



# **WORTHING BOROUGH COUNCIL**

## **Infrastructure Funding Statement (IFS)**

**2024 – 2025**

**December 2025**

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# Introduction

The Infrastructure Funding Statement (IFS) provides an annual summary of how financial and non-financial developer contributions through section 106 legal agreements (s106) and the Community Infrastructure Levy (CIL) within Worthing Borough<sup>1</sup> have been secured, collected and spent for a given monitoring year. This annual report reflects the monitoring year from 1st April 2024 to 31st March 2025.

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.

Key headline figures for 2024/25 include:

- £1.26m of developer contributions (£671,000 CIL & £592,000 s106) were collected from developments
- £1.04m of developer contributions were spent on infrastructure – including investments in public spaces, affordable housing, and sustainable transport
- £347,000 of CIL funding was given to local community groups and organisations to support projects having an impact on our residents and the environment
- The Council has retained £4.8m of CIL funds which it plans to use on the 'provision, improvement, replacement, operation or maintenance of infrastructure needed to support the development of the area'
- £1.74m in new financial contributions were secured through s106 agreements
- £3.01 million in s106 funds are currently retained for future infrastructure projects, ensuring continued investment in local priorities

In 2024/25, developer contributions helped fund:

- Enhancements of public spaces and facilities in Ham Road and Tarring Road
- A £92,000 investment in Cornerways surgery in Marine ward, improving access to GP services for local residents
- Improvements to Waterwise Play Area, improving the safety and quality of play equipment for local children
- 21 residential units at Skywaves House, providing temporary accommodation for those in need

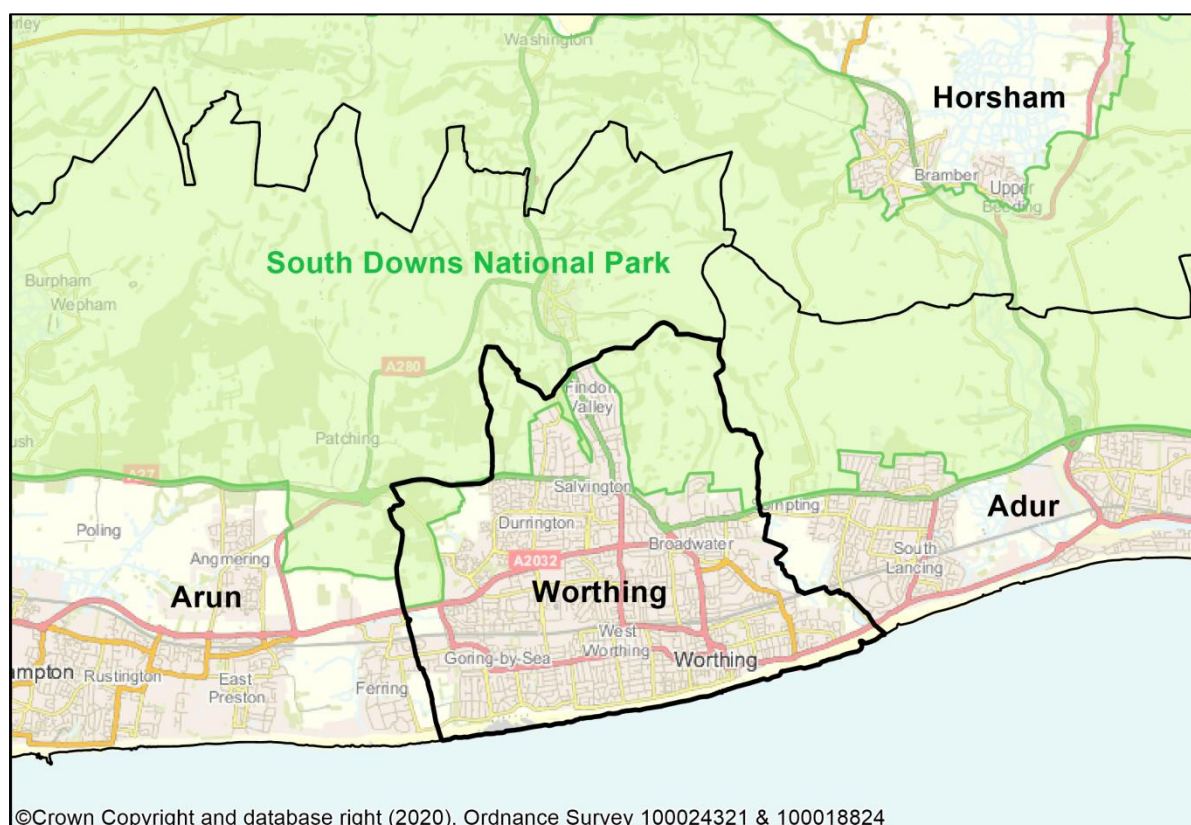
Worthing Borough Council will continue to work closely with developers, partners and the community to ensure that contributions from new development are used effectively supporting regeneration, delivering vital infrastructure, and enhancing the quality of life for residents.

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



Figure 1: Map of Worthing Borough



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

- **Affordable Housing** - affordable dwellings provided as part of new development sites, which includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market
- **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
- **Allocated** – Contributions that have been received by Worthing Borough Council (WBC) and committed to specific infrastructure projects
- **CIL Regulations** – this refers to the Community Infrastructure Levy Regulations 2010 (as amended)
- **Commuted Sum** - a financial payment made, in accordance with an s106 agreement, by a developer towards the maintenance of, a Developer Contribution, for example, play equipment
- **DoV** - short for Deed of Variation, which is a legal deed completed in relation to the original s106 agreement that modifies some element(s) of it
- **Health** - contributions towards local health services which are paid to Worthing Borough Council (WBC) for the forward transmission to the local NHS trust to improve facilities
- **Infrastructure** - Means not only physical infrastructure such as roads but also other provision that is directly required as a result of development and may for example include open space, affordable housing and education provision

- **Off-Site Open Space** - contributions toward the provision or improvement of open space and play areas within the Borough in the absence of or where there is a short fall of on-site provision
- **Received/Collected** – Contributions received, either non-monetary or monetary, by Worthing Borough Council (WBC)
- **Retained** - money which has been received by Worthing Borough Council (WBC), but not yet spent
- **S106** - a section 106 is a legal agreement that sets out provisions, contributions or other commitments made by the developer in order to secure the delivery of provisions that are necessary to make a development acceptable in planning terms, including meeting a generated need or requirement for infrastructure
- **Secured** – Contributions which have been ‘triggered’ in accordance with the signed legal agreement
- **Spent/Delivered** – Monetary or non-monetary contributions that have been spent on specific infrastructure projects, or used to deliver infrastructure projects
- **The Council** - refers to Worthing Borough Council (WBC), unless otherwise stated
- **The County Council** - refers to West Sussex County Council (WSCC), unless otherwise stated
- **The Monitoring Year 2024/25 (the last monitoring year)** - unless stated otherwise, this refers to the period 01/04/2024 – 31/03/2025
- **Transferred** – Contributions that have been received by Worthing Borough Council (WBC) and transferred to another agency (e.g. West Sussex County Council)
- **Trigger Point** – the point at which a s106 contribution becomes due to be paid or delivered, which could be because, for example, a certain number of dwellings on a site are completed, occupied or commenced
- **Unallocated** - contributions that have been received by the Council but are not yet formally assigned towards a specific project or team to be spent

## 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 (CIL) 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 relating to WSCC will not be reported on in this 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/#infrastructure-funding-statement](http://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 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/](http://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 (May 2025)**

Monitoring Year	Total CIL receipts	Strategic Pot (70%)	Neighbourhood Pot (15%)	'Other Services' Pot (10%)	Admin Pot (5%)
Carried f/wd	£1,563,000	£1,026,000	£148,000	£338,000	£20,000
2025/26	£1,972,000	£1,312,300	£209,350	£378,900	£40,450
2026/27	£4,020,000	£2,745,900	£516,550	£583,700	£142,850
2027/28	£5,845,000	£4,023,400	£790,300	£766,200	£234,100
2028/29	£7,469,000	£5,160,200	£1,033,900	£928,600	£315,30
2029/30	£8,031,000	£5,553,600	£1,118,200	£984,800	£343,400

## 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.

A shared priority of both WBC and WSCC is 'sustainable growth in the context of climate change'. Informed by this overarching objective, for the 3-year period 2023-2026, two main 'themes' have been identified to be the focus for infrastructure funding from the CIL strategic pot (70% of total CIL), these are 'Sustainable Travel' and 'Climate Change'.

