



WORTHING BOROUGH COUNCIL

Infrastructure Funding Statement (IFS)

2022 – 2023

December 2023



WORTHING BOROUGH
COUNCIL

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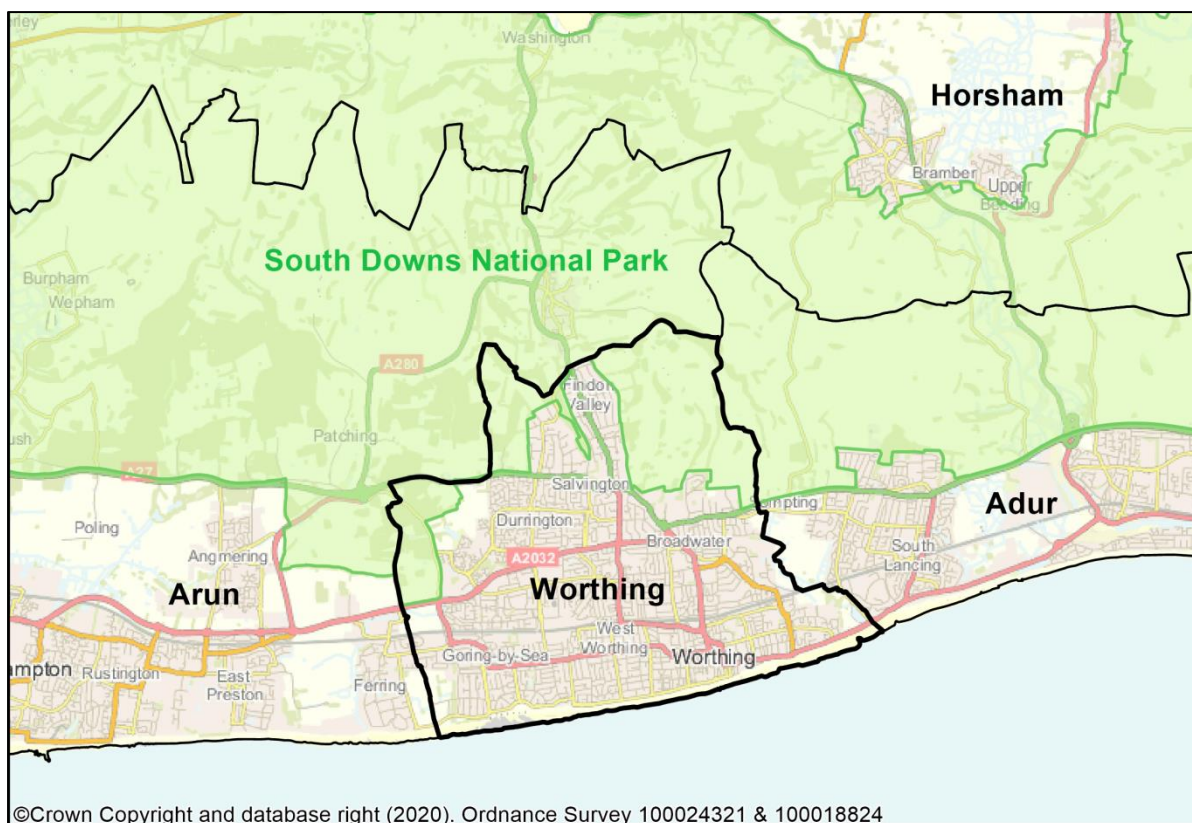
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Introduction

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. The first infrastructure funding statement had to be published by 31st December 2020, with subsequent statements published at least annually thereafter. This annual report reflects the monitoring year from 1st April 2022 to 31st March 2023.

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



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

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 or delivered and if the planning applications are not implemented they will never be received
- **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 2022/23 (the last monitoring year)** - this refers to the period 01/04/2022 – 31/03/2023
- **CIL Regulations** – this refers to the Community Infrastructure Levy Regulations 2010 (as amended)

The government published a Levelling Up and Regeneration Bill in May 2022 which includes plans to partially replace the current developer contributions (s106 and CIL) with a new ‘infrastructure levy’. The Department for Levelling Up, Housing and Communities then published a technical consultation on the proposed infrastructure levy in early 2023. If implemented, this 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 for the last monitoring 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 undertook a review of the CIL charging schedule. 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 suggested a possible revised CIL draft charging schedule (DCS). WBC 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. The Examination was held 'virtually' on Thursday 28th January 2021. WBC received the Inspector's Report in May 2021 which recommended approval of the revised CIL charging schedule. It was approved by the Council in July 2021 and it was implemented on 1st August 2021.

More information on the examination can be found on the [Worthing CIL Examination 2020 webpage](#).

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
- 5% for the cost of administering CIL

More information on the community infrastructure levy is available on the [Council's website](#).

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 which are paid to or spent by WSCC will not be reported on in this IFS, but can be found in the Infrastructure Funding Statement (IFS) produced by WSCC;

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

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 (in Worthing, the A27 forms the SRN) 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 in their Infrastructure Funding Statement (IFS):

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement>

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](#).

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 the receipts trajectory table below 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. These projections are based on a number of assumptions.

Table 1: Anticipated CIL receipts trajectory (Apr 2023)

Monitoring Year	Total CIL receipts	Strategic Pot (70%)	Neighbourhood Pot (15%)	'Other Services' Pot (10%)	Admin Pot (5%)
Carried f/wd	£4,459,000	£3,095,000	£711,000	£523,000	£130,000
2023/24	£5,242,000	£3,643,100	£828,450	£601,300	£169,150
2024/25	£6,062,000	£4,217,100	£951,450	£683,300	£210,150
2025/26	£7,839,000	£5,461,000	£1,218,000	£861,000	£299,000
2026/27	£9,688,000	£6,755,300	£1,495,350	£1,045,900	£391,450
2027/28	£10,598,000	£7,392,300	£1,631,850	£1,136,900	£436,950
2028/29	£10,875,000	£7,586,200	£1,673,400	£1,164,600	£450,800

How the authority will use CIL contributions

Worthing Borough Council has produced an Infrastructure Investment Plan (IIP)² 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'.

² The 2023-2026 version of the IIP is currently being produced and will be updated on the Council website in due course

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 was identified as key infrastructure projects to be delivered in the period 2020-2023:

- *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.
- *Montague Place public realm scheme:* Montague Place is an important link between the shopping street of Montague Street, the Seafront of Marine Parade and Liverpool Gardens to the north. The street serves as a point of access for delivery vehicles to the retail area.
- *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.
- *Somerset Lakes flood management:* these issues are an important concern not only to the existing homes that would be affected by flooding, but also the cumulative impact of proposed development in the area. There is need to utilise CIL funds for the necessary initial study into the existing dam at Somerset Lakes.

The 2023-2026 list of priority projects are currently being drawn up and the new IIP will be published on the [Council website](#) in due course.

The table below shows the projects which were selected to be funded from the 'Strategic pot' of the CIL income over the 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		
IIP004 – Somerset Lakes			£50,000
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.

The 2023-2026 list of priority projects are currently being drawn up and the new IIP will be published on the [Council website](#) in due course.

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 2022/23. 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 2022/23, 33 CIL demand notices were issued (although some supersede previously issued demand notices and others include 100% CIL relief). 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 2022/23

Description	Amount	Further Information
The total value of CIL set out in all demand notices issued in the 2022/233 (excluding demand notices which were suspended/superseded)	£860,898.91	Of this, £7,201.77 was surcharges which were imposed due to breaches of the CIL Regulations and £4,125.82 was late payment interest accrued.
The total amount of CIL receipts for 2022/23 ⁴	£1,869,535.70	See more in the 'CIL receipts' section on pg. 14.
The total amount of CIL receipts, collected by the authority, before 1st April 2022 which have not been allocated ⁵	£2,142,813.16	See more in the 'Total amount of CIL retained' section on pg. 24.
The total amount of CIL receipts, collected by the authority, before 1st April 2022 which have been allocated in 2022/23 ⁶	£765,721.76	Some of this has been spent. See more in the 'CIL allocations' section on pg. 18.
The total amount of CIL expenditure in 2022/23 ⁷	£291,915.97	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 2022/23 ⁸	£65,000.00	The Infrastructure Investment Plan (IIP) states the prioritisation of projects to receive CIL funding from the Strategic Pot.

