
Carried f/wd	£788,800	£568,400	£121,800	£81,200	£17,300
2020/21	£1,981,800	£1,403,500	£300,750	£200,500	£76,950
2021/22	£3,161,800	£2,229,500	£477,750	£318,500	£135,950
2022/23	£7,019,800	£4,930,100	£1,056,450	£704,300	£328,850
2023/24	£10,099,800	£7,086,100	£1,518,450	£1,012,300	£482,850
2024/25	£10,690,800	£7,499,800	£1,607,100	£1,071,400	£512,400

2025/26	£10,887,800	£7,637,700	£1,636,650	£1,091,100	£522,250
2026/27	£11,084,800	£7,775,600	£1,666,200	£1,110,800	£532,100
2027/28	£11,281,800	£7,913,500	£1,695,750	£1,130,500	£541,950
2028/29	£11,478,800	£8,051,400	£1,725,300	£1,150,200	£551,800

These projections are based on the following assumptions:

- They are aligned to the housing land supply trajectory set out in the most recently published Annual Monitoring Report (AMR) – which is published each December to cover the preceding monitoring year
- An affordable housing rate of 30% has been applied to all major developments
- For previously developed sites (with existing buildings) an adjustment for existing floorspace (50% discount) has been made
- A 30% discount has been applied to the ‘windfall’ allowance – as some of the dwellings delivered will be self-build and a significant proportion will involve the redevelopment of existing buildings
- Greenfield sites will deliver 3 bed houses @ 90 sqm
- Apartment schemes will deliver 2 bed flats @ 66sqm
- Windfalls will deliver 2 bed houses @ 77 sqm
- Payments have been calculated/phased in line with the Council’s adopted Instalment Policy
- No index linking has been applied to account for inflation over time

How the authority will use CIL contributions

Worthing Borough Council has produced an [Infrastructure Investment Plan \(IIP\)](#) which will focus on which projects should be prioritised to receive funding from the Community Infrastructure Levy (CIL). The IIP prioritises infrastructure via a three year rolling programme, which is updated each year to reflect the most up-to-date housing trajectory and infrastructure requirements across the plan area.

The ‘strategic pot’ (80% of all CIL funds collected) forms the main focus of the IIP. For clarity, Worthing Borough Council has agreed to ‘top slice’ this proportion, so that 70% of all CIL money received is spent on Worthing Borough Council and West Sussex County Council projects. The

remaining receipts (10% of total CIL money collected) is allocated to 'other service providers' (such as NHS partners, Police, Ambulance Trust) once that part of the 'pot' has reached £100,000.

The greatest single priority of both WBC and WSCC is responding to the impacts of climate change whilst at the same time managing and supporting growth. Informed by this overarching objective, for the 3-year period 2020-2023, two main 'themes' have been identified to be the focus for infrastructure funding from the CIL strategic pot (70% of total CIL), these are 'A Healthy Town Centre' and 'Managing Strategic Growth'.

A wide range of infrastructure projects come under the two themes above. However, to achieve the most significant impact it has been agreed by the Joint Officer Member Board (JOMB) that the CIL money collected should be used to fund 'large' infrastructure projects that provide a clear and tangible range of benefits to the town and the people who use it. The projects listed below have been identified as key infrastructure projects to be delivered in the next 3 years:

- **Railway Approach to town centre public realm scheme:** The recent approval for the redevelopment of Teville Gate House to provide a new 5 storey office accommodating 800 staff and the current proposals for the redevelopment of Teville Gate for 370 homes, hotel, retail and commercial floorspace provides an opportunity to deliver significant improvements to the public realm from the railway station through Teville Gate (Station Square) and into the town centre.
- **South Street public realm scheme:** The main route into the town centre and seafront finishes in South Street and feasibility work has assessed 3 options for enhancing both the north and south end of the street to enhance the primary shopping areas and gateway to the pier and seafront.
- **Portland Road public realm scheme:** As well as the main access into the town centre (via Chapel Road/South Street) the public realm strategy has identified Portland Road as a key pedestrian route into the primary retail area of Montague Street and an opportunity to provide a shared surface enhancing pedestrian access and assist businesses in the area. The scheme has significant support from retailers and the Town Centre Initiative.
- **Delivery of public Wi-Fi to the town centre and seafront:** Worthing is one of 14 areas to join CityFibres Gigabit City programme, a £2.5billion investment plan to bring full-fibre broadband to at least five million homes. The Council in partnership with the County Council has also secured funding to help deliver additional benefits and in particular to create public Wi-Fi to support key town centres and the seafront. Maximising the digital benefits to the public, businesses and residents is part of an integrated approach to promote healthy town centres.
- **Implementation of the Brooklands Masterplan:** Brooklands is an important area of public open space which is identified as a priority area for investment. It is Worthing's largest area of open space and provides an important role in the local community providing a wide range of formal and informal recreational activities. Whilst it is anticipated that private sector investment will deliver the formal recreational facilities proposed for the site, the provision of a large play area would help to pump prime investment into the site and therefore there is a need for a contribution of CIL money.