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 CIL Board (formerly known as 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 3 years 2023-2026:

- IIP005 Walking and Cycling Improvements - Worthing Borough Council, jointly with West Sussex County Council, are considering improvements to enhance cycling and walking through the Local Cycling and Walking Infrastructure Plan (LCWIP). This would include specific projects such as the cycle lane from George V Avenue to Sea Lane which would extend the National Coastal Cycle Route 2 (estimated cost £1.2 million) but also include assessing the potential to implement other smaller scale schemes to improve cycle access. There is an opportunity to utilise our Parks and Gardens to improve off road cycle routes and the localised use of twittens particularly to improve safe routes to schools.
- IIP006 Public Space Regeneration - Enhancing public facilities within our defined town centre that will ensure all areas are clean, safe and green. Improvements could include improved seating, lighting or waste collection. To ensure not only the town centre is improved, a number of 'out of town' shopping parades also need similar attention in respect of enhancing public facilities to ensure all areas are clean, safe and green. The work may involve improving cycle storage facilities, providing additional benches and further public realm improvements.
- IIP007 Safe walking, cycling and horse route to Titnore Lane - WSCC Improvements Team are delivering a safer crossing point over C37 Titnore Lane Northbrook Worthing, via a Community Highway Scheme (CHS) application supported by local community and WSCC Area Highways Operations. The plan is to better connect the existing network of footpaths (east side), with PROW path 2139 (west side) and beyond, all connecting to residential, educational, business and social hubs. The design is to bring the crossing point further south (approx 20m) to improve visibility and

safety for all users, provide a new footway (approx. 35m) aiding the reduction of pedestrian and vehicle conflict generated by the local business (Eurogreen), in the area of the farm access.

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 (2023-2026), 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' (2023-26)**

	2023/2024	2023/2024	2023/2024
1 <sup>st</sup> April b/fwd			£1,026,000
<b>Income</b>			
Estimated CIL income			£286,000
<b>Funds available</b>			<b>£1,312,000</b>
<b>Expenditure</b>			
<b>IIP005</b> – Walking and cycling improvements <ul style="list-style-type: none"> <li>Shared use route from George V Avenue to Sea Lane</li> <li>Other sustainable travel projects emerging from the LCWIP refresh</li> </ul>		£200,000 allocated	£1,000,000
<b>IIP006</b> – Public Space Regeneration	£8,471 spent	£32,760 spent, further £8,769 allocated	
<b>IIP007</b> – Safe walking, cycling and horse route to Titnore Lane (WSCC project)			£80,000
<b>Total Expenditure</b>	<b>£8,471</b>	<b>£32,760</b>	<b>£1,080,000</b>
<b>31<sup>st</sup> March c/fwd</b>			<b>£232,000</b>

*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.*



# Current Position of all District CIL funded Infrastructure Projects

The table below shows the status of Worthing Borough Council infrastructure projects which have been allocated CIL funding from the Strategic pot (70%).

**Table 3: Status of WBC CIL Strategic Pot funded projects**

IIP	Title of project	Allocated	Expenditure to date	Balance	Status
2020-23	IIP001I Public Realm Enhancements Railway Approach	£0	£0	£0	Not progressing through CIL
2020-23	IIP001I Public Realm Enhancements South Street	£0	£0	£0	Not progressing through CIL
2020-23	IIP001III Public Realm Enhancements Portland Road	£0	£0	£0	Not progressing through CIL
2020-23	IIP001IV Public Realm Enhancements Montague Place	£2,900,000	£299,958.66	£2,600,041.34	Work commenced in Summer 2025
2020-23	IIP002 Public WiFi	£300,000	£300,000	£0	Completed
2020-23	IIP003 Brooklands Masterplan	£62,527.57	£62,527.57	£0	Completed
2020-23	IIP004 Somerset Lakes	£65,000	£20,480	£44,520	Completed
2023-26	IIP005I Shared Use lane from George V Avenue to Sea Lane	£1,300,000	£4,873.79	£1,295,126.21	Feasibility & design works
2023-26	IIP006 Public Space Regeneration	£41,230.60	£41,230.60	£0	Completed
2023-26	IIP008 Coastal Flood Defences	£0	£0	£0	Now to be funded through 'Other Agencies' pot

## 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 2024/25. 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 2024/25, 26 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 4: Overview of CIL receipts and expenditure in 2024/25**

Description	Amount	Further Information
The total value of CIL set out in all demand notices issued in the 2024/25 <sup>2</sup>	£873,829.46	This figure does not include any demand notices which were suspended/superseded. Of this, £7,160.92 were surcharges and £3,487.68 were late payment interest which have been applied. <sup>3</sup>
The total amount of CIL receipts for 2024/25 <sup>4</sup>	£671,963.68	See more in the 'CIL receipts' section on pg. 17.
The total amount of CIL receipts, collected by the authority, before 1st April 2024 which have not been allocated <sup>5</sup>	£857,903.73	
The total amount of CIL receipts, collected by the authority, before 1st April 2024 which have been allocated in 2024/25 <sup>6</sup>	£474,705.61	
The total amount of CIL expenditure in 2024/25 <sup>7</sup>	£572,327.07	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 2024/25 <sup>8</sup>	£299,579.40	The Infrastructure Investment Plan (IIP) states the prioritisation of projects to receive CIL funding for the period 2023-2026.

<sup>2</sup> CIL Regulations 2010 (as amended) Schedule 2, Paragraph 1(a)

<sup>3</sup> Note that some of these Demand Notices which were issued in 2024/25 may supersede those that were issued in previous financial years and recorded in previous versions of the IFS.

<sup>4</sup> Schedule 2, Paragraph 1(b)

<sup>5</sup> Schedule 2, Paragraph 1(c)

<sup>6</sup> Schedule 2, Paragraph 1(d)

<sup>7</sup> Schedule 2, Paragraph 1(e)

<sup>8</sup> Schedule 2, Paragraph 1(f)

# CIL receipts

A total of £671,963.68 was received from 18 CIL liable developments in Worthing between 1st April 2024 and 31st March 2025. A total of £42,047.30 was granted in Self Build relief and Social Housing relief during the monitoring year. A total of £40,617.12 was granted in Residential Extension exemption during the monitoring year.

