



Arun District Council Infrastructure Funding Statement (IFS) 2022/23

1. Introduction

- 1.1 This is the Arun District Council Infrastructure Funding Statement (IFS) 2022/23. The aim of this statement is to provide an update on the council's Community Infrastructure Levy (CIL) and Section 106 (S.106) income and spend during the last financial year (2023/24), in accordance with Regulation 121A of the CIL Regulation 2010 (as amended).
- 1.2 Arun District Council is a Contribution Receiving Authority (CRA) because it receives developer contributions which include S.106 planning obligations and CIL receipts (although the council only commenced implementation of CIL on 1 April 2020).
- 1.3 The requirement for CRA's to prepare an IFS was introduced by the CIL Regulations in 2019. The regulations state that no later than 31 December in each calendar year a contribution receiving authority must publish an IFS which includes:
- An Infrastructure List (a statement of projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL¹);
 - A report about CIL, in relation to the previous financial year (the 'reported year'); and
 - A report about planning obligations in relation to the reported year.
- 1.4 All requirements relating to the type of information published regarding CIL and planning obligations, is set out in Schedule 2 of the CIL Regulations 2010 (as amended).

2. About this Statement

- 2.1 The Arun IFS 2022/23 provides all information required under the CIL Regulations. It also highlights the key infrastructure projects delivered by developer contributions during the last financial year.

¹ See Adopted Arun CIL Charging Schedule (Table 4.1 and Appendix 2):-
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n15245.pdf&ver=24112>

- 2.2 The IFS is an important way of demonstrating how the council’s housing target set out within the Arun Local Plan is being delivered alongside developer contributions, which will be used to support the delivery of essential supporting infrastructure.
- 2.3 Finally, CIL Guidance requires that Developer Contribution data is prepared in a specific digital format (using CSV files), so that it can be submitted to a central government ‘digital hub’ and reproduced on a standardised IFS template. The 3 csv files are available on our website here:

<https://www.arun.gov.uk/developer-agreement-latest>
<https://www.arun.gov.uk/developer-agreement-contribution-latest>
<https://www.arun.gov.uk/developer-agreement-transaction-latest>

3. IFS 2022/23 - Key Headlines

Arun Local Plan (2011-2031) Strategic Development Approach

- Adopted in July 2018;
- Aim to deliver 20,000 homes by 2031;
- Vision:

“By 2031 Arun will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun’s residents will be healthier and better educated, with reduced inequalities between the most and least affluent.”.

The council’s Infrastructure Capacity Study Delivery Plan 2017 (known as the IDP) sets out the infrastructure needed to support the Arun Local Plan strategic housing allocations. It is a starting point for S.106 negotiations for strategic housing allocations and has informed the council’s CIL Infrastructure List (see footnote 1 above):-

[Arun District Council’s Infrastructure Capacity Study and Delivery Plan](#)

The following webpage gives further details regarding each of the strategic allocations and current planning status:

[Strategic Development Sites Progress](#)

Arun CIL

Arun adopted its CIL Charging Schedule in January 2020 and it came into effect on 1 April 2020. [The Arun CIL Charging Schedule.](#)

In 2022/23, the council received a total of **£799k** from CIL Liable applications. A total of **£41.6k** was spent in 2022/23 towards infrastructure projects identified in the Infrastructure Investment Plan (IIP).

On 9 March 2022, Arun’s [Infrastructure Investment Plan 2022-2024](#) was approved at Full Council. The IIP sets out the shortlist of our priority projects for funding together with a CIL apportionment across each of the 3 years. It also includes a

baseline (long list) of projects which may secure funding in future years. These lists will be updated in year 3 although a light touch approach to ensuring the IIP is up to date will take place in year 2.

Section 106 (S.106)

In 2022/23, the council received a total of **£2.560m** from S.106 planning obligations. This total amount is related to specifically defined infrastructure projects, associated with each planning permission, and will be spent once sufficient funds are available to deliver each defined project.

In 2022/23, a total of **£1.179m** was spent by Arun or transferred (passed to third parties to spend) towards infrastructure projects.