The table below shows the projects which have been selected to be funded from the ‘Strategic pot’ of the CIL income over this three year IIP period (2020-2023), by year the project will receive the funding. Each project is given a unique code in the title to ensure consistency with reporting.

Table 2: Infrastructure projects to be funded from the CIL ‘strategic pot’ (2020-23)

	2020/2021	2021/2022	2022/2023
1 st April b/fwd	£753,000	£364,200	£271,400
Income			
Estimated CIL income	£711,200	£907,200	£2,571,800
Funds available	£1,464,200	£1,271,400	£2,843,200
Expenditure			
IIP001 – Public Realm Enhancements Railway Station to the Town Centre	£650,000	£1,000,000	£2,000,000
IP002 - Public Wi-Fi for Town Centre(s)/ Seafront	£300,000		
IIP003 – Brooklands Masterplan	£150,000		
Total Expenditure	£1,100,000	£1,000,000	£2,000,000
31st March c/fwd	£364,200	£271,400	£843,200

Note - figures for the amount of CIL funding for each project are only estimates at this stage as projects are still being developed and costed. The IIP and progress on the projects would, in any event, be reviewed on an annual basis.

Community Infrastructure Levy (CIL) report

The following information is presented in order to comply with the CIL Regulations (as amended 2019) on the reporting of CIL for the monitoring year 2019/20. It sets out how much CIL has been collected, where it has been allocated to and how it has been spent. In the monitoring year 2019/20, 27 CIL demand notices were issued (although some supersede previously issued demand notices). The CIL liability does not become due until a demand notice has been issued upon commencement of the development. Most CIL payments must be made within 60 days of the issue of a demand notice. However, some developments will meet the criteria to pay the CIL charge in instalments, meaning that some of the CIL receipts set out in demand notices in this monitoring year won't appear as received until future versions of the IFS.

Table 3: Overview of CIL receipts and expenditure in 2019/20

Description	Amount	Further Information
The total value of CIL set out in all demand notices issued in the 2019/20 ²	£1,250,816.40	This figure does not include any Demand Notices which were suspended/superseded.
The total amount of CIL receipts for 2019/20 ³	£374,358.31	See more in the 'CIL receipts' section below.
The total amount of CIL receipts, collected by the authority, before 1st April 2019 which have not been allocated ⁴	£415,851.25	See more in the 'Total amount of CIL retained' section below.
The total amount of CIL receipts, collected by the authority, before 1st April 2019 which have been allocated in 2019/20 ⁵	£0	The Infrastructure Investment Plan (IIP) has recently been adopted stating the prioritisation of projects to receive CIL funding for the period 2020-2023.

² CIL Regulations 2010 (as amended) Schedule 2, Paragraph 1(a)

³ Schedule 2, Paragraph 1(b)

⁴ Schedule 2, Paragraph 1(c)

⁵ Schedule 2, Paragraph 1(d)

The total amount of CIL expenditure for 2019/20 ⁶	£18,717.92	This figure includes amount spent on administrative expenses.
The total amount of CIL receipts, collected since it was introduced, which were allocated but not spent in 2019/20 ⁷	£0	The Infrastructure Investment Plan (IIP) has recently been adopted stating the prioritisation of projects to receive CIL funding for the period 2020-2023.

CIL receipts

A total of £374,358.31 was received from 13 CIL liable developments in Worthing between 1st April 2019 and 31st March 2020. A total of £155,754.88 was granted in Self Build relief and Social Housing relief during the monitoring year.

Table 4: Breakdown of WBC CIL receipts in 2019/20

Ward	Planning Ref	Address	Amount received
Central	AWDM/1409/17	Angel Apartments, 49A Chapel Road	£27,900.00
	AWDM/1909/16	12 Chapel Road	£7,489.77
	AWDM/1176/17	133 Park Road	£12,346.38
	AWDM/1174/16	44 South Street	£10,880.00
	AWDM/1520/17	26 Clifton Road	£9,046.73
	AWDM/0870/17	15 Bedford Row	£5,500.00

⁶ Schedule 2, Paragraph 1(e)

⁷ Schedule 2, Paragraph 1(f)

	AWDM/1633/16	The Aquarena, Brighton Road	£188,579.36
Goring	AWDM/0827/15	Anchor Court, Marine Crescent	£14,941.16
Heene	AWDM/0556/18	Bedford House, 5 Mill Road	£17,081.63
Marine	AWDM/1351/19	65 Wallace Avenue	£15,649.54
Offington	AWDM/0418/16	32A Vale Avenue	£10,950.00
	AWDM/1042/18	59 Warren Road	£28,153.75
Salvington	AWDM/0038/18	Land East of 1-6 Walton Lodge, Walton Close	£25,839.99
Total			£374,358.31

Figure 2: Map showing development sites which have paid CIL in Worthing in 2019/20



CIL expenditure

In relation to CIL expenditure for 2019/20, summary details of the CIL which has been spent, and the amount of CIL spent on each item⁸:

i) Amount spent on items of infrastructure	£0
--------------------------------------------	----

Note that the [Infrastructure Investment Plan \(IIP\)](#) has recently been adopted stating the prioritisation of projects to receive CIL funding for the period 2020-2023.

ii) Amount spent on repaying money borrowed	£0
---------------------------------------------	----

⁸ Schedule 2, Paragraph 1(g)

Note that no money has been borrowed to finance CIL expenditure.

iii) Amount spent on administration	£18,717.92
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This is 5% of the total amount of CIL collected in the financial year 2019/20 and is being used towards CIL administration and staff costs.