Figure 2: Breakdown of CIL relief granted in 2024/25

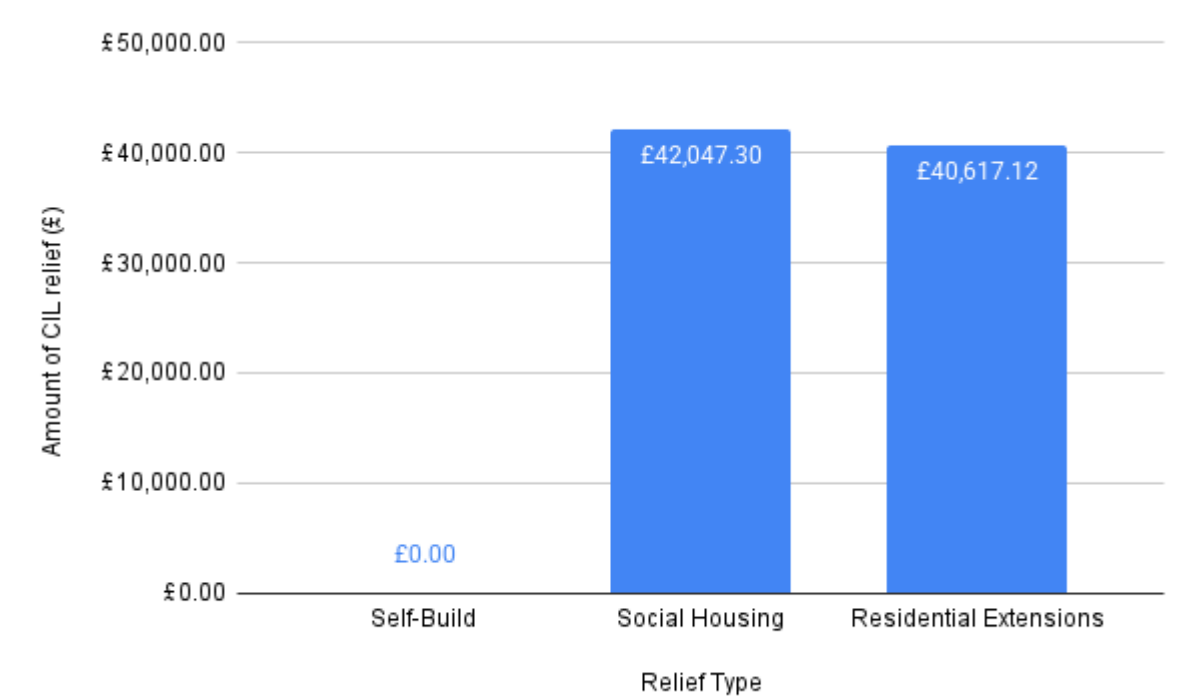


Table 5: Breakdown of WBC CIL receipts in 2024/25

Ward	Planning Ref	Address	Amount received
Broadwater	AWDM/0065/21	44 Northbrook Road	£2,933.66
Central	AWDM/0083/24	Land At Former Gas Works Site, Park Road	£324,731.16
	AWDM/0521/23	Development Of Upper Floors At 30 To 32, Chapel Road	£30,438.52
	AWDM/1483/23	148 - 152 Montague Street	£22,453.83
	AWDM/1624/22	The Montague Centre, Liverpool Road	£90,322.45
	AWDM/1906/22	Development Site At Former Debenhams Store 14 To 20 South Street And Iceland Car Park, Marine Place	£64,544.70
	AWDM/2011/22	147 Montague Street	£10,440.32
	NOTICE/0024/23	94 Montague Street	£11,798.99
Goring	AWDM/0827/15	Anchor Court, Marine Crescent	£7,586.37
Heene	AWDM/1790/21	2 Lansdowne Road	£19,855.48
Marine	AWDM/1489/23	106 - 108 George V Avenue	£2,717.34
Salvington	AWDM/0025/23	51 Mendip Road	£13,048.65
	AWDM/1534/22	21 Mendip Crescent	£10,802.18
	AWDM/2323/21	34 Pentland Road	£9,945.00
Selden	AWDM/1031/24	125 Lyndhurst Road	£1,999.39
	AWDM/1757/22	Land West Of 5, Ham Way	£35,120.28
Tarring	AWDM/0662/18	Land South Of 39 Littlehampton Road, Northfield Road	£4,371.14
	AWDM/0965/20	54 Church Road	£8,854.22
<b>Total</b>			<b>£671,973.68</b>

Figure 3: Map showing development sites which have paid CIL in Worthing in 2024/25





## CIL expenditure

In relation to CIL expenditure for 2024/25, summary details of the CIL which has been spent, and the amount of CIL spent on each item<sup>9</sup>:

i) Amount spent on items of infrastructure	£191,005.36
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**Table 6: Summary of infrastructure projects receiving CIL funding from Strategic Pot (80%) in 2024/25**

Project title	Summary details of items of infrastructure which have been received CIL funding from the Strategic Pot (80%)	Amount of CIL spent
IIP001IV Public Realm Enhancements Montague Place	Further design works	£153,346.97
IIP004 Somerset Lakes	To investigate flood management works at Somerset Lakes	£25.00
IIP005I Shared Use Lane from George V Avenue to Sea Lane	Stage 1 design works	£4,873.79
IIP006 Public Space Regeneration	Enhancements of public spaces and facilities in Ham Road and Tarring Road	£32,759.60

Note that the [Infrastructure Investment Plan \(IIP\)](#) has been adopted stating the prioritisation of projects to receive CIL funding for the period 2023-2026.

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	£33,462.33
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<sup>9</sup> Schedule 2, Paragraph 1(g)

This is 4.98% of the total amount of CIL collected in the monitoring year 2024/25 and is being used towards CIL administration and staff costs.

Amount passed to any person (includes any 3 <sup>rd</sup> party infrastructure providers) <sup>10</sup>	£0
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<sup>10</sup> 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 2024/25, below are the summary details of the items of infrastructure on which CIL has been allocated, and the amount of CIL allocated to each item<sup>11</sup>:

**Table 7: Summary of infrastructure projects allocated CIL funding in 2024/25**

Summary details of items of infrastructure which have been allocated CIL funding	Amount of CIL allocated and not spent
IIP005I Shared Use Lane from George V Avenue to Sea Lane	£195,126.21
005/24 2nd Worthing Scout Group	£15,000.00
012/24 St Matthew's Church	£1,000.00
016/24 Findon Valley Residents Association, Limetree Surgery and Limetree Surgery Patient Participation Group	£5,000.00
018/24 SHOUT WSK	£2,600.00
020/24 The Sid Youth	£9,904.95
026/24 The Russell Martin Foundation	£15,000.00
034/24 Friends of Heene Cemetery	£1,892.50
036/24 Active Social Club CIC	£10,681.95
040/24 The Goring & Ilex Conservation Group	£7,500.00
043/24 Held in Mind CIC	£7,400.00
045/24 Hawthorns Primary School PTA	£15,000.00
047/24 Reap Uk and Anglers National Line Recycling Scheme	£8,600.00

A total of £294,705.61 of CIL funds have been allocated to projects in 2024/25 but not yet been spent. Note that some of the funds may have been spent since 31st March 2025.

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.

2024/25 was the third time that Worthing Borough Council opened up the CIL Neighbourhood Fund (15%) to applications for a CIL Area which had reached at least £10,000 in the pot. More details are provided in the 'CIL Neighbourhood Fund' section below.

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<sup>11</sup> Schedule 2, Paragraph 1(h)

## CIL Neighbourhood Pot

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 applies<sup>12</sup>. 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 £100,434.97. Regulation 59F is relevant to Worthing because there are no Parish Councils to pass the CIL Neighbourhood Funds to (Reg 59A and 59B do not apply).

Summary details of the expenditure of CIL to which regulation 59F applied during 2024/25<sup>13</sup>:

i) The total CIL collected and retained by WBC for areas that are not designated Neighbourhood Zones	£100,434.97
ii) Amount of expenditure to which regulation 59F applies	£347,859.38

Note that of the projects which have been allocated funds from the CIL Neighbourhood Fund, only 14 had received the whole of their CIL fund allocation in 2024/25. This is because the CIL funds are transferred across to the groups delivering the project at various stages, once the works have commenced or completed.

<sup>12</sup> Schedule 2, Paragraph 1(i)(i), 1(k)(i) - (ii) are not applicable

<sup>13</sup> Schedule 2, Paragraph 1(j)

**Table 8: Summary of infrastructure projects receiving CIL neighbourhood funds in 2024/25**

<b>ii) Summary details of items of infrastructure which have been allocated CIL neighbourhood funding, under regulation 59F</b>	<b>Amount of CIL expenditure</b>	<b>Spend Description</b>
012/21 Friends of Denton Gardens	£302.02	Plants for the Pergola area
002/23 CYCALL	£15,000.00	Storage unit, with sensory room
004/23 Worthing Fisherman's Society	£16,000.00	Rotunda Beach Shelter conversion
006/23 Superstar Arts	£2,669.91	Staff training, pilot wellbeing programme, printer and heating for charity shop
011/23 Waves Music Therapy	£11,020.00	Terms 2 & 3 delivery Artist in Residence & Term 1 Rapper in Residence
017/23 Friends of Homefield Park	£15,000.00	Improvements to the enclosed area of Homefield Park, known as The Haven
020/23 Chanctonbury Community Play Scheme	£8,350.00	Funding support for play scheme
021/23 Friends of Whitebeam Woods	£228.72	Hanging storage, tools, wood stain
022/23 West Sussex Mind	£30,000.00	Inclusive toilet facilities at The Gateway, 8-10 Durrington Lane
023/23 Climate Resilience cEntre Worthing	£6,600.00	'Youth Space' costs 30/09/24-30/03/25
025/23 Heene Community Centre	£15,000.00	Garden area improvements
027/23 Friends of Oak Grove College	£8,464.00	Poly-tunnel refurbishment
032/23 Wild Gathering	£3,774.00	End of Return to Nature project
033/23 TreeActionUK	£962.42	Equipment for tree planting
034/23 Worthing Cricket Club	£3,000.00	Roller Lawn Mower for Outfield Preparation & pre-owned mower for Cricket Green
036/23 Durrington High School	£30,000.00	Rejuvenation of a MUGA