4. The Arun Local Plan

- 4.1 The Arun Local Plan 2018 vision shows that by 2031, the district must aim to deliver 20,000 new homes to address housing need and the 'Arun District Council Housing Delivery Test – Action Plan (July 2021)' compares recent past three years performance on delivering the housing trajectory on pages 10 and 11².
- 4.2 One of the main ways that the council will achieve the Local Plan vision is through the delivery of homes that are part of high quality, master-planned developments and neighbourhoods. Also, through the delivery of the right infrastructure to support growth at the right time. By achieving this, the council hopes to create healthier places for people at the same time as reducing carbon emissions.
- 4.3 Funding mechanisms are required to ensure that the council's vision is achieved. In Arun, S.106 planning obligations remain an important tool in infrastructure provision. Strategic housing allocations are zero rated for CIL (meaning that they will not pay CIL but will enter into S.106 planning obligations instead) and will therefore be required to pay S.106 to deliver all infrastructure requirements.
- 4.4 Table 4.1 of the Arun CIL Charging Schedule shows that, over the plan period, a total of £215 million in S.106 will be required to support the delivery of the eleven strategic housing allocations in the district, alongside all on-site (non-monetary policy requirements such as provision of public open space and affordable housing units). There will, however, be an £85m funding shortfall on the total cost of infrastructure and CIL is therefore, necessary to help to reduce the funding gap. Nevertheless, there will be a significant reliance on S.106 into the future to fund essential infrastructure, required by the Arun Local Plan.
- 4.5 S.106 also plays an important role in achieving the council's policy requirement for 30% affordable housing on sites of 10 units or more.

²² <https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n17852.docx&ver=18532>

- 4.6 CIL will play an increasing role in making provision for a range of infrastructure projects to support development in the area. In the preparation of the CIL Charging Schedule, it was estimated that CIL could raise approximately £30 million by the end of the plan period (although this very broad estimate based on HELAA sites, many of which are unlikely to come forward).
- 4.7 Alongside S.106 and CIL, the council is also in receipt of grant funding from bodies such as the Local Economic Partnership and Transport for the Southeast. This funding stream is identified within the Arun Infrastructure Capacity Study and Delivery Plan which supports the ALP.

5. Community Infrastructure Levy (CIL) Income & Expenditure and Infrastructure Investment Plan (IIP) List

- 5.1 CIL is a charge on new development (Strategic Allocations are zero rated) to help fund infrastructure such as transport schemes and schools, which the council, local community and neighbourhoods require to support growth from development. CIL is governed by the 'CIL Regulations 2010' (as amended).

The following section sets out how much income we received from CIL Liable applications from 1st April 2022 - 31st March 2023. It also sets out how much relief the council granted and how much the council transferred to Town and Parish Councils.

5.2 Headline figures

- CIL invoiced (set out in Demand Notices) in 2022/23 – **£1.5m**;
- CIL received in 2022/23 – **£799k**;
- CIL receipts that CIL regulations 59E and 59F applied to (neighbourhood CIL) – **£187k** (£187k of the £799 received will or has already been transferred to the parish & Town Council to spend);
- CIL expenditure in 2022/23 – **£41.6k**;
- Total relief granted in 2022/23 - **£2.5m**.

The chart shows a comparison of the types of relief granted and amounts.



5.3 The CIL Regulations require a proportion of CIL receipts to be transferred to the Town & Parish Council in the area where CIL liable development takes place. The CIL share to be passed to the Town/Parish Council is set at 15% of the relevant CIL receipts with a cap of £100 per existing Council Tax dwelling each year. Where a Neighbourhood Development Plan has been made the CIL share will be 25% (uncapped). The Town and Parish Councils are required to publish their own monitoring reports for any financial year that it receives levy receipts.

- In the year 2022/23, a sum of around **£138k** in CIL receipts were passed to the Town or Parish Councils. Town and Parish Councils are required to publish their own Infrastructure Monitoring Reports on their websites by the end of December 2022. Arun will also publish a link to them from our website and anticipate they will be available from January – see [Town and Parish Monitoring Reports](#).

CIL infrastructure expenditure in 2022/23 (District and ‘other’ pot)

5.4 Summary details of the items of infrastructure on which CIL (including land payments) has been spent in 2022/23, and the amount of CIL spent on each item:

- Priory Pocket Park – Arundel – Total £5,660 This project was to provide natural oak play equipment for an area that was previously just open greenspace. It includes oak tunnels, steppingstones, balancing and climbing structures.