³ CIL Regulations 2010 (as amended) Schedule 2, Paragraph 1(a)

⁴ Schedule 2, Paragraph 1(b)

⁵ Schedule 2, Paragraph 1(c)

⁶ Schedule 2, Paragraph 1(d)

⁷ Schedule 2, Paragraph 1(e)

⁸ Schedule 2, Paragraph 1(f)

Note that some of these Demand Notices which were issued in 2022/23 may supersede those that were issued in previous financial years and recorded in previous versions of the IFS.

CIL receipts

A total of £1,869,535.70 was received from 24 CIL liable developments in Worthing between 1st April 2022 and 31st March 2023. A total of £90,741.61 was granted in Self Build relief and Social Housing relief during the monitoring year. A total of £52,656.76 was granted in Residential Extension exemption during the monitoring year.

Figure 2: Breakdown of CIL relief granted in 2022/23

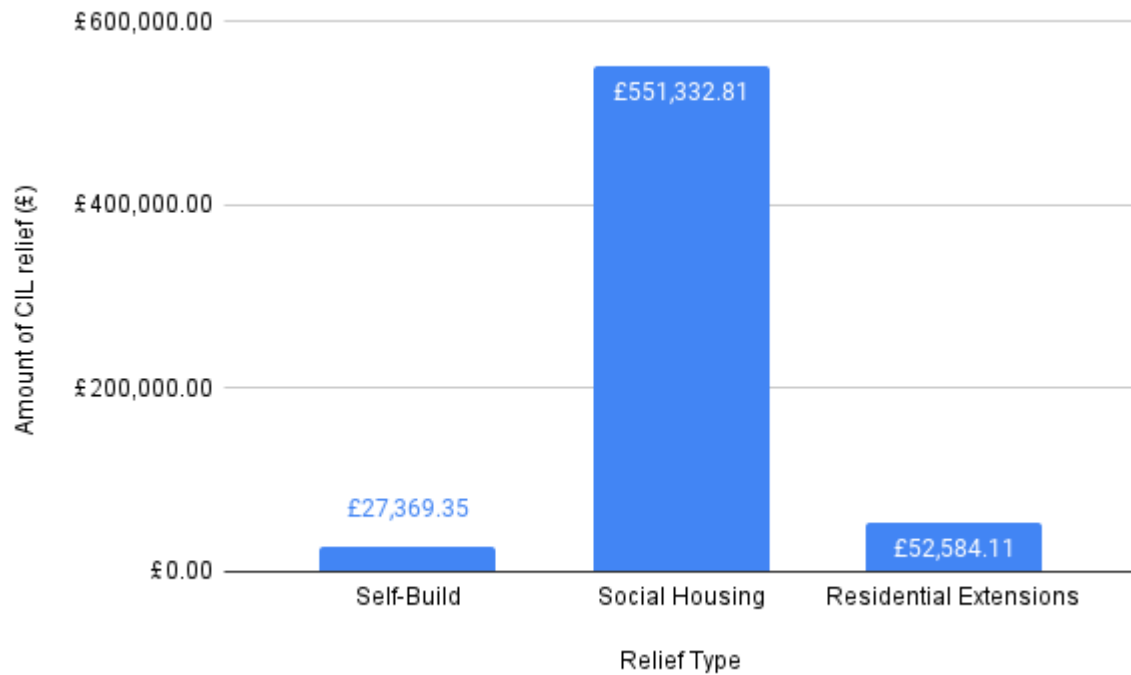
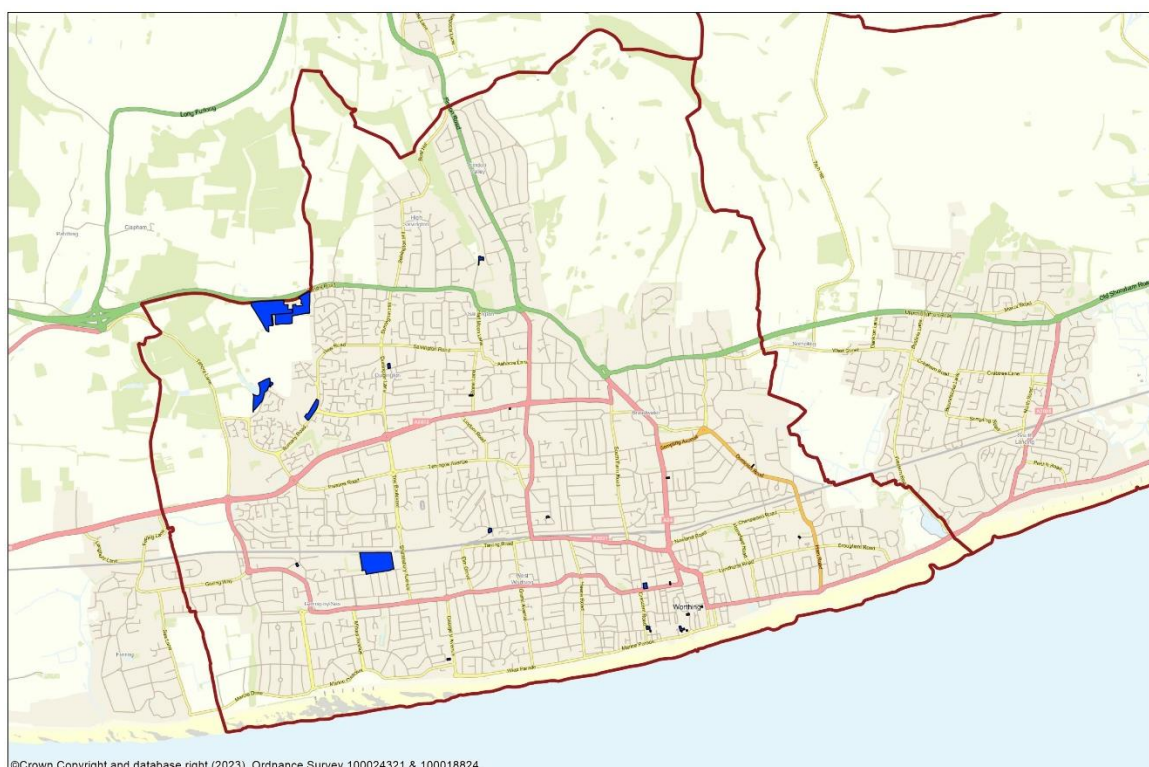


Table 4: Breakdown of WBC CIL receipts in 2022/23

Ward	Planning Ref	Address	Amount received
Broadwater	AWDM/1548/21	146 Dominion Road	£5,981.98
Central	AWDM/0659/20	123 - 125 Montague Street	£17,724.26
	AWDM/0966/21	2 Bath Place	£10,774.40
	AWDM/1018/20	Development Site At 31 To 35 Montague Street	£12,475.00
	AWDM/1173/21	Development Site At 31 To 33 Warwick Street	£3,987.99
	AWDM/1502/20	Heslington House, 56 Richmond Road	£69,251.52
	AWDM/1752/20	100 - 108 Montague Street	£41,284.29
	AWDM/1865/19	The Wheatsheaf, 24 Richmond Road	£70,713.50
	AWDM/1914/19	35 - 39 South Street	£4,698.35
Durrington	AWDM/1144/21	80 Greenland Road	£30,502.50
Gaisford	AWDM/2028/21	92 Broadwater Road	£1,641.31
Goring	AWDM/0099/22	24 Jupps Lane	£11,615.02
	AWDM/0605/22	Hm Revenues And Customs, Barrington Road	£121,990.14
Marine	AWDM/1920/21	6 East Avenue	£15,164.32
Northbrook	AWDM/0166/20	Land Site West Of Fulbeck Avenue	£428,104.94
	AWDM/1316/19	Land To The South And East And West Of The Coach And Horses, Arundel Road	£406,671.42
	AWDM/1372/21	Columbia House, 4 Romany Road	£7,710.00
	AWDM/1714/19	Land To The South And East And West Of The Coach And Horses, Arundel Road	£504,388.29