Amount passed to any person (includes any 3rd party infrastructure providers) ⁹	£0
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CIL allocations

In relation to CIL receipts, which have been collected since it was introduced, and were allocated but not spent during 2019/20, below are the summary details of the items of infrastructure on which CIL has been allocated, and the amount of CIL allocated to each item¹⁰:

Table 5: Summary of infrastructure projects allocated CIL funding in 2019/20

Summary details of items of infrastructure which have been allocated CIL funding	Amount of CIL allocated
N/A	N/A

Note that no CIL has been allocated to items of infrastructure. However, the [Infrastructure Investment Plan \(IIP\)](#) has recently been adopted stating the prioritisation of projects to receive CIL funding for the period 2020-2023.

⁹ Schedule 2, Paragraph 1(i)(ii)

¹⁰ Schedule 2, Paragraph 1(h)

CIL passed to local councils

Regulation 50A of the CIL Regulations 2010 (as amended) states that a charging authority must pass to every local council within its area, 15% of CIL receipts to the relevant parish or town council. This increases to 25% of CIL receipts where a neighbourhood development plan is in place. However, as Worthing consists of wards, rather than parishes, Regulation 59F applies¹¹. The charging authority has wider spending powers in relation to this area and may use the CIL to support the development of the relevant area by funding:

- A. the provision, improvement, replacement, operation or maintenance of infrastructure
- B. anything else that is concerned with addressing the demands that development places on an area

Summary details of the expenditure of CIL to which regulation 59F applied during 2019/20¹²:

i) Amount of expenditure to which regulation 59F applies	£0
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Table 6: Summary of infrastructure projects receiving CIL neighbourhood funds in 2019/20

ii) Summary details of items of infrastructure which have been allocated CIL neighbourhood funding, under regulation 59F	Amount of CIL allocated
N/A	N/A

No items of infrastructure have been allocated or spent CIL receipts from the Neighbourhood Pot. However, the authority is currently drawing up plans for spending the 'neighbourhood pot' (15%).

The amount of CIL that has been collected and is available in each neighbourhood pot (15% of all CIL funds), at the end of the 2019/20 financial year, is as follows:

¹¹ Schedule 2, Paragraph 1(i)(i), 1(k)(i) - (ii) are not applicable

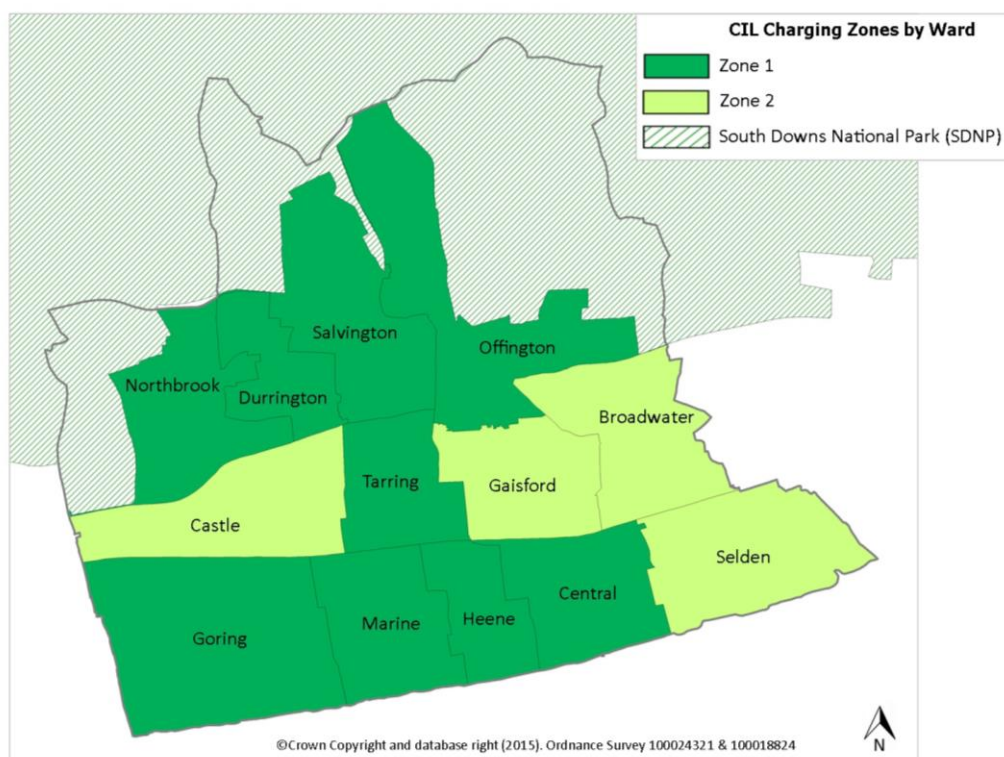
¹² Schedule 2, Paragraph 1(j)