042/23 Active Worthing Wellbeing Centre	£3,773.45	Life Skills Club Mar – Sep '24
045/23 Friends of Palatine School	£10,000.00	Outdoor Learning Track
048/23 Friends of Denton Gardens	£3,500.00	Rejuvenate and Redesign of the Sunken Garden in Denton Gardens
053/23 AudioActive	£27,850.00	Audio Active Worthing hub infrastructure developments and music projects
054/23 Broadwater Support Group and Worthing Uniform Centre	£16,722.60	Flooring & polycarbonate roof to outside space, Admin Hub support, uniform, stationery and equipment
055/23 Worthing Theatre Trail	£1,887.71	Worthing Theatre Trail 2024 and 2025
056/23 Football For Future	£14,400.00	Football & Climate Change: engaging school children in the climate conversation
003/24 Family Support Work	£2,508.00	Send Friends trips and outings
006/24 West Sussex Mind	£11,500.00	Youth Mental Health Training, Awareness and Support (Northbrook College, West Durrington Campus and West Sussex Mind)
008/24 Humber Avenue Community Allotments	£15,000.00	New Social Hub
012/24 St Matthew's Church	£1,000.00	Matt's Meals (community foodbank)
014/24 Maybridge Keystone Club / Sid Youth	£5,215.00	Friday Afternoon Club
017/24 1st Durrington Scout Group	£6,410.00	Replacing heaters with new efficient heaters
025/24 Worthing Heritage Alliance	£4,820.00	Goring Heritage Trail leaflet & Richard Jefferies Heritage leaflet
027/24 St Botolph's Church	£1,000.00	Heene Church Rooms Kitchen Refurbishment
033/24 Community Transport Sussex	£8,650.00	Getting Isolated People Out (new wheelchair straps)
034/24 Friends of Heene Cemetery	£1,416.50	Gardening equipment to improve the Biodiversity of Heene Cemetery
035/24 TreeActionUK	£7,000.00	Fruit Trees for Durrington Infant & Junior School

036/24 Active Social Club CIC	£4,318.05	Combating Isolation and Loneliness (Oct 24 – Feb 25)
038/24 Goring Cricket Club	£7,500.00	Outfield Mower, Air Compressor, Lawn Lute & Hose Reel
039/24 Climate Resilience Centre Worthing	£8,700.00	Climate Conversations
041/24 We are Pollinator Pioneers	£4,300.00	Pollinator Pioneers Bee Workshops in North West CIL Area
043/24 Held in Mind CIC	£2,600.00	Therapeutic support for the important adults in children's lives (Jan-Apr 25)
044/24 We are Pollinator Pioneers	£4,300.00	Pollinator Pioneers Bee Workshops in Coastal West
046/24 Spring into Soul	£7,117.00	Worthing Black History Month (October 2024)

2024 was the third round of funding for the CIL Neighbourhood Fund. Three 'CIL Areas' (groups of wards) met the £10,000 threshold which meant that funds were available: Coastal East (Heene, Central and Selden); Coastal West (Marine and Goring); and North West (Northbrook, Castle and Durrington). A total of 47 applications were received, and, of these, twenty-seven community groups have been awarded CIL Neighbourhood Funds totalling over £200,000. The Council has provided feedback to the applicants who were not successful and, providing they address the points raised, they are encouraged to submit their revised proposals as part of a future annual funding process.

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

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 2024/25 monitoring year, is shown in the table below. Note that some of the funds in the final column have already been allocated to groups and will be drawn down when required.

**Table 9: Amount of CIL funds available in each CIL Area of the Neighbourhood Pot (15%) at the end of 2024/25**

CIL Area	Amount received in n'hood pot in 2024/25	Funds carried over from previous years <sup>14</sup>	Expenditure for the reported year	Funds collected and unspent at the end of reported year
Coastal East: Heene, Central and Selden	£91,507.31	£122,536.71	£104,556.23	£101,087.79
Coastal West: Marine and Goring	£1,545.56	£101,375.05	£33,411.50	£69,101.51
North West: Northbrook, Castle and Durrington	£0	£227,047.12	£204,221.74	£18,075.67
North: Tarring, Gaisford and Salvington	£6,942.05	£9,789.32	£5,669.91	£11,061.48
North East: Broadwater and Offington	£440.05	£19,750.31	£0	£20,190.36
<b>Total</b>	<b>£100,434.97</b>	<b>£480,498.51</b>	<b>£347,859.08</b>	<b>£223,290.17</b>

Note that the available funds include money which was allocated to community groups in the 2024 funding round but has not yet been spent. The total amount of money available to groups in the 2025 funding round was:

**Table 10: Amount of CIL funds available in each CIL Area of the Neighbourhood Pot (15%) at the end of 2024/25**

CIL Area	Amount of funds available in pot
Coastal East: Heene, Central and Selden	£93,545.99
Coastal West: Marine and Goring	£1,595.73 <sup>15</sup>
North West: Northbrook, Castle and Durrington	£14,281.67
North: Tarring, Gaisford and Salvington	£17,841.59
North East: Broadwater and Offington	£20,190.27
<b>Total</b>	<b>£147,455.25</b>

<sup>14</sup> 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

<sup>15</sup> If the amount in the CIL Area pot is less than £10,000, then groups are not available to bid for money from that pot in the funding round.

## Total amount of CIL retained

Table 11: Amount of CIL funds retained by WBC at the end of 2024/25

Description	Amount	Further Information
The total amount of CIL receipts for 2024/25 retained at the end of the reported year (excluding those to which regulation 59F applied) <sup>16</sup>	£346,925.15	The Infrastructure Investment Plan (IIP) has been adopted stating the prioritisation of projects to receive 'strategic' CIL funding for the period 2023-2026.
The total amount of CIL receipts from previous years retained at the end of 2024/25 (excluding those to which regulation 59F applied) <sup>17</sup>	£4,232,330.59	The Infrastructure Investment Plan (IIP) has been adopted stating the prioritisation of projects to receive 'strategic' CIL funding for the period 2023-2026.
The total amount of CIL receipts for 2024/25, to which regulation 59F applied, retained at the end of the reported year <sup>18</sup>	£100,434.97	The authority ran the third round of CIL Neighbourhood Fund applications in 2024/25.
The total amount of CIL receipts from previous years, to which regulation 59F applied, retained at the end of the reported year	£144,657.36	The authority ran the third round of CIL Neighbourhood Fund applications in 2024/25.

<sup>16</sup> Schedule 2, Paragraph 1(l)(i)

<sup>17</sup> Schedule 2, Paragraph 1(l)(ii)

<sup>18</sup> 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 – Shared Use Lane from George V Avenue to Sea Lane

Worthing Borough Council, jointly with West Sussex County Council, are considering improvements to enhance cycling and walking in the borough through the Local Cycling and Walking Infrastructure Plan (LCWIP). One specific project is the shared use route from George V Avenue to Sea Lane which would extend the National Cycle Network Route 2.



Consultants have been appointed, using funds from the CIL Strategic Pot, to work up plans to widen the popular Goring seafront path. A consultation with residents ran over the summer of 2025 to hear what people who currently use the path, as well as potential future users, think before plans are finalised. After reviewing the results of the consultation, the Council will seek external funding to deliver the proposed improvements to the path.

Currently the path can only be used by pedestrians and cannot be safely used by those travelling on two wheels, as the path is narrow and has no passing points. The proposal is to widen the path that runs from Sea Lane to George V Avenue so that pedestrians, cyclists, wheelchair users and buggies can all enjoy using it.

Details on the proposals can be found on the Council website; <https://www.adur-worthing.gov.uk/goring-shared-use-path/>

£200,000 of CIL funds were allocated in 2024/25 towards the project, with £4,873.79 spent. Additional expenditure will be reported on in future versions of the IFS.

### CIL Neighbourhood Fund – Friends of Oak Grove College

The Friends of Oak Grove College group was awarded £8,464 of CIL Neighbourhood Funding in 2023 to replace two poly-tunnels in their allotment area. The group is charitable group run by trustees at Oak Grove College, on The Boulevard in Castle ward.

One of the poly-tunnels is used for seed sowing and germinating while the other is slightly cooler and used for growing plants. The poly-tunnels were in desperate need of re-covering as they had rips and holes all over.



In the end it was decided to have the poly-tunnels refurbished rather than replaced, as a more eco-friendly and cost-effective option.

The vegetables, salad and flowers that are grown from seed are planted into the garden, where pupils have been learning to nurture them and then harvest them. The poly-tunnels



have greatly helped this process as they have provided protection for the plants from increasingly unusual weather patterns and more importantly, they allow access to the project during inclement weather.

The refurbished poly-tunnels have been great for all pupils, including those with more profound learning difficulties who have been able to access them. A number of the pupils at the college have limited mobility and without the poly-tunnels being functional, they wouldn't be able to access our growing area and participate in the associated activities. The reported benefits for the pupils include boosts to the young people's confidence and self-esteem, independent working and problem solving, improvements to their mental wellbeing and social skills, including their communication skills and cooperative working. As a result of the physical aspects of the work, staff are also reporting improvements in fine motor skills.