Salvington	AWDM/1149/22	27 Stone Lane	£18,818.32
	AWDM/1849/21	Lamont, Mill Lane	£42,223.67
Selden	AWDM/1100/21	33 Chester Avenue	£6,716.36
Tarring	AWDM/0662/18	Land South Of 39 Littlehampton Road, Northfield Road	£2,000.00
	AWDM/1405/20	Maple Leaf House, 37A Canterbury Road	£20,762.56
	AWDM/2086/20	9 Pilgrims Close	£14,335.56
Total			£1,869,535.70

Figure 3: Map showing development sites which have paid CIL in Worthing in 2022/23



CIL expenditure

In relation to CIL expenditure for 2022/23, summary details of the CIL which has been spent, and the amount of CIL spent on each item⁹:

i) Amount spent on items of infrastructure	£209,404.71
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Table 5: Summary of infrastructure projects receiving CIL funding from Strategic Pot (80%) in 2022/23

Summary details of items of infrastructure which have been received CIL funding from the Strategic Pot (80%)	Amount of CIL spent
IIP002 Public WiFi	£146,605.15
IIP001IV Public Realm Enhancements Montague Place	£62,799.56

Note that the [Infrastructure Investment Plan \(IIP\)](#) has been adopted stating the prioritisation of projects to receive CIL funding for the period 2020-2023. **The 2023-2026 list of priority projects are currently being drawn up and the new IIP will be published on the [Council website](#) in due course.**

Additional funds have been spent from the CIL Neighbourhood Fund (15%), with details available in the '[CIL Neighbourhood Fund](#)' section below.

ii) Amount spent on repaying money borrowed	£0
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Note that no money has been borrowed to finance CIL expenditure.

iii) Amount spent on administration	£48,083.42
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This is 2.57% of the total amount of CIL collected in the monitoring year 2022/23 and is being used towards CIL administration and staff costs. As this is less than the 5% permitted to be spent on administration (set out in the CIL Regulations), the balance will therefore be used to fund future infrastructure projects.

Amount passed to any person (includes any 3 rd party infrastructure providers) ¹⁰	£0
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¹⁰ Schedule 2, Paragraph 1(i)(ii)

CIL allocations

In relation to CIL receipts, which have been collected since it was introduced, and were allocated but not spent during 2022/23, below are the summary details of the items of infrastructure on which CIL has been allocated, and the amount of CIL allocated to each item¹¹:

Table 6: Summary of infrastructure projects allocated CIL funding in 2022/23

Summary details of items of infrastructure which have been allocated CIL funding	Amount of CIL allocated
IIP004 Somerset Lakes	£65,000.00

The projects which have been formally allocated CIL funds from the Strategic Pot (70%) were prioritised funding in the Infrastructure Investment Plan (IIP). The IIP states the prioritisation of projects to receive CIL funding for the period 2020-2023. **The 2023-2026 list of priority projects are currently being drawn up and the new IIP will be published on the [Council website](#) in due course.**

2021/22 was the first year that Worthing Borough Council opened up the CIL Neighbourhood Fund (15%) to applications for wards which had reached at least £10,000 in the ward pot. There was no CIL Neighbourhood Funding round in 2022/23 whilst Worthing Borough Council undertook a review of the governance processes behind the fund. More details are provided in the '[CIL Neighbourhood Fund](#)' section below.

¹⁰ Schedule 2, Paragraph 1(i)(ii)

¹¹ Schedule 2, Paragraph 1(h)

CIL Neighbourhood Fund

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 applies¹². 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

More information on the CIL Neighbourhood Fund in Worthing can be found on the [Council's website](#).

The total collected by Worthing Borough Council for the reported year under Regulation 59E was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £280,088.08¹³.

Summary details of the expenditure of CIL to which regulation 59F applied during 2022/23:

ii) Amount of expenditure to which regulation 59F applies	£34,427.84
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¹² Schedule 2, Paragraph 1(i)(i), 1(k)(i) - (ii) are not applicable

¹³ Schedule 2, Paragraph 1(j)

Table 7: Summary of infrastructure projects receiving CIL neighbourhood funds in 2022/23

Summary details of items of infrastructure which have been allocated CIL neighbourhood funding, under regulation 59F	Amount of CIL expenditure	Spend Description
002/21 Worthing Allotments Management	£5,000.00	Providing New Accessible Toilets and Plots at West Tarring Allotments
005/21 Creative Waves Community Arts	£9,450.00	Free, educational workshops for 60 students to design unique artworks for new exhibitions on Worthing Pier
008/21 Victoria Park Dog Walkers and Volunteers	£724.73	Victoria Park Compost Bins and caddy
009/21 2nd Durrington Sea Scout Group	£6,574.01	Convert five Scout HQ doors to wheelchair compliant doors and suitable ramp access
010/21 Guild Care	£8,499.86	Methold House Garden – patio area, plants, water feature, bench, coffee table
012/21 Friends of Denton Gardens	£4,179.24	Replace the Pergola in Denton Gardens, and Install a Commemorative Stone

Post monitoring year update:

Worthing Borough Council ran an application process for the CIL Neighbourhood Fund in the Summer of 2023. 57 community groups applied to one of the four ‘CIL Areas’ which had collected at least £10,000. Groups could bid for between £1,000 and £15,000 (or up to £30K in CIL areas where the pot is greater than £50K, providing the applicants had demonstrate that they have actively sought matching funds from alternative funding providers). Applications were assessed at an assessment panel, with the panel members evaluating and scoring each application. Recommendations were then signed off by the Cabinet Member for Communities and Young People. A total of 45 groups were successful and have been allocated a total of £577,260.65, which will be reported on in the next IFS.

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 2022/23 monitoring year, is shown in the table below.

Table 8: Amount of CIL funds available in each ward of the Neighbourhood Pot (15%) at the end of 2022/23

Ward	Amount received in n'hood pot in 2022/23	Funds carried over from previous years ¹⁴	Expenditure for the reported year	Available funds at the end of reported year
Broadwater	£852.43	£0	£0	£852.43
Central	£34,636.40	£134,224.05	£22,853.83	£146,006.62
Durrington	£4,575.38	£18,989.28	£6,574.01	£16,990.65
Gaisford	£246.20	£0	£0	£246.20
Goring	£20,040.77	£8,771.77	£0	£28,812.54
Heene	£0	£5,384.13	£0	£5,384.13
Marine	£2,274.65	£53,271.83	£0	£55,546.48
Northbrook	£202,031.20	£139,556.47	£0	£341,587.67
Offington	£0	£7,590.37	£0	£7,590.37
Salvington	£9,156.30	£7,572.24	£0	£16,728.54
Selden	£959.64	£2,164.63	£0	£3,124.27
Tarring	£5,315.12	£3,456.39	£5,000.00	£3,771.51
Total	£280,088.08	£380,981.16	£34,427.84	£626,641.41

In the absence of parishes and neighbourhood plans, which is the case in Worthing, the CIL Regulations allow the Council to design its own bespoke definition of what constitutes a local neighbourhood area for the purpose of allocating the CIL Neighbourhood Fund. For the 2021/22 funding round, ward boundaries were used for allocating funds.