Table 7: Amount of CIL funds available in each ward of the Neighbourhood Pot (15%) at the end of 2019/20

Ward	Amount received in n'hood pot in 2019/20	Funds carried over from previous years	Expenditure for the reported year	Available funds at the end of reported year
Central	£39,261.34	£25,406.72	£0	£64,668.06
Durrington	£0	£20,199.60	£0	£20,199.60
Goring	£2,241.17	£2,794.50	£0	£5,035.67
Heene	£2,562.24	£1,447.50	£0	£4,009.74
Marine	£2,347.43	£3,165.00	£0	£5,512.43
Northbrook	£0	£1,290.00	£0	£1,290.00
Offington	£5,865.56	£180.00	£0	£6,045.56
Salvington	£3,876.00	£0	£0	£3,876.00
Tarring	£0	£11,177.40	£0	£11,177.40
Total	£56,153.74	£65,660.72	£0	£121,814.46

It should be noted that Worthing currently has four wards, forming Zone 2, which have a £0 residential CIL charge; Broadwater, Castle, Selden, Gaisford (see below).

Figure 3: Worthing CIL residential charging zones by ward



Total amount of CIL retained

Table 8: Amount of CIL funds retained by WBC at the end of 2019/20

Description	Amount	Further Information
The total amount of CIL receipts for 2019/20 retained at the end of the reported year (excluding those to which regulation 59F applied) ¹³	£299,486.65	The Infrastructure Investment Plan (IIP) has recently been adopted stating the prioritisation of projects to receive 'strategic' CIL funding for the period 2020-2023.
The total amount of CIL receipts from previous years retained at the end of	£350,190.53	The Infrastructure Investment Plan (IIP) has recently been adopted stating the prioritisation of projects to receive 'strategic'

¹³ Schedule 2, Paragraph 1(l)(i)

2019/20 (excluding those to which regulation 59F applied) ¹⁴		CIL funding for the period 2020-2023.
The total amount of CIL receipts for 2019/20, to which regulation 59F applied, retained at the end of the reported year ¹⁵	£56,153.75	The authority is currently drawing up plans for spending the 'neighbourhood pot' (15%).
The total amount of CIL receipts from previous years, to which regulation 59F applied, retained at the end of the reported year	£65,660.72	The authority is currently drawing up plans for spending the 'neighbourhood pot' (15%).

CIL funded projects - Case Studies

Currently no infrastructure projects have received CIL funding. However, the [Infrastructure Investment Plan \(IIP\)](#) has recently been adopted stating the prioritisation of projects to receive CIL funding for the period 2020-2023. In future Infrastructure Funding Statements this section will be used to highlight the projects that have benefited from CIL funding.

¹⁴ Schedule 2, Paragraph 1(l)(ii)

¹⁵ Schedule 2, Paragraph 1(l)(iii)

Section 106 report

The following information is presented in order to comply with the CIL Regulations (as amended in 2019) on the reporting of section 106 Agreements (s106) for the monitoring year 2019/20. It sets out how much s106 has been collected, where it has been allocated to and how it has been spent. It includes both monetary and non-monetary contributions. **Please note that education, libraries, fire and some transport contributions are paid to and are spent by West Sussex County Council (WSSC) and are therefore not included in this report. This information can be found at:**

www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/

Table 9: Overview of section 106 contributions agreed, received and spent in 2019/20

Description	Amount	Further Information
Total amount of money which may be provided under any planning obligations which were entered into during 2019/20 ¹⁶	£639,085.00	Details are set out in the 'Monetary contributions agreed' section below. The monies are not a guaranteed income source and should therefore not be relied upon for forecasting purposes as the payment is contingent upon relevant triggers set out in the section 106 agreement.
The total number of affordable housing units agreed under any planning obligations which were entered into during 2019/20	77 affordable housing units	These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.
Total amount of money under any planning obligations which was received during 2019/20 ¹⁷	£125,934.96	Details are set out in the 'S106 received' section below.