The sixth form, in particular, used the poly-tunnels in preparation for the running of their plant sale, giving them excellent vocational experience in preparation for their lives as they move on from Oak Grove College. The plant sale, a very popular community event, means that the poly-tunnel refurbishment will also benefit the local community.

### **CIL Neighbourhood Fund – Community Transport Sussex**

Community Transport Sussex was awarded £8,650 of CIL Neighbourhood Funding in 2024 for their 'Getting Isolated People Out!' project. This project enhanced the safety, comfort and wellbeing of wheelchair users and passengers using Worthing's Dial-A-Ride and group hire. The CIL funding enabled the charity to purchase and install 10 new wheelchair clamps, one crash-tested wheelchair and 10 branded umbrellas. It also funded six community days out.

The new clamps were fitted in 10 vehicles, improving passenger safety. The crash-tested wheelchair is now used daily, enabling travel for passengers without suitable chairs. Umbrellas were supplied on all vehicles, improving the comfort of passengers in poor weather.



Between April and September 2025, six fully funded excursions were co-designed with local partners and users, ensuring activities reflected community needs. The trips enabled 92 residents, including older adults, families with SEND children and people with mobility challenges, to access social and recreational opportunities they could not otherwise reach.

The new equipment will continue to benefit Worthing passengers for years to come. Community Transport Sussex plans to build on this success through continued user forums and seeking new funding streams.

## 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 2024/25. 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 (WSCC) and are therefore not included in this report. This information can be found [here](#).**

**Table 12: Overview of section 106 contributions agreed, received and spent in 2024/25**

Description	Amount	Further Information
Total amount of money which may be provided under any planning obligations which were entered into during 2024/25 <sup>19</sup>	£1,736,693.09	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 to be provided on-site agreed under any planning obligations which were entered into during 2024/25	43 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 2024/25 <sup>20</sup>	£592,709.03	Details are set out in the 'S106 received' section on pg. 40.
Total amount of money under any planning obligations which was received before 2024/25 which has not been allocated <sup>21</sup>	£2,152,481.38	Over £1,350,000 is required to be used to deliver affordable housing – 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 2024/25 <sup>22</sup>	£13,320.00	Details are set out in the 'S106 allocated and unspent' section on pg. 43.
Total amount of money (received under any planning obligations) which was spent by the authority in	£1,029,075.23	Of this amount £385,531.12 was transferred to another body to spend (e.g. West Sussex County Council).

<sup>19</sup> Schedule 2, Paragraph 3(a)

<sup>20</sup> Schedule 2, Paragraph 3(b)

<sup>21</sup> Schedule 2, Paragraph 3(c)

<sup>22</sup> Schedule 2, Paragraph 3(e)

2024/25 <sup>23</sup>		
Total amount of money received (under any planning obligations) during any monitoring year which was retained at the end of 2024/25	£2,937,938.85	Of this amount, £1,508,239.97 has been 'allocated' to infrastructure projects.

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<sup>23</sup> Schedule 2, Paragraph 3(f)

## Monetary contributions agreed

In the monitoring year 2024/25:

- 488 applications were permitted, of which 7 were major applications.
- Worthing Borough Council were party to eight signed section 106 agreements (including two Deed of Variations)
- This is an increase from the six section 106 agreements signed in 2023/24

**Table 13: Details of monetary contributions included in section 106 agreements entered into by WBC in 2024/25**

Planning Ref	Site Address	Date of s106	Contribution	Purpose of contribution
AWDM/0083/24 <sup>24</sup>	Land At Former Gas Works Site, Park Road	06/06/2024	£451,260.00	Affordable Housing in lieu
AWDM/1618/23 <sup>25</sup>	Union Place Car Park, Union Place	09/08/2024	£1,004,004.00	Affordable Housing in lieu
			£3,600.00	S106 Monitoring Fee
			Conditional Contribution	Open Space & Leisure
AWDM/0786/23	Site Of Former Hm Revenues And Customs And Land South Of Hm Revenues And Customs, Barrington Road	20/08/2024	£240,000.00	Affordable Housing in lieu
			Conditional Contribution	Affordable Housing in lieu
			£1,500.00	S106 Monitoring Fee
			£987.00	Air Quality Monitoring
			Conditional Contribution	Viability Reappraisal
AWDM/1483/23 <sup>26</sup>	148 - 152 Montague	20/09/2024	£32,082.00	Affordable Housing in

<sup>24</sup> A copy of the Deed of Variation can be found [online](#).

<sup>25</sup> A copy of the s106 agreement can be found [online](#).

<sup>26</sup> A copy of the unilateral undertaking can be found [online](#).

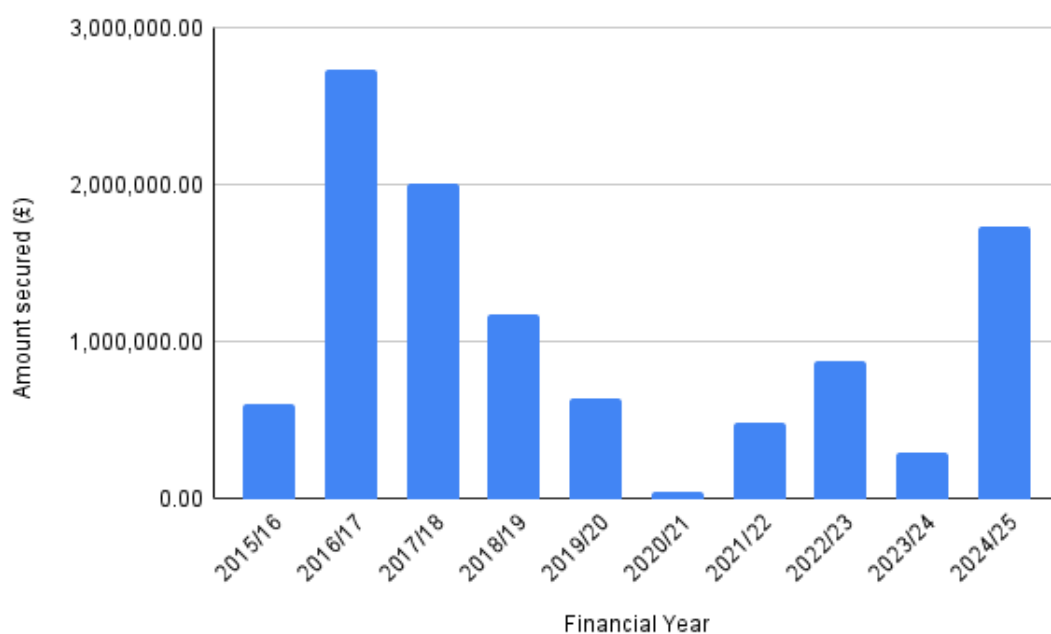
	Street			lieu
AWDM/0447/24 <sup>27</sup>	Greater Brighton Metropolitan College, Littlehampton Road	14/11/2024	£1,100.00	S106 Monitoring Fee
			£2,160.00	Biodiversity Net Gain Land Monitoring
			Conditional Contributions	Biodiversity Net Gain Land Monitoring

During the last monitoring year:

- A total of up to £1,736,693.10 was secured through s106 agreements by WBC
- Around 99% of the monetary contributions secured relate to affordable housing provision

The graph below indicates the amount of money secured through s106 agreements by WBC in previous years<sup>28</sup>.

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



<sup>27</sup> A copy of the s106 agreement can be found [online](#).

<sup>28</sup> Note that some of the contributions may appear in multiple years where agreements have been varied under a Deed of Variation in subsequent years

## Non-monetary contributions agreed

The table below sets out the non-financial contributions which have been included in s106 agreements entered into during 2024/25<sup>29</sup>. These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.

**Table 14: Details of non-financial contributions included in section 106 agreements entered into by WBC during 2024/25**

Planning Ref	Site Address	Date of s106	Contribution	Details
AWDM/0083/24 <sup>30</sup>	Land At Former Gas Works Site, Park Road	06/06/2024	District Heating Network	Connection to the Heat Network
AWDM/1618/23 <sup>31</sup>	Union Place Car Park, Union Place	09/08/2024	43 Affordable Housing units	23 Intermediate Housing units and 20 Affordable Rented units
			Open Space on-site	
			Car Club	Up to four car club vehicles and membership for at least one year
			Travel Vouchers	For first occupier of each unit
			District Heating Network	Connection to the Heat Network
AWDM/0786/23	Site Of Former Hm Revenues And Customs And Land South Of Hm Revenues And Customs,	20/08/2024	Car Club	One car club vehicle and parking space on site

<sup>29</sup> Schedule 2, Paragraph 3(d)(i) - (ii)

<sup>30</sup> A copy of the Deed of Variation can be found [online](#).