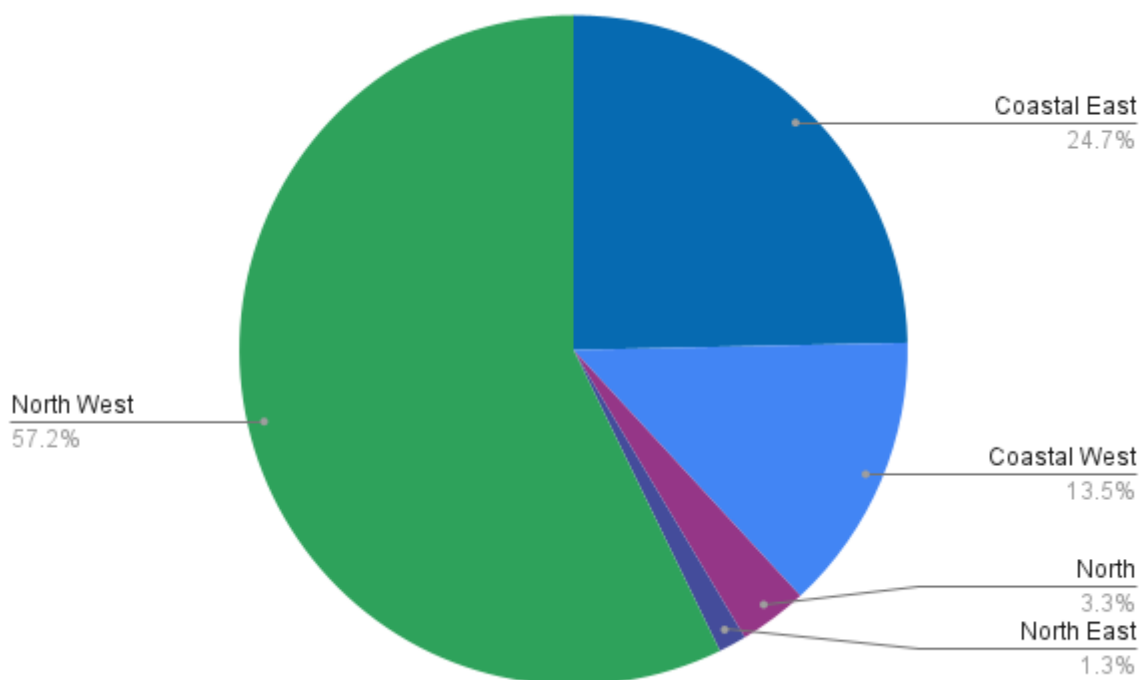
Following discussions internally and with a range of community groups, a revised approach is now being used to allocate the funding based on 'CIL areas' (groupings of wards) where the development takes place.

The aggregated groups of wards which will form the Worthing 'CIL areas' are set out below:

- Coastal East: Heene, Central and Selden
- Coastal West: Marine and Goring
- North West: Northbrook, Castle and Durrington
- North: Tarring, Gaisford and Salvington
- North East: Broadwater and Offington

¹⁴ Please note these figures may be slightly different from previous versions of the IFS, due to accounting corrections with regards to CIL Neighbourhood zone allocations

Figure 4: Amount of CIL funds available in each CIL Area of the Neighbourhood Fund (15%) at the end of 2022/23



It should be noted that Worthing previously had four wards, forming Zone 2, which had a £0 residential CIL charge in the original CIL Charging Schedule; Broadwater, Castle, Selden, Gaisford (see below). However, in August 2021 the Council implemented a revised CIL Charging Schedule, which contains revised CIL residential rates, and removes the four £0 wards. Therefore, it is likely that CIL receipts will now start to be collected over the next few years in those four wards.

Figure 5: Worthing CIL residential charging zones by ward (original Worthing CIL charging schedule)

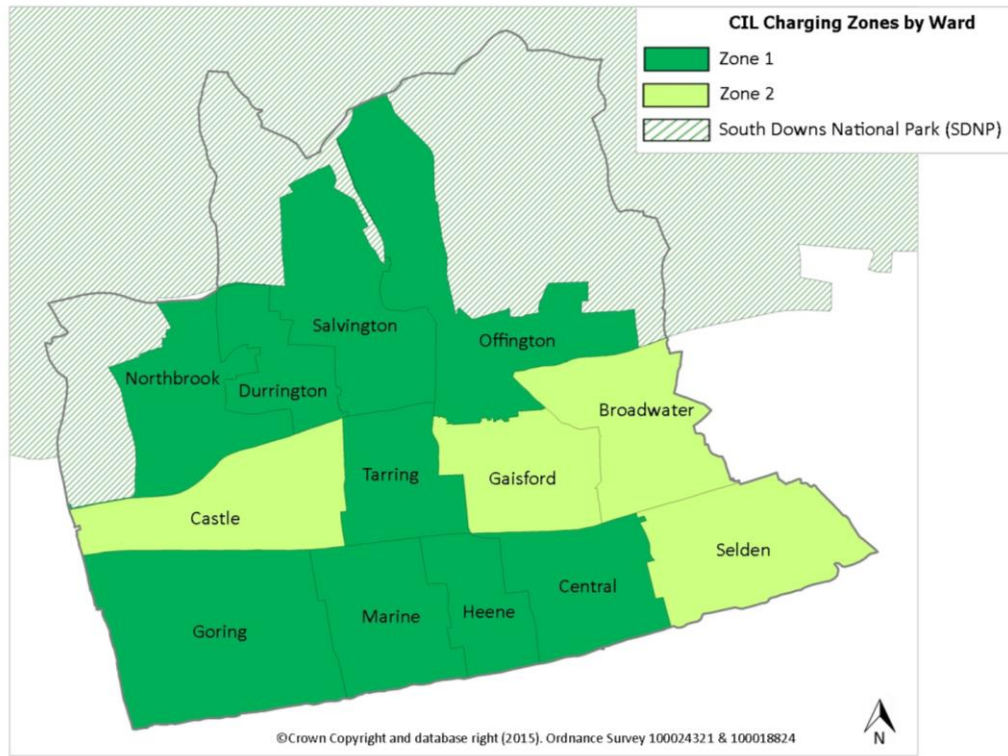
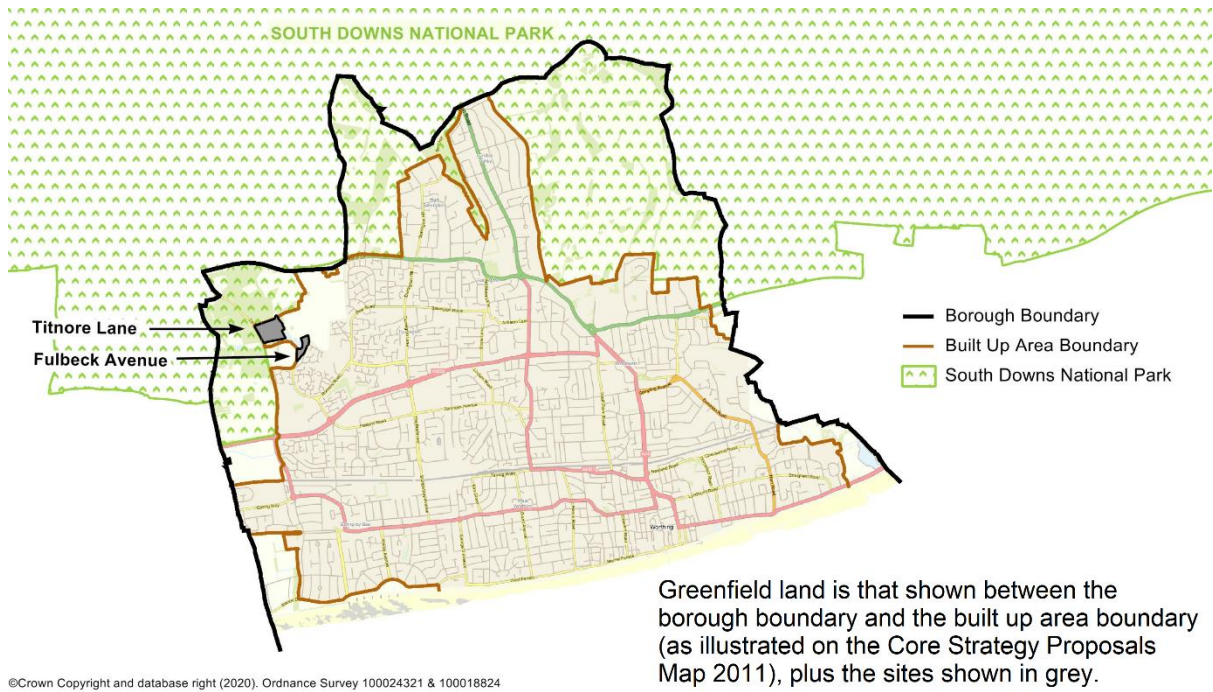


Figure 6: Worthing CIL charging areas (revised Worthing CIL Charging Schedule 2021)