Priory Pocket Park – Before



Priory Pocket Park – After



Eldon Way – Littlehampton – Total £36,000. This project was for the provision of Multi Use Games Area (MUGA) and landscape improvements. The project is still under construction and has yet to be completed. Funds were also spent on this project from S106 receipts.

Eldon Way MUGA – Before



Eldon Way MUGA – Latest May 2023



Other CIL expenditure in 2022/23 (passed to Town and Parish Councils and spent on administration expenses)

- 5.5 Total amount of CIL spent in 2022/23 on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part): **£0 (zero)**
- 5.6 Total amount of CIL spent on administrative expenses in 2022/23 and that amount expressed as a percentage of the total CIL received in 2022/23:
- **£40k** was spent on CIL Administration
 - This is **5%** of the total amount of CIL received this year.
- 5.7 The amount of CIL transferred to any Parish or Town Council under CIL regulations 59A and 59B or transferred to external organisations (other than Parish/Town Councils) under CIL regulation 59(4): **£138k**.

The table below sets out the amount of CIL transferred to any Town or Parish Council in 2022/23:

Town/Parish Council	CIL Amount Provided
Aldingbourne	£25,020.00
Aldwick	£583.25
Angmering	£8,639.40
Bognor Regis	£1,209.38
Climping	£11,386.52
East Preston	£1,271.18
Felpham	£2,075.00
Ferring	£1,997.87
Littlehampton	£2487.50
Pagham	£15,869.35
Rustington	£991.50
Yapton	£19,375.00
Barnham & Eastergate	£47,721.00
Total transferred to Parish/Town Councils	£138,626

The CIL Infrastructure List

- 5.8 The list below gives an indication of what CIL receipts could be spent on. This list has been prepared based on the Infrastructure Capacity Study and Delivery Plan 2017 (ICDP 2017), the Infrastructure Funding Gap Update 2019 and Appendix 2 of the Arun CIL Charging Schedule: -
- Public transport services improvements.
 - Education contributions to meet the education capacity shortfall that non-strategic sites create beyond cumulative impact of the strategic housing allocations.
 - Leisure and Recreation projects including a new leisure centre to make up capacity shortfall that non-strategic sites create beyond the cumulative impact of strategic housing allocations.

- Green Infrastructure Priority projects, including Active Travel route priorities and Arundel to Littlehampton Walking and Cycling Route (Policy T SP2 Littlehampton to Arundel Green Link).
- Waste Management projects: Contributions towards the Districts Household Waste Recycling Sites and a joint project between Arun District Council and Chichester District Council to reconfigure the Westhampnett Transfer station/Household Waste Recycling Site to increase capacity.
- Emergency services, including expansion and improvements to Bognor Police Station and Littlehampton Police Station; Relocation or redevelopment of Littlehampton Fire Station; [Note: A bid for an 'Ambulance Community Response Post and Community First Responder Facilities' was identified in the ICDP 2017 Study. This has since been confirmed as being delivered through S.106 monies under P/134/16/OUT].
- Strategic flood alleviation schemes and flood prevention measures; maintain Black Ditch flood defences; maintain Arundel to Littlehampton flood defences; sustain flood defences at Arundel; Adaptive management measures at Pagham Beach; SuDS implementation other than site specific requirements.

- 5.9 It should be noted that there are infrastructure projects listed on the CIL Infrastructure list which will also be funded through S106 obligations from Strategic sites. However, the contributions made through S.106 will be directly related to the impact of the strategic housing allocations and will be proportionate to the impact of sites, in accordance with Reg 122 of the CIL Regulations 2010.
- 5.10 For example, strategic housing sites are required and expected to make a proportionate contribution towards a new secondary school in the district. However, housing numbers (over and above strategic allocations) will also impact upon secondary education and therefore a proportion of CIL receipts may be spent on supporting secondary education alongside S.106 from strategic sites.
- 5.11 Our [Infrastructure Investment Plan](#) (IIP) was approved at Full Council on 9 March 2022. This document shows what projects have been shortlisted for our IIP period 2022 – 2025. It also includes the base line list (long list) of projects which may secure funding in future years.
- 5.12 A light touch update consultation was undertaken in March 2023 to identify any emergent matters that may require amendment to the IIP 2022/24. Infrastructure providers and Town/Parish Councils were invited to submit changes to existing IIP projects or evidence supporting new projects that meet the definition of infrastructure, that could be eligible for funding and prioritisation assessment for inclusion in the IIP. A full IIP update is scheduled for 2024.
- 5.13 No changes have been identified for new projects on the IIP short list (i.e. priority list). However, West Sussex County Council requested that the existing Westhampnett Waste Transfer priority project be removed from the priority list to the baseline list (because of delays). Instead, that project is switched and