<sup>31</sup> A copy of the s106 agreement can be found [online](#).



	Barrington Road			
AWDM/0447/24 <sup>32</sup>	Greater Brighton Metropolitan College, Littlehampton Road	14/11/2024	BNG Monitoring Reports	On the first (1st), second (2nd), fifth (5th), tenth (10th), fifteenth (15th), twentieth (20th) and thirtieth (30th) anniversaries of the date six months from Occupation 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.

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<sup>32</sup> A copy of the s106 agreement can be found [online](#).

## Case Study – Union Place Car Park

The contributions contained in the s106 agreement for AWDM/1618/23 relate to the application for a mixed-use development between 4 and 11 storeys, comprising 216 residential apartments together with commercial ground floor space on the site of the Union Place Car Park in Union Place. The application was granted in August 2024 upon the signing of the s106 agreement. The proposals see provision of a replacement public car park accessed from Union Place, and new public realm provision.

The s106 agreement includes the requirement to provide 20% or 43 (forty-three) units, as affordable housing on site. The mix will include both affordable rent units and intermediate housing units. If a registered provider cannot be found to accept the affordable housing units, then the developer must pay a financial contribution to Worthing Borough Council in lieu of the on-site affordable housing.

The obligation to procure the establishment and promotion of a Car Club for the benefit of the occupiers of the Dwellings, investigate the possibility of connecting to the Worthing heat network, and provide open space and recreation facilities on site were also included in the legal agreement. A financial contribution towards open space and recreation facilities nearby is also included.

Further contributions are to be made to West Sussex County Council (WSCC), including a contribution of up to £297,074 towards highways schemes. As part of the agreement, the developer will also safeguard land for a cycle path for 10 years and provide a travel plan to promote the use of more sustainable modes of transport and shared transport by occupiers of the Development.

**Figure 5: Artist's impression of the development fronting Union Place (Credit: ECE Planning)**



## S106 received

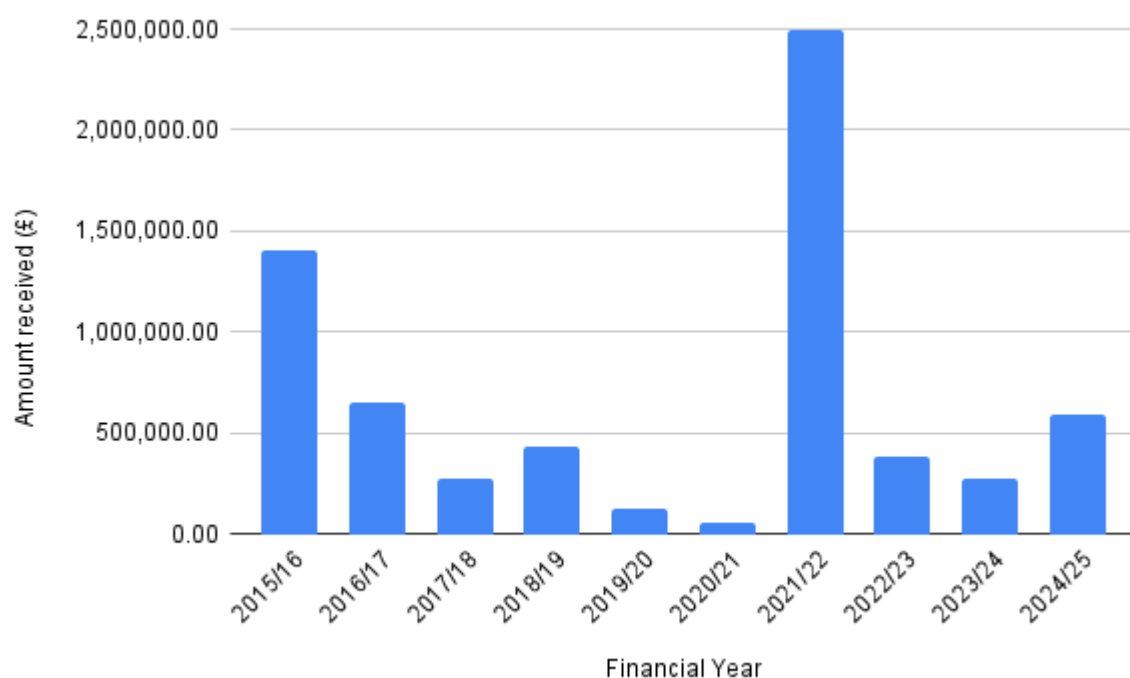
The Council received a total of £592,709.03 in s106 contributions during 2024/25, which came from five developments. 75% of the contributions received relate to the provision of off-site affordable housing in Worthing.

**Table 15: Section 106 contributions received by WBC during 2024/25**

Planning Ref	Site Address	Amount of s106 received	Category of expenditure
AWDM/1882/16	Land To The South And East And West Of The Coach And Horses, Arundel Road	£147,657.96	Open Space & Leisure
		10 Affordable Housing units – 2 Affordable Rent & 8 Shared Ownership	Affordable Housing
		Play Area	Open Space & Leisure
AWDM/0833/21	Horton Buildings, Goring Street	£421,567.86	Affordable Housing
AWDM/1906/22	Development Site At Former Debenhams Store 14 To 20 South Street And Iceland Car Park, Marine Place	£23,143.20	Affordable Housing
AWDM/2026/22	Unit 2 To 3, Downlands Retail Park, Lyons Way	£30,174.18	Air Quality
AWDM/0786/23	Site Of Former Hm Revenues And Customs And Land South Of Hm Revenues And Customs, Barrington Road	£1,619.18	S106 Monitoring Fee

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



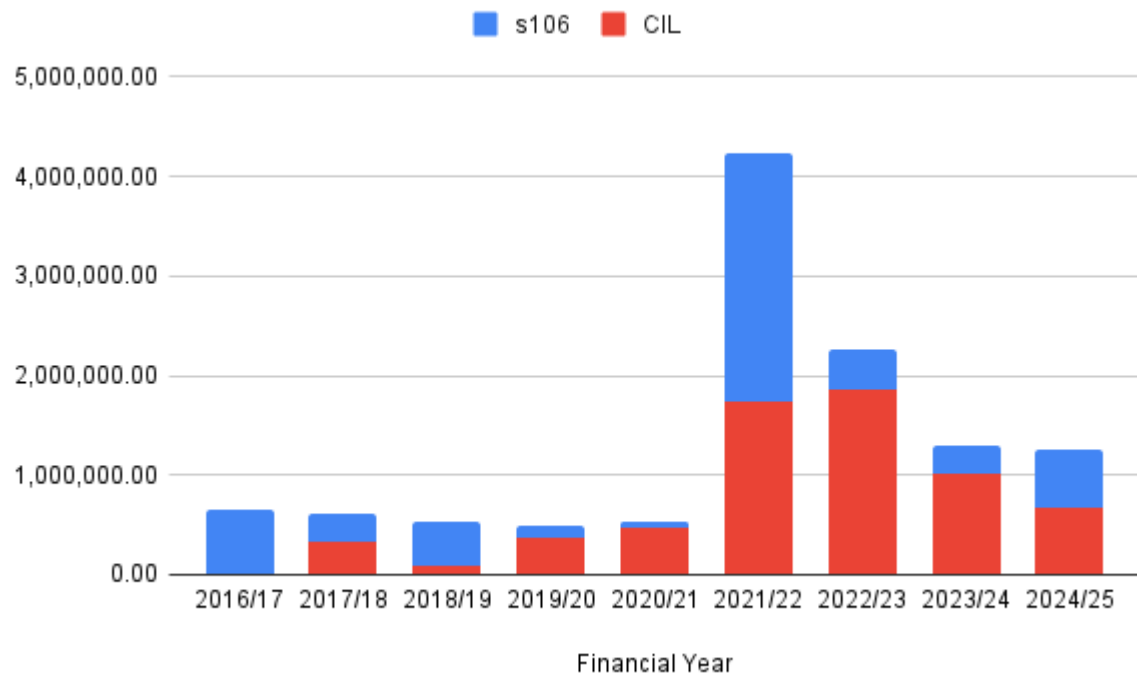
One possible explanation for the lower s106 receipts over recent years (excluding 2021/22) is the introduction of the Community Infrastructure Levy (CIL) in Worthing. The CIL Charging Schedule was implemented in October 2015 and as a result, CIL became the dominant means for securing financial contributions 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 is 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 amount of s106 received in 2024/25 is the second highest since 2016/17 and is primarily due to the large off-site Affordable Housing contribution received from the development at Horton Buildings, Goring Street.