Total amount of CIL retained

Table 9: Amount of CIL funds retained by WBC at the end of 2022/23

Description	Amount	Further Information
The total amount of CIL receipts for 2022/23 retained at the end of the reported year (excluding those to which regulation 59F applied) ¹⁵	£1,541,364.21	The Infrastructure Investment Plan (IIP) has been adopted stating the prioritisation of projects to receive 'strategic' CIL funding for the period 2020-2023. The 2023-2026 list of priority projects are currently being drawn up and the new IIP will be published on the Council website in due course.
The total amount of CIL receipts from previous years retained at the end of 2022/23 (excluding those to which regulation 59F applied) ¹⁶	£2,055,492.64	The Infrastructure Investment Plan (IIP) has been adopted stating the prioritisation of projects to receive 'strategic' CIL funding for the period 2020-2023. The 2023-2026 list of priority projects are currently being drawn up and the new IIP will be published on the Council website in due course.
The total amount of CIL receipts for 2022/23, to which regulation 59F applied, retained at the end of the reported year ¹⁷	£280,088.08	The authority ran the second round of CIL Neighbourhood Fund applications in 2023/24.
The total amount of CIL receipts from previous years, to which regulation 59F applied, retained at the end of the reported year	£406,890.05	The authority ran the second round of CIL Neighbourhood Fund applications in 2023/24.

¹⁵ Schedule 2, Paragraph 1(l)(i)

¹⁶ Schedule 2, Paragraph 1(l)(ii)

¹⁷ Schedule 2, Paragraph 1(l)(iii)

CIL funded projects - Case Studies

Below are case studies of some of the infrastructure projects which have received or been allocated Community Infrastructure Levy (CIL) funds.

CIL Strategic Pot – Public Realm Enhancements Montague Place

Montague Place is an important area of public open space located in Worthing Town Centre, close to the Pier. Worthing Borough Council are working on plans to enhance the area by introducing more green space and greater biodiversity, attracting wildlife and improving air quality.



The permanent scheme at Montague Place forms part of the public realm programme within the current Adur & Worthing Growth Deal partnership, between West Sussex County Council and Adur & Worthing Councils. This will replacing the existing scheme, which was completed in summer 2021 was intended to be a temporary scheme which allowed the Council to permanently pedestrianise the road.

The new space will be a welcoming and safe community space linking the seafront with the town centre. There will be seating for people to relax and enjoy Worthing as well as allowing space for outdoor seating at restaurants and cafes, bringing more custom to the local economy. There will also be space for entertainment and community events and informal play.

The works will cost approximately £2.7m and are funded from the Community Infrastructure Levy, with currently £200,000 allocated for the design works. It is anticipated that the work on site will start in March 2024.

More information on Montague Place can be found [here](#).

CIL Neighbourhood Fund – Creative Waves Community Arts

Creative Waves Community Arts has received almost £9,500 in CIL Neighbourhood Funding to run educational workshops for Worthing students to design unique artworks as part of the new exhibitions on Worthing Pier.

Almost 100 young people attended these events in spring 2022. The workshops focussed on environmental themes whilst giving the children and teenagers a chance to learn new skills. The collaboration with a number of Worthing schools enabled Creative Waves to reach out to a wider mix of children from all across Worthing and make it easier for teachers.

The artwork created during the workshops were printed and installed in the 'peep through' windows on the southern end of the pier. These accompany artworks which supports 24 local community organisations by championing and promoting



their groups/spaces, to attract new volunteers. The 'open' exhibition also includes work from 50 local artists and photographers (amateurs & professional), promotes the Coastal office and provides educational information about seabirds, marine wildlife & marine environment.

The artwork was installed over the summer of 2022 and is available for members of the public to view in the panels in the centre of the southern end of the pier. The feedback received by Creative Waves to the project has been extremely positive, with lots of engagement with members of the public who appreciate the public art.



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 2022/23. 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 [in the West Sussex County Council IFS](#).**

Table 10: Overview of section 106 contributions agreed, received and spent in 2022/23

Description	Amount	Further Information
Total amount of money which may be provided under any planning obligations which were entered into during 2022/23 ¹⁸	£878,960.04 ¹⁹	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 2022/23	0 affordable housing units	
Total amount of money under any planning obligations which was received during 2022/23 ²⁰	£385,136.46	Details are set out in the ' S106 received ' section below.
Total amount of money under any planning obligations which was received before 2022/23 which has not been allocated ²¹	£2,861,107.02	Just over £1.9m is required to be used to deliver affordable housing 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 2022/23 ²²	£134,832.81	Details are set out in the ' S106 allocated and unspent ' section below.
Total amount of money (received under any planning obligations) which	£108,133.95	This includes transferring it to another body to spend (e.g. West

¹⁸ Schedule 2, Paragraph 3(a)

¹⁹ This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due

²⁰ Schedule 2, Paragraph 3(b)

²¹ Schedule 2, Paragraph 3(c)

²² Schedule 2, Paragraph 3(e)

was spent by the authority in 2022/23 ²³		Sussex County Council).
Total amount of money received (under any planning obligations) during any monitoring year which was retained at the end of 2022/23	£3,321,423.13	Of this amount, £252,428.67 has been 'allocated' to infrastructure projects.

²³ Schedule 2, Paragraph 3(f)

Monetary contributions agreed

In the monitoring year 2022/23:

- 633 applications were permitted, of which 9 were major applications.
- Seven applications contained a signed section 106 agreement (including one Deed of Variation)
- This is the same number of section 106 agreements as were signed in 2021/22

Note that a number of other planning applications were approved at Planning Committee during 2022-23, but the s106 legal agreement is yet to be signed off. These will be reported on in future versions of the IFS.

The table below provides more information on the monetary contributions which have been included in the section 106 agreements which were entered into by Worthing Borough Council (WBC) in the 2022/23 monitoring year. These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.

During the last monitoring year:

- A total of at least £878,960 was secured through s106 agreements by WBC²⁴
- Around 88% of the monetary contributions secured relate to affordable housing provision

²⁴ Note that this is an estimated amount that could be received and is dependent on a number of factors, including conditional contributions

Table 11: Details of monetary contributions included in section 106 agreements entered into by WBC in 2022/23

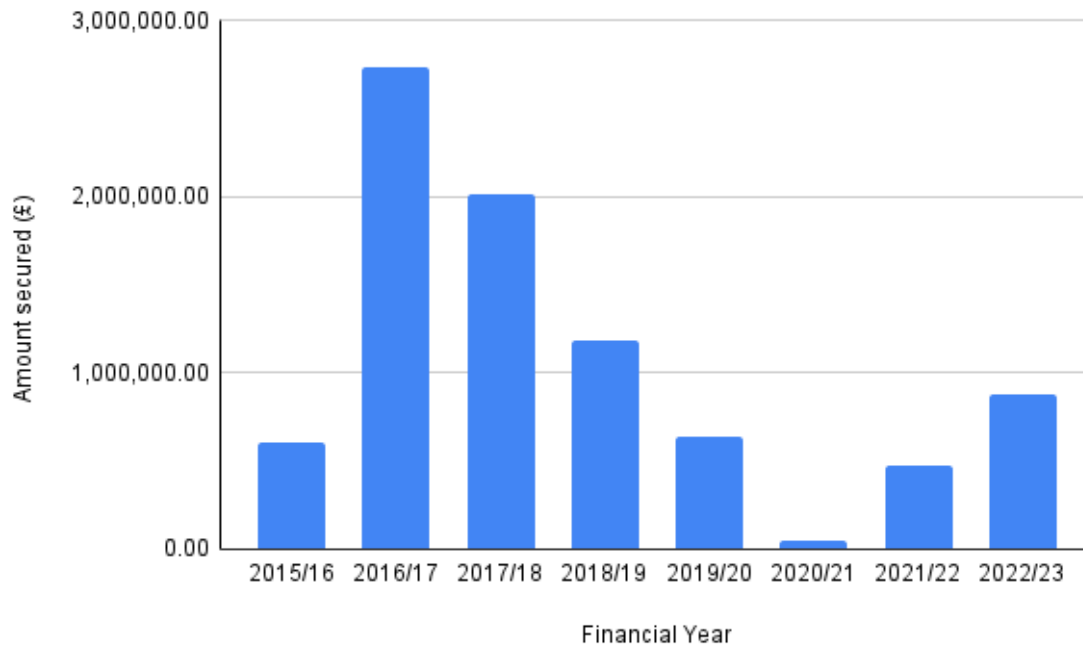
Planning Ref	Site Address	Date of s106	Contribution	Purpose of contribution
AWDM/0833/21 ²⁵	Horton Buildings, Goring Street	09/06/2022	£371,057.00	Affordable Housing in lieu payment
			Conditional Contribution	Affordable Housing in lieu payment
AWDM/1459/21	Land At Former Gas Works Site, Park Road	13/09/2022	£400,000.00	Affordable Housing in lieu payment
			Conditional Contribution	Affordable Housing in lieu payment
			£65,000.00	Open space provision at either Homefield Park or Beach House Park
			£12,000.00	Mitigate impacts of the Development on air quality
			Conditional Contribution	Remediation Consultant Contribution
			Conditional Contribution	Sustainable Travel Vouchers
AWDM/0333/22 ²⁶	Land At South West Corner Of Car Park, Downlands Retail Park, Lyons Way	06/12/2022	£30,903.00	Off-site air quality mitigation activities