¹⁶ Schedule 2, Paragraph 3(a)

¹⁷ Schedule 2, Paragraph 3(b)

Total amount of money under any planning obligations which was received before 2019/20 which has not been allocated ¹⁸	£745,450.04	Of the 'unallocated funds', almost £500,000 are required to be used to deliver transport/highways projects – but is waiting to be formally 'allocated' for spending or passed on to an infrastructure provider.
Total amount of money under any planning obligations which was allocated, but not spent, in 2019/20 ¹⁹	£188,309.96	Details are set out in the 'S106 allocated and unspent' section below.
Total amount of money (received under any planning obligations) which was spent by the authority in 2019/20 ²⁰	£354,259.08	Includes transferring it to another body to spend (e.g. West Sussex County Council)
Total amount of money received (under any planning obligations) during any monitoring year which was retained at the end of 2019/20	£1,324,220.60	Of this amount, £474,128.96 has been 'allocated' to infrastructure projects.

Monetary contributions agreed

In the monitoring year 2019/20:

- 660 applications were determined, of which 9 were major applications.
- Six applications contained a signed section 106 agreement (including one Deed of Variation) in 2019/20
- This is an increase from the three section 106 agreements signed in 2018/19

¹⁸ Schedule 2, Paragraph 3(c)

¹⁹ Schedule 2, Paragraph 3(e)

²⁰ Schedule 2, Paragraph 3(f)

Table 10: Details of monetary contributions included in section 106 agreements entered into by WBC in 2019/20

Planning Ref	Site Address	Date of s106	Contribution	Purpose of contribution
AWDM/1480/18	Columbia House	23/05/2019	£300,000.00	Provision of affordable housing within council's administrative area.
			Up to £297,000.00 ²¹	Provision of affordable housing within council's administrative area.
AWDM/0303/19	32-36 South Street	20/06/2019	£8,085.00	Provision of Affordable Housing off-site within the Borough.
AWDM/1882/16	Land To The South And East And West Of The Coach And Horses Arundel Road	18/12/2019	£30,000.00	Emissions Mitigation contribution - towards additional measures to improve local infrastructure.
			£4,000.00	Inspections of the elements of the Public Open Space Works during the course of their construction.

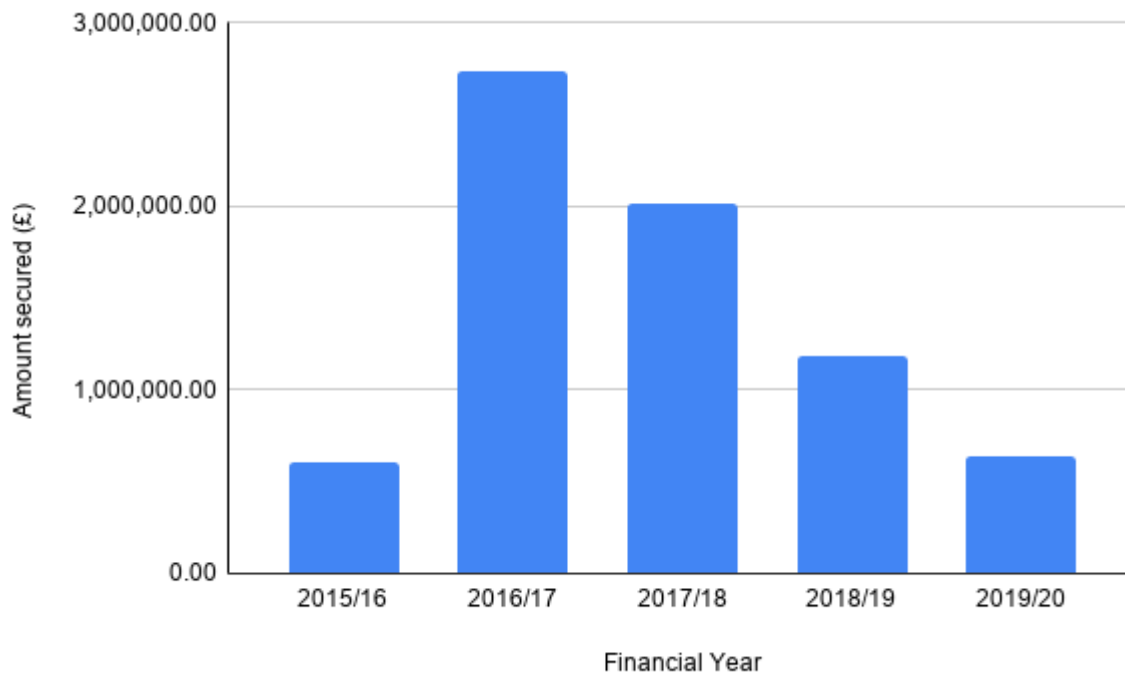
During the last monitoring year:

- A total of up to £639,085 was secured through s106 agreements by WBC
- Around 95% of the monetary contributions secured relate to affordable housing provision

²¹ Conditional contribution - dependent on owners profit reassessment

The graph below indicates the amount of money secured through s106 agreements by WBC in previous years²².

Figure 4: Total value of section 106 financial contributions included in agreements entered into by WBC in each monitoring year



Non-monetary contributions agreed

The table below sets out the non-financial contributions which have been included in s106 agreements entered into during 2019/20²³. These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.