rplaced with the Littlehampton Household Waste Facility Expansion on the short list (because the project is making demonstrable progress). This switch was agreed subject to the project amounting to the same overall project cost envelope.

- 5.14 There are 9 new projects proposed for inclusion on the baseline list (i.e. long list) because project funding and delivery information show that the projects are not yet ready for prioritisation; 1x Westhampnett Waste facility; 6 x new projects are promoted by NHS England for health and GP surgeries (note: one project is S.106 fully funded so no CIL contribution required and is not therefore, included); two Arun Green Space projects for Sport Hub and Adventure facility. One proposal from Climping Parish Council for highway improvements is already on the long list and so is not included.
- 5.15 Two existing IIP projects have additional information of project status for including on the baseline list.

6. Section 106 Agreements – Collection and Expenditure

- 6.1 The council collects S.106 to make provision for new infrastructure including affordable housing, greenspace (including the provision and maintenance of parks, open spaces and playgrounds), sporting and leisure facilities etc. Relevant officers meet regularly to discuss the spending priorities of these held funds.
- 6.2 The council also collects S.106 on behalf of external infrastructure providers such as the NHS, Sussex Police and National Highways. A collaborative approach is used to ensure that S.106 funds for these services are transferred over at the appropriate time and all in accordance with Deeds of Agreement which ensure the council can claw back any unspent funds. The council liaises and meets regularly with the third-party spending managers to discuss s106 receipts, projects and spending priorities to align with development.
- 6.3 The council does not generally collect S.106 for the provision of schools, highways, libraries or the fire service, such categories of infrastructure are the responsibility of West Sussex County Council (WSCC). However, there are some cases where Arun is the Collecting Authority so those funds will be spent in liaison with the County Council. It is important that this IFS is read in conjunction with the WSCC IFS to identify how S.106 from specific development sites have been received and spent across both Authorities. The WSCC IFS will be published on their website:-

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

7. Section 106 Agreements and Income for 2022/23

- 7.1 The following section sets out more details on S.106 funds agreed, received, held and spent. The data is reported using the council's S.106 monitoring system after reconciliation with finance records.

7.2 The total amount of money to be provided under any planning obligations which were entered into during 2022/23 (to be provided once development triggers are reached)

7.3 The council entered into S.106 agreements as part of the approval of **43** planning applications. In signing up to those agreements, the council is due to receive around **£2.172m** once triggers are reached on those development sites. In some cases, the triggers will have already been reached and some money collected but it should also be recognised that if a planning permission is not fully implemented potentially, not all the money agreed will be received.

7.4 All the S.106 Agreements clearly define how the S.106 money will be spent, and a summary breakdown of the amounts agreed towards the different purposes is provided below:

Contribution Purpose	Amount Agreed
Community facilities	£374,706
Green Infrastructure	£215,224
Health	£45,730
Highways	£1,100,377
Monitoring Charge	£35,397
Open Space and Leisure	£395,902
Transport and travel	£5,000
Total	£2,172,336

7.5 The sums for Highways are quite significant and cover obligations to collect contributions on behalf of National Highways towards improvements to the A27 network.

7.6 The total amount of money under any planning obligation which was received in 2022-23

It should be noted that the council monitors planning obligations which were agreed as long ago as 2005. In the case of large or strategic housing sites, trigger dates for payments may not be met until many years after agreement as a development builds out over many phases and years. Monitoring officers in the Strategic Team ensure that, when triggers are reached on a development site, monetary and non-monetary contributions are collected or provided for as promptly as possible.