²⁵ Copy of s106 agreement can be viewed [online](#).

²⁶ Copy of the s106 agreement can be found [online](#).

The graph below indicates the amount of money secured through s106 agreements by WBC in previous years²⁷.

Figure 7: Total value of section 106 financial contributions included in agreements entered into by WBC in each monitoring year²⁸



The amount of financial contributions secured each year will depend on a number of factors. Firstly, it relates to the scale of development coming through the planning system in the district. In cases where there are a number of large-scale development projects, the amounts secured are likely to be higher. Secondly, it depends on whether or not the development is able to deliver on-site infrastructure (such as affordable housing units, or public open space). This is the preferred choice when it comes to mitigating the impacts of development. In cases where this is not possible, the Council will accept a final contribution to provide the required infrastructure off-site within the district. Finally, it depends on the viability of the developments. In some extreme cases, the viability margin of the development may mean that the developer is unable to provide the financial contribution and still keep the development as being viable to deliver.

²⁷ Note that some of the contributions may appear in multiple years where agreements have been varied under a Deed of Variation in subsequent years

²⁸ Note that this only includes contributions which relate to WBC, not WSCC

Non-monetary contributions agreed

The table below sets out the non-financial contributions which have been included in s106 agreements entered into during 2022/23²⁹. These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.

Table 12: Details of non-financial contributions included in section 106 agreements entered into by WBC during 2022/23

Planning Ref	Site Address	Date of s106	Contribution	Details
AWDM/1459/21	Land At Former Gas Works Site, Park Road	13/09/2022	Footpath	Footpath through the site
			Car Club	2 car club spaces and cost of membership for households for at least two years
			EV Charging Points	Cabled EV network serving all car parking spaces in the Development
			Sustainable Travel Vouchers	For each household
			Heat Network	Potential connection to the District Heating Network
			Employment and Skills Opportunities	During the Construction of the Development

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.

²⁹ Schedule 2, Paragraph 3(d)(i) - (ii)

Case Study – Former Gas Works Site, Park Road

The contributions contained in the s106 agreement for AWD/1459/21 relate to the planning application for the construction of 209 residential apartments spread across 5 blocks on the site of the Former Gas Works Site, off Lyndhurst Road. The application was granted in October 2022, after the signing of the s106 agreement. The proposals also include associated access, parking, open space and landscaping.

The s106 agreement includes a financial contribution of at least £400,000 towards off-site provision of affordable housing. A £65,000 contribution to improve open space provision at either Homefield Park or Beach House Park as well as a £12,000 contribution to mitigate impacts of the development on air quality are also included. The obligation to procure the establishment and promotion of a car club for the benefit of the occupiers of the dwellings and provide a footpath on site were also included in the legal agreement. A cabled network serving all car parking spaces in the development to provide an electrical supply for the charging of electric vehicles is required.

Additional financial contributions will be required in the event that a viability review indicates a surplus developer profit.

Further contributions are to be made to West Sussex County Council (WSCC), including a contribution of £10,000 travel plan and sustainable travel improvements contribution. As part of the agreement, the developer will also appoint a travel plan co-ordinator whose responsibilities include the implementation, monitoring and review of the travel plan.

Figure 8: Representative view of site through Waitrose car park (Credit: St William Homes LLP)



S106 received

The Council received a total of £385,136.46 in s106 financial contributions during 2022/23, which came from three developments. 69% of the contributions received relate to the provision of off-site open space and leisure provision in Worthing. There was also a non-financial contribution received in the form of affordable housing.

Please note that education, libraries, fire and some transport contributions are paid to West Sussex County Council (WSCC) and are therefore not included in this report. This information can be found [in the West Sussex County Council IFS](#).

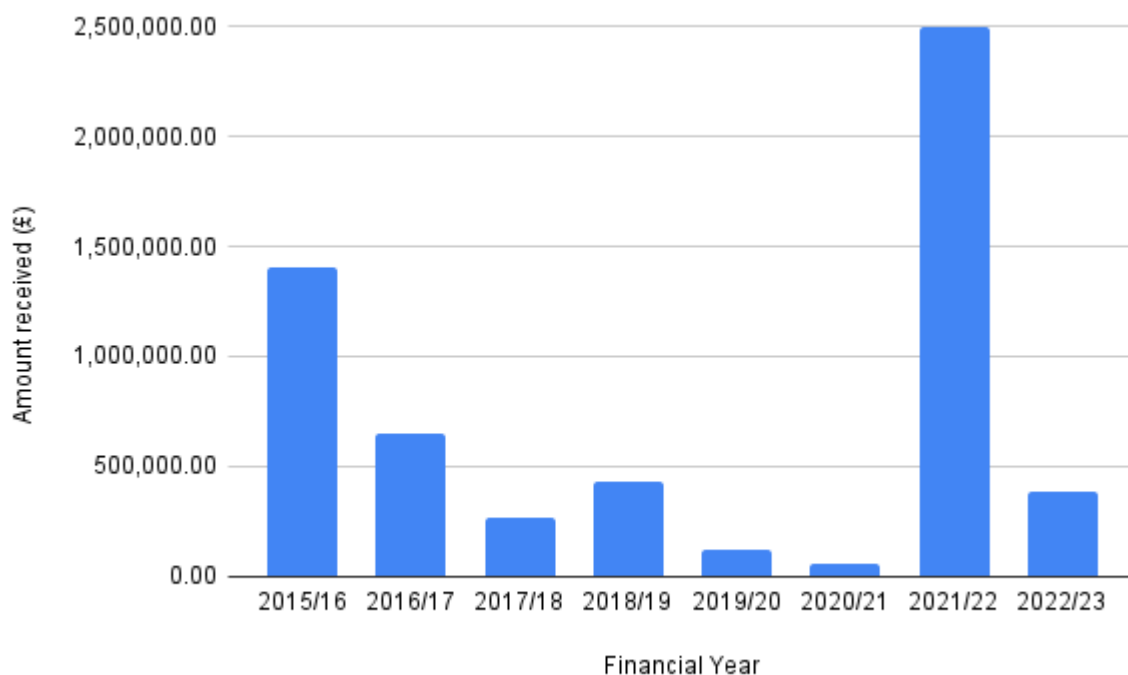
Table 13: Section 106 contributions received by WBC during 2022/23³⁰

Planning Ref	Site Address	Amount of s106 received	Category of expenditure
11/0275/OUT	West Durrington Development, Land East Of Titnore Lane	£42,944.27	Open Space & Leisure
		£121,675.43	Open Space & Leisure
		£42,944.27	Open Space & Leisure
AWDM/1882/16	Land To The South And East And West Of The Coach And Horses, Arundel Road	30 Affordable Housing Units	Affordable Housing
AWDM/1979/19	Hm Revenues And Customs, Barrington Road	£92,650.82	Health
		£57,906.76	Open Space & Leisure
		£23,162.71	Transport & Travel
AWDM/0166/20	Land Site West Of, Fulbeck Avenue	£3,852.20	Transport & Travel

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.