²² Note that some of the contributions may appear in multiple years where agreements have been varied under a Deed of Variation in subsequent years

²³ Schedule 2, Paragraph 3(d)(i) - (ii)

Table 11: Details of non-financial contributions included in section 106 agreements entered into by WBC during 2019/20

Planning Ref	Site Address	Date of s106	Contribution	Details
AWDM/1480/18	Columbia House	23/05/2019	5 affordable housing units	3 affordable rent units and 2 shared ownership units to be provided as part of the development.
			Car Club	Operated by car rental company which provides at least one vehicle, for a minimum period of 3 years, along with £50 credit for each Car Club membership.
			EV Charging Points	20% of all car parking spaces to provide operational charging equipment rated at least 7kW. The remaining 80% to be 'passive' (to be upgraded in the future).
			Management Company	Private management company to carry out a range of duties.
			Travel Plan	Including a Travel Plan Coordinator responsible for the implementation, monitoring and review of the Travel Plan. Provide £150 of vouchers for each occupier of the development for use towards the sustainable transport measures

				identified in the Travel Plan.
AWDM/1763/18	105 - 109 Montague Street	01/05/2019	Car Club	Club operated by a car rental company which provides at least one car club vehicle for use at any time by residents of the dwellings, with a car club parking space to be provided. Provide a Driving Credit (£25) for each Car Club membership.
			Travel Plan	To appoint a Travel Plan Co-ordinator. Provide £50 of vouchers per year (for a min of 3 years) for each occupier of the dwellings for use towards the sustainable transport measures identified in the Travel Plan.
AWDM/1882/16	Land To The South And East And West Of The Coach And Horses Arundel Road	18/12/2019	72 affordable housing units	50 affordable rent and 22 shared ownership to be provided as part of the development.
			Play Area	Children's play space.
			Public Open Space	Open Space area for recreation use.

Other site or development specific requirements, including net proceeds of sale, occupancy restrictions, provision of street furniture, schedule of specific works, highways and general estate management matters are not listed within the table above.

SI06 received

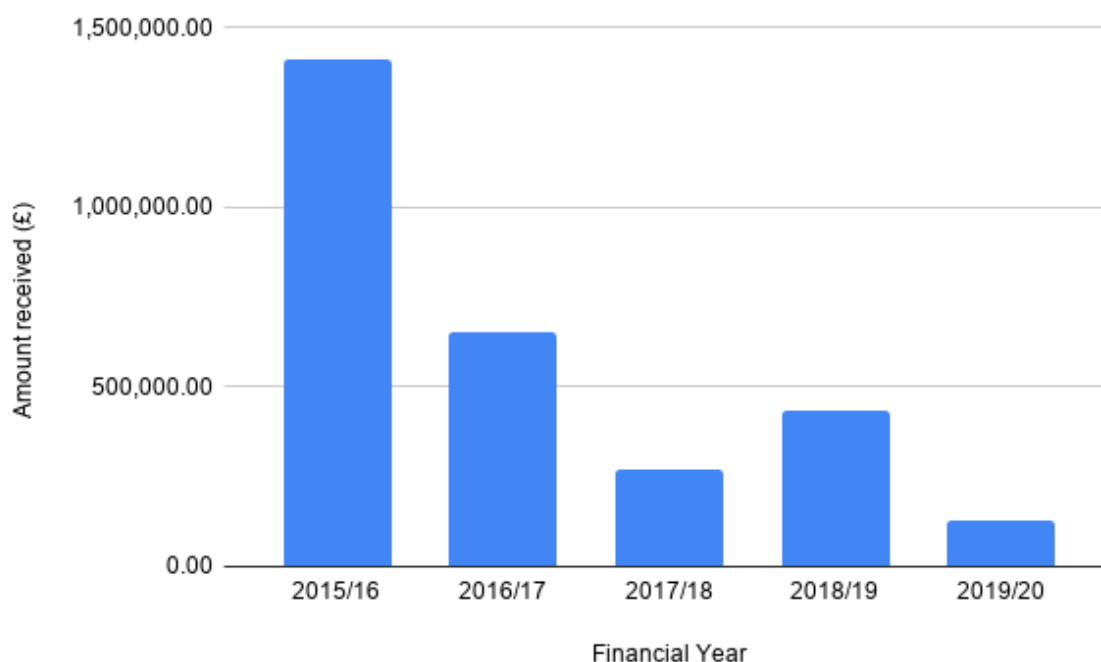
The Council received a total of £125,934.96 in s106 contributions during 2019/20, which came from three developments. 75% of the contributions received relate to the provision of off-site affordable housing in Worthing.

Table 12: Section 106 contributions received by WBC during 2019/20

Planning Ref	Site Address	Amount of s106 received	Category of expenditure
WB/09/0732/FULL	12 Littlehampton Road	£30,934.96	Open Space and Leisure
AWDM/1542/16	(Bunces) 112 - 114 Chapel Road	£25,000.00	Affordable Housing
AWDM/1075/17	Irene House, 1 Parkfield Road	£70,000.00	Affordable Housing

The amount of s106 contributions received vary each year according to the number of agreements signed and how many obligations have reached a trigger point for payment.