7.7 In 2022/23, several S.106 payment triggers were reached on a range of planning applications (with planning obligation agreements going back to 2013 and up to 2023). The total amount received from those S.106 obligations was **£2.560m**. A breakdown of this figure is provided below: -

Contribution Purpose	Received
Community-Facilities	£898,187
Flood-and-Water-Management	£15,461
Green-Infrastructure	£32,397

Health	£492,482
Highways	£33,266
Monitoring-fees	£35,357
Open-Space-and-Leisure.	£1,053,083
Total	£2,560,234

S.106 money that is yet to be formally allocated for spending.

- 7.8 As mentioned above, the council monitors S.106 obligations which may go back as far as 2005. In all cases, S.106 obligations clearly set out what they will deliver and pay for. However, sometimes it may take many years for the full amount of S.106 money to be received and for the infrastructure providers to have secured all funding necessary to deliver a specific infrastructure project.
- 7.9 It is important to note that the term 'allocated' in this IFS is defined as when the received funds have been formally committed to spend on a project usually by the relevant committee or delegated authority. Funds are not generally put forward for allocation until evidence has been provided from the relevant infrastructure provider that the project is close to fruition, and it meets the requirements already approved in the S.106.
- 7.10 The council is holding a substantial amount of S.106 funds which are clearly related to the provision of specific infrastructure projects as defined in the approved S.106. In most cases funds have already effectively been allocated or 'earmarked' for a project but they may still be waiting to be formally recorded as allocated on the S.106 monitoring system.
- 7.11 Where S.106 funds have not been recorded as formally allocated on the S.106 monitoring system, it does not mean that they will not be spent on a specifically defined project, it just means that the total amount of money, required to deliver a clearly defined project has not yet been received, the infrastructure provider is not in a position to confirm that the project is ready to start drawing down funds or we still require a further authorisation to spend or transfer. All S.106 funds held are constantly being monitored to help enable infrastructure providers to spend within the time limits.
- 7.12 The total amount of money, under any planning obligation which was received before 1 April 2022 and has not been formally allocated or spent is **£10.320m**. This is broken down between categories as follows:

Contribution Purpose	Sum of Amount Held
Affordable-Housing	£2,955,958
Community-Facilities	£643,551
Education	£1,854,595
Green-Infrastructure	£226,642
Health	£2,000,991
Highways	£2,117,198
Open-Space-and-Leisure	£297,728
Transport-and-Travel	£223,805

Total	£10,320,467
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A more detailed breakdown of these amounts can be found under Appendix 1

7.13 S.106 Money Formally Allocated but Not Spent

The amount of money (received under any planning obligation) which was allocated but not spent in 2022-23 is **£1.739m**. The list below shows details of allocated projects and the remaining amounts to be spent:-

Application	Location	Category	Amount	Spend Comments
BE/100/15/PL	Richmond Lodge Shripney Road.	Open-Space-and-Leisure.	£1.7k	£9K allocated under delegated authority to spend on improvements to the Berghestede play area 28/5/2021. £7,323.60 spent 19/5/21 so £1,676.40 remaining.
BE/122/10/	Site 6 Bersted.	Community-facilities.	£6.4k	C/012/220713 allocated to Sports Facilities at Site 6 Bersted. Part Spent with £6,397.89 left to spend.
EG/15/07/	12 Downview Road.	Open-Space-and-Leisure.	£11k	ICM/045/220813 for refurbishment of the playground at Eastergate Recreation (This will be transferred to Barnham & Eastergate PC).
EG/52/11/	The Old Rectory.	Open-Space-and-Leisure.	£4k	ICM/045/220813 to refurbish Eastergate Recreation Field (This – will be transferred to Barnham & Eastergate PC).
LU/116/13/	Hollyacre, Toddington.	Open-Space-and-Leisure.	£4.4k	ICM/045/220813 or ICM16817122020 to Worthing Recreation field for play area and open space improvements. Part spent in 2020-21 only £4,461 is still allocated but not spent.