³⁰ Note that this only includes contributions which relate to WBC, not WSCC

Figure 9: Total value of section 106 financial contributions received by WBC in each monitoring year

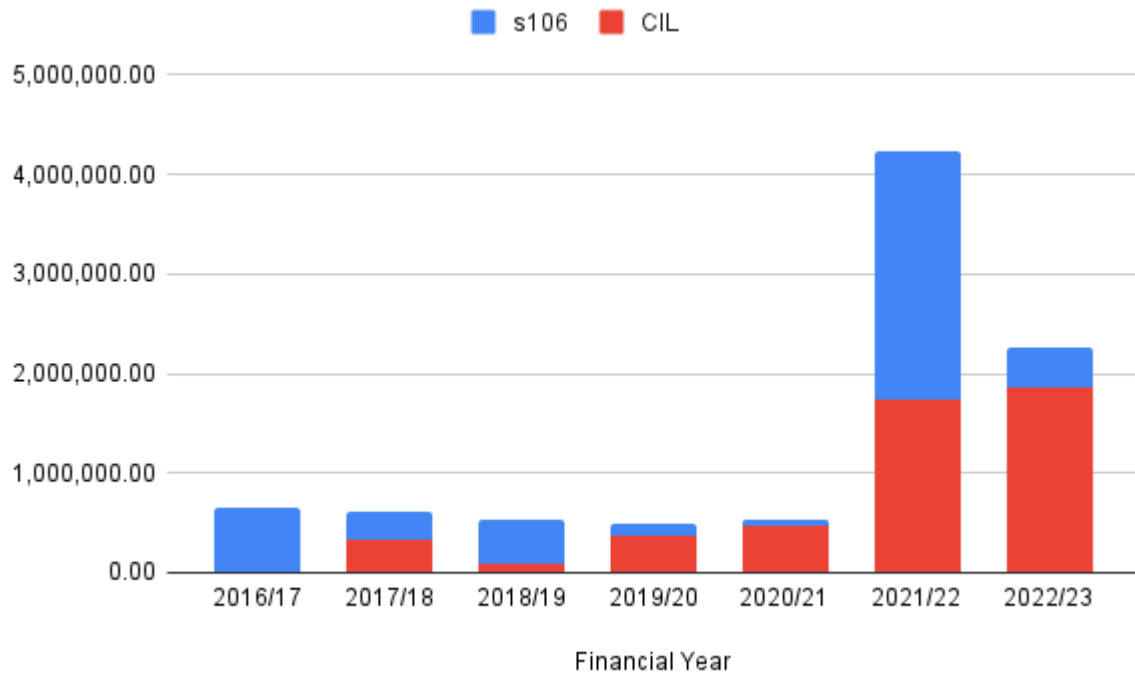


One possible explanation for the declining s106 receipts over recent years (prior to 2021/22) is the introduction of the Community Infrastructure Levy (CIL) in Worthing. The CIL Charging Schedule was implemented in October 2015 and as a result, CIL became the dominant means for securing financial contributions from development in the Borough, with Planning Obligations (section 106 agreements) being scaled back. S106 agreement continue to play a key role in relation to affordable housing and certain site specific requirements.

The figure for 2021/22 was skewed by the significantly large affordable housing contribution received in relation to the development at The Aquarena, Brighton Road, which was a financial contribution towards the provision and management of Affordable Dwellings in the Borough of Worthing. Without that contribution, the total s106 receipts would have been just over £550,000 which is still below the receipts from 2015/16 and 2016/17.

The result of the introduction of CIL is that developments permitted from 1st October 2015 were charged CIL and therefore a lower level of s106 financial contributions could be secured from the development. Overall, the total level of developer contributions received, from both CIL and s106, remained relatively level over the first few years of implementation of CIL, as seen in the figure below.

Figure 10: Amount of CIL and s106 financial contributions received by WBC in each financial year



The last financial year saw a larger number of developer contributions receipts, which is partially attributed to the commencement of development on a number of large strategic sites across the borough. This triggered payment of large CIL receipts, as was seen in 2021/22.

S106 allocated and unspent

The total amount of money received (under any planning obligations) which was allocated but not spent during 2022/23 for funding infrastructure was £134,832.81³¹. A summary of the infrastructure projects and amount of money allocated to it are set out in the table below³². 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: Summary of infrastructure projects allocated section 106 funds during 2022/23

Scheme Allocated to	Amount Allocated	Further Information
Skills intervention links Businesses with Students	£6,000.00	Linking Businesses with Secondary Schools/FE College and 6th Form Students
Northbrook Rec Play Fitness Equipment	£128,832.81	Provide outdoor fitness equipment hub in Northbrook Recreation Ground

³¹ Some of these funds may have previously been 'allocated' to infrastructure projects in previous years, which were not brought forward – hence the funds have been reallocated

³² Schedule 2, Paragraph 3(g)

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 2022/23 was £108,133.95. 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 below³³. The '[s106 funded projects - Case Studies](#)' section below includes more information on some of the projects which have been allocated or received s106 funds.

Please note that education, libraries, fire and some transport contributions are spent by West Sussex County Council (WSCC) and are therefore not included in this report. This information can be found [in the West Sussex County Council IFS](#).

Table 15: Expenditure of section 106 funds by WBC during 2022/23, by category on infrastructure type

Category	Amount Spent
Affordable Housing	£44,064.00
Open Space & Leisure	£60,217.75
Transport and Travel	£3,852.20

³³ Schedule 2, Paragraph 3(h)(i)

Table 16: Summary of infrastructure projects receiving section 106 funds during 2022/23³⁴

Planning Ref	Address	Category	Scheme	Amount Spent
06/1121/FULL	Land Site Corner Of Eirene Road And Sea Place Up To Eirene Avenue	Open Space & Leisure	Windsor Lawns Outdoor Fitness Equipment	£2,633.00
			Palatine Park Play Area Improvements	£5,000.00
09/0732/FULL	12 Littlehampton Road	Open Space & Leisure	Windsor Lawns Outdoor Fitness Equipment	£2,411.00
09/1055/FULL	Hurst Grange, 17 - 19 Parkfield Road	Open Space & Leisure	Windsor Lawns Outdoor Fitness Equipment	£14,758.00
AWDM/0521/12	Northbrook College, Littlehampton Road	Open Space & Leisure	Play equipment at Bourne Close and Northbrook Rec	£20,936.04
AWDM/1633/16	The Aquarena, Brighton Road	Affordable Housing	Rowlands Road Affordable Housing Development – to cover the amount repaid to the developer under AWDM/0063/17	£44,064.00
AWDM/0166/20	Land Site West Of Fulbeck Avenue	Transport and Travel	Transferred to WSCC	£3,852.20
		Open Space & Leisure	Play equipment at Bourne Close and Northbrook Rec	£14,479.71
Total				£108,133.95