Figure 5: Total value of section 106 financial contributions received by WBC in each monitoring year



S106 allocated and unspent

The total amount of money received (under any planning obligations) which was allocated but not spent during 2019/20 for funding infrastructure was £188,310²⁴. A summary of the infrastructure projects and amount of money allocated to it are set out in the table below²⁵. The 's106 funded projects - Case Studies' section below includes more information on some of the projects which have been allocated or received s106 funds.

Table 13: Summary of infrastructure projects allocated section 106 funds during 2019/20²⁶

Scheme Allocated to	Amount Allocated	Further Information
Goring Cycle Scheme	£103,292.00	

²⁴ Schedule 2, Paragraph 3(e)

²⁵ Schedule 2, Paragraph 3(g)

²⁶ Please note that some of these projects are joint WBC/WSCC projects and therefore may also be recorded in the WSCC IFS

Palatine Play Area	£28,326.00	A further £36,439.60 has already been allocated
WSCC Public Transport Improvements	£20,000.00	
SRTS - Proposed controlled crossing - The Downsbrook	£14,365.00	
Bus Shelter in Heene Ward	£12,000.00	
School Crossing Patrol - Thomas A Becket School	£7,718.00	
West Park Outdoor Fitness Equipment	£2,609.00	A further £25,058 has been spent, with a further £12,333 already allocated

S106 spent

The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another body to spend) in 2019/20 was £354,259.08²⁷. These funds were spent from obligations secured across several monitoring years. A summary of the infrastructure on which money has been spent is set out in the tables below²⁸. The 's106 funded projects - Case Studies' section below includes more information on some of the projects which have been allocated or received s106 funds.

Table 14: Expenditure of section 106 funds by WBC during 2019/20, by category on infrastructure type

Category	Amount Spent
Flood and Water Management	£15,545.00

²⁷ Schedule 2, Paragraph 3(f)

²⁸ Schedule 2, Paragraph 3(h)(i)

Open Space and Leisure	£304,531.75
Other ²⁹	£3,543.37
Transport and Travel	£30,638.96

Table 15: Summary of infrastructure projects receiving section 106 funds during 2019/20

Planning Ref	Address	Category	Scheme	Amount Spent
WB/06/1121/FULL	Land at Eirene Road, Eirene Avenue and Sea Place	Open Space and Leisure	Outdoor Fitness Equipment at West Park	£20,000.00
WB/07/0780/FULL	3 Queens Road	Transport and Travel	Cycle Improvement Measures	£4,713.00
WB/07/0916/FULL	Garage Block North East Of 55 Station Road	Transport and Travel	Easit Travel Discount Scheme	£8,987.00
WB/09/0732/FULL	12 Littlehampton Road	Transport and Travel	Easit Travel Discount Scheme	£7,051.96
			New cycle hub	£9,887.00
WB/10/0895/FULL	223 Brighton Road	Flood and Water Management	Maintenance of local flood defences, CPW works	£15,545.00

²⁹ Environmental Clerk of Works

WB/11/0275/OUT	West Durrington Development, Land East Of Titnore Lane	Other	Environmental Clerk of Works	£3,543.37
		Open Space and Leisure	Splashpoint Swimming Pool	£250,813.00
AWDM/0055/13	Land at Lower Northbrook Farm, Titnore Lane	Open Space and Leisure	HLF External Funding Bid for Highdown Gardens	£33,718.75
Total				£354,259.08

Note that these projects received S106 funds between 1st April 2019 and 31st March 2020, however the exact date is not recorded.