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



## S106 allocated and unspent

The total amount of money received (under any planning obligations) which was allocated but not spent during 2024/25 for funding infrastructure was £13,320.00<sup>33</sup>. A summary of the infrastructure projects and amount of money allocated to it are set out in the table below<sup>34</sup>. 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 16: Summary of infrastructure projects allocated section 106 funds during 2024/25

Scheme Allocated to	Amount Allocated and unspent	Further Information
Hill Barn Pavilion	£13,320.00	Demolition of the Hill Barn Pavilion to help facilitate a new clubhouse for Worthing United Youth.

<sup>33</sup> 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

<sup>34</sup> 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 2024/25 was £1,029,075.23. 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 below<sup>35</sup>. 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 17: Expenditure of section 106 funds by WBC during 2024/25, by category of infrastructure type**

Category	Amount Spent
Affordable Housing	£570,000.00
Economic Development	£30,684.93
Health	£92,650.82
Highways	£35,686.00
Open Space & Leisure	£29,140.00
S106 Monitoring Fee	£4,619.18
Transport and Travel	£266,294.30

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<sup>35</sup> Schedule 2, Paragraph 3(h)(i)

Table 18: Summary of infrastructure projects receiving section 106 funds during 2024/25<sup>36</sup>

Planning Ref	Address	Category	Scheme	Amount Spent
98/00988/FULL	31 Chatsworth Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£10,900.00
03/01370/FULL	22 Winchester Road	Highways	Chesswood Road Crossing Improvements (WSCC)	£571.00
04/00854/FULL	Rivoli Public House, Chapel Road	Highways	Chesswood Road Crossing Improvements (WSCC)	£9,830.00
05/0148/FULL	R/O 124-132 Montague Street	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£2,340.00
05/0393/FULL	Former Rivoli P H Site And MOT Station, Chapel Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£3,750.00
05/0713/FULL	Forest Barn, Arundel Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£9,480.00
05/1286/OUT	24 Lyndhurst Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£9,620.00
06/0530/FULL	25 And 27 Wordsworth Road	Transport and Travel	Railway Approach (WSCC)	£38.00
		Transport and Travel	Chesswood Road Crossing Improvements	£5,100.00

<sup>36</sup> Please note that some of these infrastructure projects are delivered by WSCC – therefore the funds may also appear in their IFS

			(WSCC)	
06/0545/FULL	120 Dominion Road	Transport and Travel	Palatine SEN Primary School School Safety Zone (WSCC)	£8,182.00
06/0728/FULL	Warehouse, 1 - 5 Cross Street	Transport and Travel	Cross Street (WSCC)	£14,365.00
06/0751/OUT	73 And 75 St. Lawrence Avenue	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£8,808.00
06/1348/FULL	7 Langton Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£6,858.00
07/0086/FULL	20 Shakespeare Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£3,380.00
07/0135/FULL	43 Wordsworth Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£13,905.00
07/0487/FULL	Land Rear Of 111 - 119 Greenland Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£6,240.00
07/0944/FULL	36 Wordsworth Road	Transport and Travel	Bike Share Scheme	£9,100.00
07/1009/FULL	33 Eriswell Road	Transport and Travel	Railway Approach (WSCC)	£2,438.00
07/1424/FULL	Land Junction Of Chapel Road And Newland Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£43,841.00
07/1434/FULL	89 Rowlands Road	Transport and Travel	Chesswood Road Crossing	£1,867.00

			Improvements (WSCC)	
07/1451/FULL	43 Warwick Street	Transport and Travel	Railway Approach (WSCC)	£2,400.00
08/0097/FULL	18 - 20 South Street, West Tarring	Transport and Travel	Railway Approach (WSCC)	£2,880.00
08/0229/FULL	63 Shakespeare Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£1,950.00
08/0368/FULL	Emanuel Church, Chatham Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£12,400.00
08/0373/OUT	101 Salvington Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£6,882.00
08/0377/FULL	33 - 37 Madeira Avenue	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£7,960.00
08/0928/FULL	Land At 42 Shelley Road And 1 – 3 Tennyson Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£9,600.00
08/0931/FULL	24 Cowper Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£920.00
09/0046/FULL	19 Ripley Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£1,960.00
09/0346/FULL	9 Mill Road	Transport and Travel	Chesswood Road Crossing Improvements	£5,280.00

			(WSCC)	
09/0732/FULL	12 Littlehampton Road	Transport and Travel	A2032 Littlehampton Road / The Boulevard roundabout (WSCC)	£2,000.30
09/0756/FULL	Woodlands, Durrington Hill	Transport and Travel	A2032 Littlehampton Road / The Boulevard roundabout (WSCC)	£14,080.00
10/0308/FULL	45 - 47 Warwick Gardens	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£2,610.00
10/0383/FULL	32 Hayling Rise	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£11,205.00
10/0753/FULL	Arundel Court Nursing Home, 6 - 8 Mill Road	Transport and Travel	Railway Approach (WSCC)	£17,086.00
10/0858/FULL	31 Shelley Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£6,435.00
10/1069/FULL	Sussex Nursing Home, 12 Queens Road	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£2,970.00
AWDM/0363/11	Worthing Sixth Form College, Bolsover Road	Economic Development	Business Support Package	£30,684.93
AWDM/1060/11	Former Pumping Station, Hill Barn Lane	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£13,230.00
AWDM/0161/13	Land West Of West Worthing	Transport and Travel	Chesswood Road Crossing	£7,400.00

	Station, Tarring Road	Travel	Improvements (WSCC)	
AWDM/0281/13	Compass Bus Depot, Faraday Close	Transport and Travel	Chesswood Road Crossing Improvements (WSCC)	£2,119.00
AWDM/0124/15	M G M House, Heene Road	Open Space & Leisure	Heene Road Access Gate	£4,100.00
AWDM/1633/16	The Aquarena, Brighton Road	Affordable housing	21 self-contained affordable flats at Skywave House	£570,000.00
AWDM/1979/19	Hm Revenues And Customs, Barrington Road	Open Space & Leisure	Waterwise Play Area	£25,000.00
		Health	Cornerways GP Surgery (NHS)	£92,650.82
AWDM/1624/22	The Montague Centre, Liverpool Road	S106 Monitoring Fee	S106 Admin	£3,000.00
AWDM/0786/23	Site Of Former Hm Revenues And Customs And Land South Of Hm Revenues And Customs, Barrington Road	S106 Monitoring Fee	S106 Admin	£1,619.18
<b>Total</b>				<b>£1,029,075.23</b>

*Note that these projects received s106 funds between 1st April 2024 and 31st March 2025, however the exact date is not recorded.*

**Table 19: Expenditure of section 106 funds by WBC during 2024/25, by infrastructure project<sup>37</sup>**

<b>Project</b>	<b>Amount Spent</b>
A2032 Littlehampton Road / The Boulevard roundabout (WSCC)	£16,080.30
Bike Share Scheme	£9,100.00
Business Support Package	£30,684.93
Chesswood Road Crossing Improvements (WSCC)	£229,411.00
Cornerways GP Surgery (NHS Sussex)	£92,650.82
Cross Street (WSCC)	£14,365.00
Heene Road Access Gate	£4,100.00
Palatine SEN Primary School School Safety Zone (WSCC)	£8,182.00
Railway Approach (WSCC)	£24,842.00
Skywaves House Affordable Housing	£570,000.00
Waterwise Play Area	£25,000.00