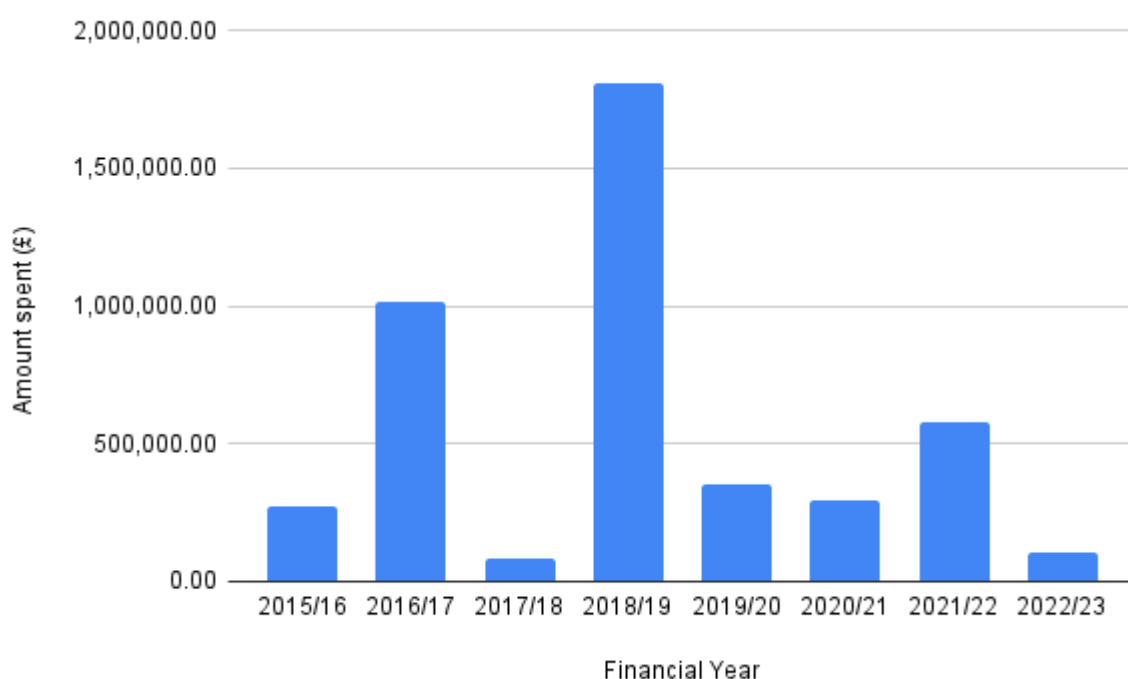
³⁴ Please note that some of these contributions were transferred to WSCC – therefore the funds may also appear in their IFS

Note that these projects received s106 funds between 1st April 2022 and 31st March 2023, 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 ³⁵ .	£0
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iii) Amount of s106 money (received under planning obligations) which has been spent in respect of monitoring ³⁶ .	£0
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Figure 11: Total value of section 106 financial contributions spent by WBC in each monitoring year³⁷



³⁵ Schedule 2, Paragraph 3(h)

³⁶ Schedule 2, Paragraph 3(h)

³⁷ Note that this only includes contributions which relate to WBC, not WSCC

S106 retained

The total amount of s106 money received (under any planning obligations) during any year which was retained at the end of 2022/23 was £3,321,423.13. Of this, £13,000 has been retained for the purposes of longer term maintenance (known as a commuted sum)³⁸.

Table 17: Total value of section 106 financial contributions retained by WBC at the end of 2022/23³⁹

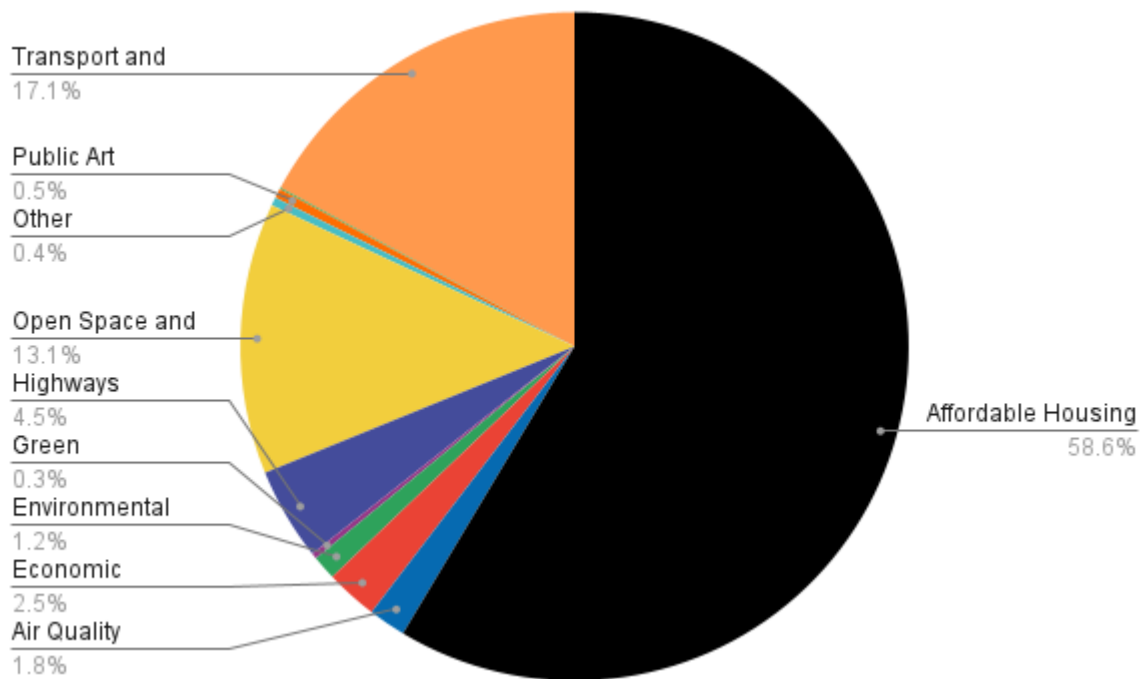
Contribution Type	Amount of money retained and unallocated at the end of 2022/23	Amount of money allocated but unspent at the end of 2022/23
Affordable Housing	£1,904,204.16	£0
Air Quality	£22,383.80	£0
Economic Development	£75,814.07	£6,000.00
Environmental	£38,313.97	£0
Green Infrastructure	£0	£8,938.26
Health	£92,650.82	£0
Highways	£145,514.00	£0
Open Space and Leisure	£214,098.58	£212,052.41
Other	£12,999.31 ⁴⁰	£0
Public Art	£15,000.00	£0
S106 Monitoring Fee	£2,420.75	£0
Transport and Travel	£545,595.00	£25,438.00
Total	£3,068,994.46	£252,428.67

³⁸ Schedule 2, Paragraph 3(i)

³⁹ Note that this only includes contributions which are held by WBC, not WSCC

⁴⁰ This relates to a historic s106 receipt

Figure 12: Amount of s106 financial contributions retained by WBC at end of 2022/23, by category type



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.

S106 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 – Palatine Park Play Area Improvements

Palatine Park Play Area in Castle Ward was reaching the end of its planned lifecycle after being installed in the late 1980's or early 90's. In order to modernise the play area and ensure it is relevant and popular with the community it serves, over £18,000 of s106 funding has been used alongside other sources of funding.



This forms part of the rolling programme of improvements to play areas in Worthing. Refurbishment of the existing play area at Palatine Park to provide a modern exciting and challenging play area to meet the needs and aspirations of children up to 12 years of age living near or around Palatine Park Play Area, Palatine Road, Worthing.

Further details on Palatine Park and the play area can be found on the Council's website; <https://www.adur-worthing.gov.uk/parks/find/worthing/palatine-park/>

Economic Development – Skills intervention links Businesses with Students

Worthing Borough Council have been supporting Love Local Jobs Foundation's Dare to Dream programme which is enabling students at St Andrew's School, Bohunt Worthing, Durrington High School and Shoreham Academy to push their boundaries, grow in confidence and reach their goals. In total, 20 mentors from local employers Focus Group, Southern Water, Sussex Community NHS Foundation Trust and Carpenter Box have played a part in the delivery of the Dare to Dream programme by mentoring students who need an extra boost of confidence and support.



The programme is made up of a number of activities including workshops, one-to-one mentoring and workplace visits. With self-awareness, resilience, mindset, gratitude, teamwork and employability the central themes of the programme, the mentors have each played a vital role preparing the students for their future careers.

The Fit for the Future programme has been launched by the Councils in partnership with Coast to Capital Careers Hub and The Careers & Enterprise Company to encourage young people to recognise their skills and help local businesses promote their industry and future job opportunities.

Careers advisors at a number of schools across Adur and Worthing have been trained to deliver the Fit for the Future programme and are being encouraged to connect with local businesses to deliver talks to students from Year 8 to Year 13.

Businesses including HMRC and The Factory Live have committed to taking part in the scheme and, as well as funding the project, Adur & Worthing Councils delivered the first session as a local employer at St Andrew's CE High School in Worthing.

Students were also encouraged to identify their own skills and qualities and how to highlight them on a CV, as well as practice on asking employers questions to develop their interview skills.

Both of these projects are utilising a total of £6,000 of s106 funds, alongside other sources of funding.

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WORTHING BOROUGH
COUNCIL