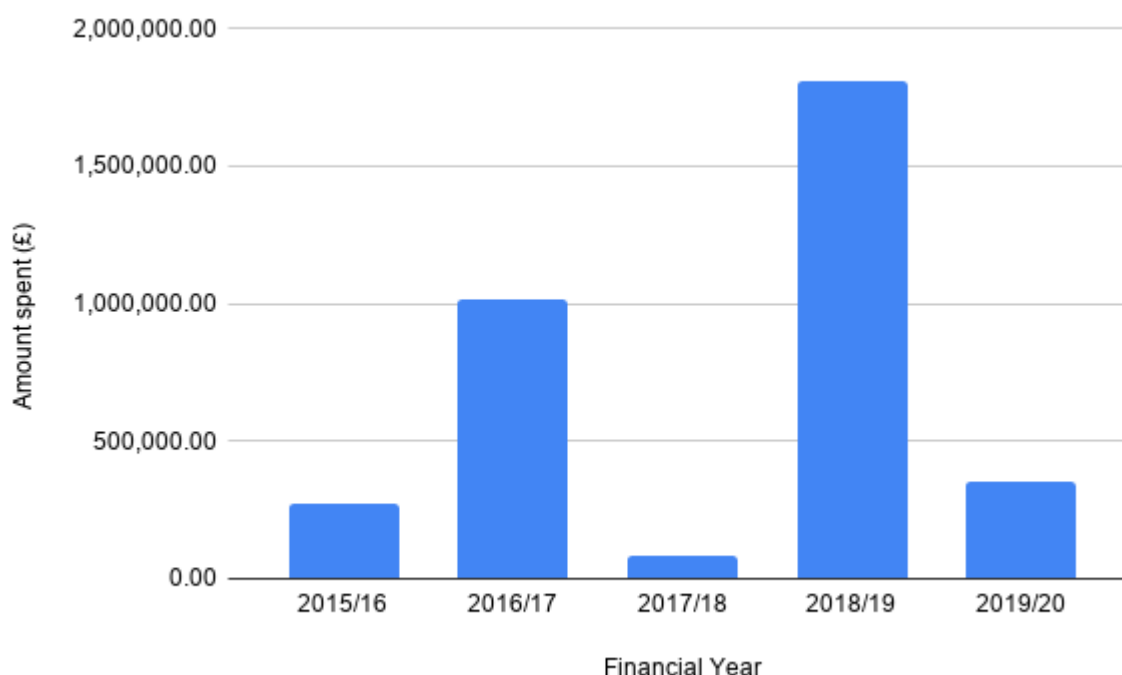
ii) Amount of s106 money (received under planning obligations) which has been spent on repaying money borrowed, including interest ³⁰ .	£0
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iii) Amount of s106 money (received under planning obligations) which has been spent in respect of monitoring ³¹ .	£0
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³⁰ Schedule 2, Paragraph 3(h)

³¹ Schedule 2, Paragraph 3(h)

Figure 6: Total value of section 106 financial contributions spent by WBC in each monitoring year



SI06 retained

The total amount of money received (under any planning obligations) during any year which was retained at the end of 2019/20 was £1,324,220.60. Of this, £3,000 has been retained for the purposes of longer term maintenance (known as a commuted sum)³².

Table 16: Total value of section 106 financial contributions retained by WBC at the end of 2019/20

Contribution Type	Amount of money retained and unallocated at the end of 2019/20	Amount of money allocated but unspent at the end of 2019/20
Affordable Housing	£135,272.34	£0
Air Quality	£2,585.43	£0
Economic Development	£81,814.07	£0

³² Schedule 2, Paragraph 3(i)

Green Infrastructure	£50,000.00	£8,938.26
Highways	£129,570.00	£44,379.00
Open Space and Leisure	£52,498.65 ³³	£185,713.66
Other ³⁴	£16,986.85	£0
Public Art	£15,000.00	£0
Transport and Travel	£366,364.30	£235,098.00
Total	£850,091.64	£474,128.96

Often when section 106 funding is received in smaller amounts, the Council will combine these contributions over time to invest in larger projects which have a greater impact in the community.

SI06 funded projects – Case Studies

Below are case studies of some of the infrastructure projects which have received or been allocated section 106 funds.

Open Space and Leisure - Outdoor Fitness Equipment at West Park

West Park and playground, near to Worthing Leisure Centre on Shaftesbury Avenue, contains a range of play equipment as well as a Multi Sports area.

The play area was completely refurbished in summer 2018, funded using £75,000 of section 106 developer contributions. The work involved the installation of new play equipment aimed at children between 3 and 12 years of age.



³³ Of this amount, since March 2020, £9,641.60 has been allocated to the 'Brooklands Park Redevelopment'

³⁴ Environmental Clerk of Works

The next stage of improvements was the installation of the outdoor gym. The range of gym style fitness equipment was installed by Wicksteed Leisure Limited and was part funded using £40,000 of section 106 developer contributions.

More details on West Park and playground can be found on the Council's website;

www.adur-worthing.gov.uk/parks/find/worthing/west-park/

Transport and Travel - Easit Travel Scheme

In January 2019 Adur & Worthing Councils developed & launched 'easit Adur&Worthing' to council staff and businesses across Adur & Worthing with national not for profit organisation, EASIT. This offers discounted travel on public transport, reduced cost cycle and low emission car hire and many other green travel benefits to help local staff and residents shift to greener travel. The aim is to make sustainable travel options more attractive for commuting and business travel, with the benefits also being used for leisure purposes.



The establishment of easitADUR & WORTHING was funded by over £21,000 of s106 payments from Adur and Worthing as part of the Councils' sustainability programme Sustainable AW.

In January 2020, over 25 organisations, representing approximately 26,000 staff had signed up to 'easit Adur&Worthing', including: Brighton & Hove Albion F.C; Colonnade House; GSK; Mosaic Online Systems; Sussex Partnership NHS

Foundation Trust; The Proto Restaurant Group; West Sussex County Council; Western Sussex Hospitals NHS Foundation Trust (Worthing and Southlands Hospitals).

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WORTHING BOROUGH
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