ii) Amount of s106 money (received under planning obligations) which has been spent on repaying money borrowed, including interest <sup>38</sup> .	£0
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iii) Amount of s106 money (received under planning obligations) which has been spent in respect of monitoring <sup>39</sup> .	£4,619.18
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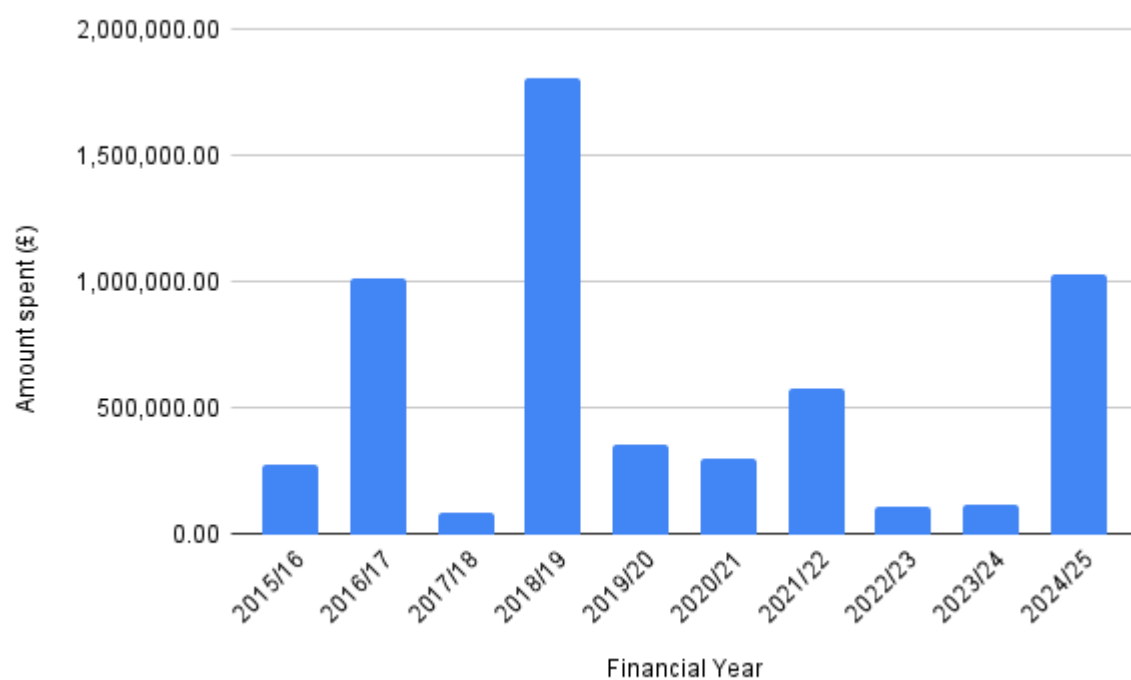
<sup>37</sup> Please note that some of these infrastructure projects are delivered by WSCC – therefore the funds may also appear in their IFS

<sup>38</sup> Schedule 2, Paragraph 3(h)

<sup>39</sup> Schedule 2, Paragraph 3(h)



Figure 8: Total value of section 106 financial contributions spent by WBC in each monitoring year



## S106 retained

The total amount of s106 money received (under any planning obligations) during any year which was retained (received by Worthing Borough Council but not yet spent) at the end of 2024/25 was £3,013,952.54. Of this, £129,204.61 has been retained for the purposes of longer-term maintenance (known as a commuted sum)<sup>40</sup>.

**Table 20: Total value of section 106 financial contributions retained by WBC at the end of 2024/25<sup>41</sup>**

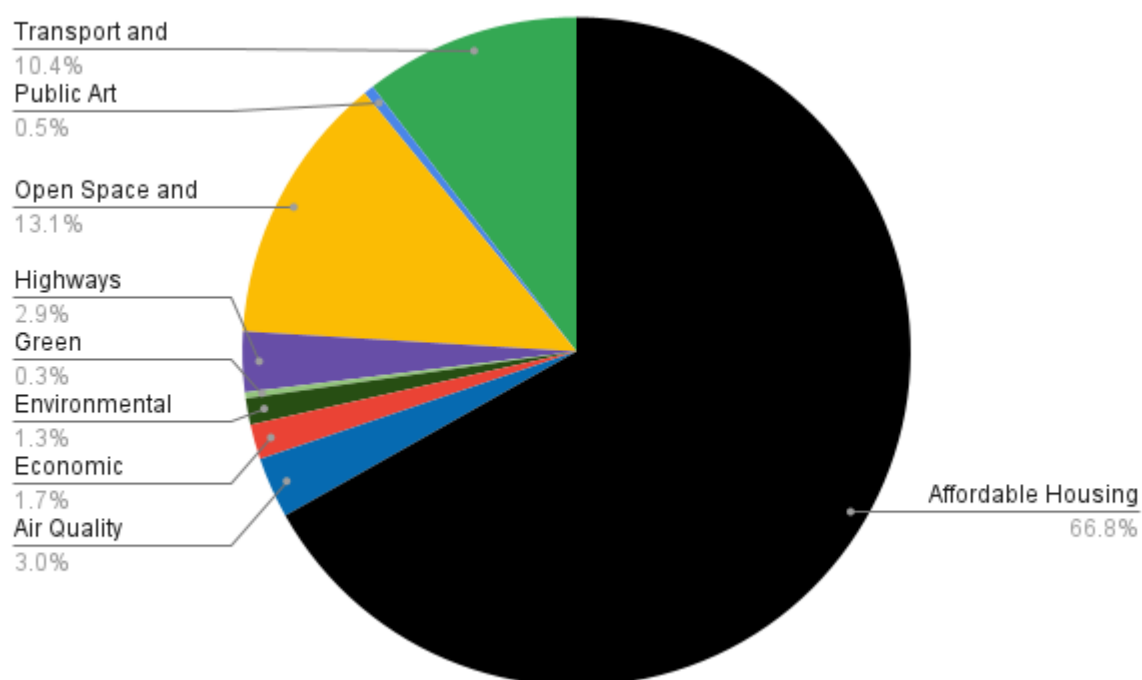
Contribution Type	Amount of money retained and unallocated at the end of 2024/25	Amount of money allocated but unspent at the end of 2024/25
Affordable Housing	£2,014,359.27	£0.00
Air Quality	£88,929.17	£0.00
Economic Development	£3,315.07	£47,814.07
Environmental	£38,313.97	£0.00
Green Infrastructure	£0.00	£8,938.26
Highways	£87,860.00	£0.00
Open Space and Leisure	£234,575.42	£160,021.07
Public Art	£15,000.00	£0.00
Transport and Travel	£284,826.24 <sup>42</sup>	£30,000.00
<b>Total</b>	<b>£2,767,179.14</b>	<b>£246,773.40</b>

<sup>40</sup> Schedule 2, Paragraph 3(i)

<sup>41</sup> Note that this only includes contributions which are held by ADC, not WSCC

<sup>42</sup> Of these funds, £71,895.50 are specifically for West Sussex County Council (WSCC) to spend, with a further £23,162.71 specifically to be forwarded to Network Rail

Figure 9: Amount of s106 financial contributions retained by WBC at end of 2024/25, 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 – Waterwise Play Area

Worthing Borough Council runs a rolling programme of improvements to play areas, in order to keep them up to standard and to improve the equipment available. £25,000 of s106 funds have been spent on the refurbishment of the existing Waterwise Play Area, to replace a number of items of equipment (including a new spinning bowl and see-saw) which had been removed due to be being unsafe and beyond economic repair, along with replacement of safety surfacing.

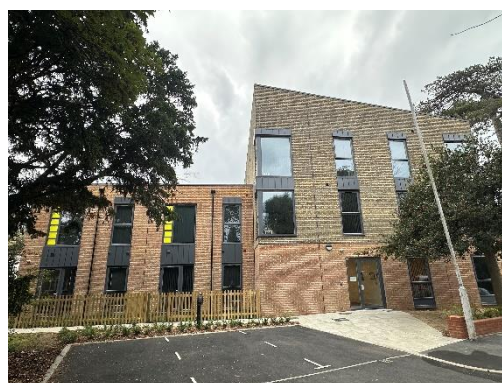


The play area, which has a maritime theme, has been open since 2010 and is located opposite Wallace Avenue on Worthing seafront. The works which were completed in September 2024 were partly informed by public demand for improved facilities at the location.

More details on Waterwise Play Area can be found on the Council's website; <https://www.adur-worthing.gov.uk/parks/find/worthing/waterwise-play-area/>

### Affordable Housing – Skywaves House

21 self-contained affordable flats are to be provided at Skywave House in Ivy Arch Road, Worthing using s106 funds<sup>43</sup>. High Support Accommodation (for people with a local connection to Adur or Worthing) is to be provided as part of the development which is permitted under planning application AWDM/0207/22 for the 'erection of three-storey building comprising 21 residential units providing temporary accommodation and B1(a) office space on the ground floor'.



The accommodation will be for homeless people with high support needs, who require transition housing for around 6-12 months before moving to medium or low-level supported housing. It will also provide a hub for client support activity and multi-agency co-location. Over £500,000 of s106 funds which have been received by Worthing Borough Council from the Aquarena / Bayside development in the Borough will help provide this much needed accommodation, with the council getting 100% nomination rights.

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<sup>43</sup> The units were completed and handed over after the end of the Summer of 2025

Skywaves House in Ivy Arch Road was purchased by Worthing Homes in consultation with the Council's Housing Needs Team and Turning Tides, to meet the needs of single people with complex (multiple co-occurring) support needs.

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