LU/271/11/	The Wick Site (Former Body Shop HQ).	Economic-Development.	£22k	C/029/100912 superseded by ICM/067/280219 to be used towards Littlehampton Town Centre Activities.
LU/295/09/	Hampton House.	Open-Space-and-Leisure.	£16.5k	ICM/045/220813 for Eldon Way play area improvements.
LU/355/10/	Courtwick Lane.	Community-facilities.	£115.5k	C/034/16112020 for the Keystone centre rebuild project (Funds to be transferred to Littlehampton Town Council).
LU/355/10/	Courtwick Lane.	Community-facilities.	£86.4k	C/034/16112020 for the Keystone centre rebuild project (Funds to be transferred to Littlehampton Town Council).
LU/355/10/	Courtwick Lane.	Community-facilities.	£61.6k	C/034/16112020 for the Keystone centre rebuild project (Funds to be transferred to Littlehampton Town Council).
LU/93/10/	Wickbourne Swan.	Open-Space-and-Leisure.	£12k	ICM/045/220813 for Eldon Way play area improvements.
LU/93/10/	Wickbourne Swan.	Open-Space-and-Leisure.	£12k	No spend by restriction, General project of Open Space in Littlehampton. Committed to spend on Eldon Way (7069.49) & Sunken Lane (5000) play areas under ICM/045/220813.

8. Non-Monetary Obligations

- 8.1 The CIL Regulations identify that S.106 can include 'non-monetary contributions. This means that developers enter into an agreement which obliges them to provide infrastructure such as affordable housing units on-site;

or open spaces and children's play areas for example, rather than paying a contribution to the council to deliver.

- 8.2 In the reported year, the council agreed to **395** new Affordable homes which are due to be delivered once triggers are reached (Approx. 66 of which could be [First Homes](#) – a new specific kind of discounted market sale dwelling which is considered to meet the definition of 'affordable housing' for planning purposes) and **7** new Open Spaces & Play areas. The details of these Non-Monetary S.106 contributions, can be seen below:

Application	Location	Category	No. of Affordable Units	No. of First Homes
A/129/21/PL	Rustington Golf Centre Golfers Lane.	Affordable-Housing.	43	14
A/153/22/OUT	Broadlees Dappers Lane.	Affordable-Housing.	4	2
A/168/21/PL	Land South of Littlehampton Road and East of Worthing Road.	Affordable-Housing.	18	5
A/45/22/PL	Rustington Golf Centre Golfers Lane.	Affordable-Housing.	38	12
AL/113/21/OUT	Land at Bayards Level Mare Lane.	Affordable-Housing.	15	5
AL/129/21/OUT	Land adjacent to Woodgate Nurseries Lidsey Road.	Affordable-Housing.	21	7
BR/238/22/PL	2-10 The Hatters Inn Queensway.	Affordable-Housing.	10	3
LU/116/21/PL	Land South of The Littlehampton Academy Fitzalan Road.	Affordable-Housing.	34	
LU/238/20/OUT	Land west of Bridge Road Roundabout Littlehampton.	Affordable-Housing.	8	
P/178/21/OUT	Land West of Pagham Road Pagham.	Affordable-Housing.	24	8
WA/2/22/OUT	Land West of Yapton Lane Walberton	Affordable-Housing.	14	tbc
WA/68/20/OUT	Land west of Tye Lane Walberton.	Affordable-Housing.	47	tbc
WA/80/21/OUT	Land East of Yapton Lane Walberton	Affordable-Housing.	23	
Y/3/22/OUT	Land West of Bilsham Road Yapton.	Affordable-Housing.	32	10
A/168/21/PL	Land South of Littlehampton Road and East of Worthing Road.	Public-Open_Space.	1	
AL/129/21/OUT	Land adjacent to Woodgate Nurseries Lidsey Road	Public-Open_Space.	1	
WA/2/22/OUT	Land West of Yapton Lane Walberton.	Public-Open_Space.	1	
WA/68/20/OUT	Land west of Tye Lane Walberton.	Public-Open_Space.	3	

WA/80/21/OUT	Land East of Yapton Lane Walberton.	Public-Open_Space.	1
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8.3 Also, **264** new affordable homes were completed on sites and **1** new Open Space. The details of these Non-Monetary S.106 provided, can be seen below:

Application	Location	Category	Units
A/142/16/OUT	Merry England Nursery Dappers Lane Angmering.	Affordable-Housing.	5
A/99/17/OUT	Land South of Water Lane Angmering.	Affordable-Housing.	23
AL/3/19/PL	Nyton Nursery Nyton Road Westergate.	Affordable-Housing.	7
AL/61/13/	Land at Nyton Road and Northfields Lane and Land off of Fontwell Avenue Aldingbourne.	Affordable-Housing.	65
BE/77/16/OUT	Land West of New Barn Lane Bersted.	Affordable-Housing.	15
BN/32/15/OUT	Rear of The Lillies Yapton Road .Barnham.	Affordable-Housing.	11
BN/84/20/PL	Land at Angels Nursery Yapton Road Barnham.	Affordable-Housing.	28
LU/47/11/	Land north of Toddington Lane Littlehampton.	Affordable-Housing.	4
P/58/15/OUT	Land at Summer Lane Pagham	Affordable-Housing.	8
WA/22/15/OUT	Land to the East of Fontwell Avenue Fontwell.	Affordable-Housing.	60
WA/44/17/OUT	Land East of Tye Lane Walberton	Affordable-Housing.	15
Y/19/16/OUT	Land off Burndell Road Yapton.	Affordable-Housing.	9
Y/44/17/OUT	Land at Stakers Farm North End Road Yapton.	Affordable-Housing.	11
Y/88/18/OUT	Land North of Yapton C of E Primary School North End Road Yapton.	Affordable-Housing.	3
LU/355/10/	Courtwick Lane Land South of Railway Littlehampton.	Open-Space-and-Leisure.	1

NB the figure is a bit higher this year as it includes completed projects which were omitted in error from a previous IFS.

9. S.106 Expenditure

9.1 As highlighted previously, this IFS reports on S.106 expenditure on infrastructure items that are the responsibility of the District Council to collect and deliver. For S.106 expenditure on items such as highways, transport and travel, education, library services, fire service and waste/recycling provision, please refer to the WSCC IFS, which will be published on its website by 31

December 2023 at the latest. However, it should be noted that the District Council does hold some Highways, Education, Transport and travel funds which will be spent at the appropriate time on the allocated projects in liaison with WSCC or National Highways.

9.2 In 2022/23, **£1.179m** was spent or transferred to be spent on infrastructure projects. As set out previously, this includes money from historic S.106 obligations agreed prior to 2019/20, as it takes time to deliver projects and ensure sufficient sums of money are available to spend on specific projects. The amount spent includes money transferred to other bodies such as West Sussex County Council & Chichester District Council for the Pagham Harbour mitigation contributions. Further details of this spend is provided below:

Application	Contribution Purpose	Obligation Details	Amount Spent or Transferred	Spend Comments
AW/279/10/	Affordable-Housing.	Pay £10,345.00 for AH indexed.	£10,345	Can only be spent in Aldwick or adjoining parishes. Allocated under delegated authority 30-01-2020. Spent on Council House Development Project in Chichester Road 2022-23.
AW/295/10/	Affordable-Housing.	Pay £108,320 for Affordable Housing (68852.40 left to pay).	£37,494	Allocated under delegated authority Jan 2020. Spent on Council House Development Project in Chichester Road 2022.
BE/128/10/	Affordable-Housing.	Pay £1876 (indexed)No indexation applied.	£1,782	Remaining 1782.20 spent on Council House Development Project in Chichester Road. (Allocated under delegated authority Jan 2020).
BR/125/13/	Affordable-Housing.	Affordable housing within the whole of the Arun District.	£1,104	Spent on the Chichester Road Council house Project 2022.
BR/143/13/	Affordable-Housing.	Affordable Housing Contribution - £1,104.	£1,104	Spent on Chichester Road Council house Project 2022 (Allocated under delegated authority Jan 2020).

BR/153/09/	Affordable-Housing.	Pay £195,000 for Affordable Housing provision (index linked).	£48,552	48552.26 remaining spent on Council House Development Project in Chichester Road. (Allocated under delegated authority Jan 2020).
BR/24/11/	Affordable-Housing.	Pay £1,656 for AH.	£1,656	Spent on the council House Development Project in Chichester Road 2022 (Allocated under delegated authority Jan 2020)
BR/242/13/	Affordable-Housing.	Affordable Housing Contribution - £1,104 to provide affordable Housing as in Annex 2.	£1,104	Spent on Chichester Road Council house Project 2022 (Allocated under delegated authority in Jan 2020)
BR/288/15/PL	Affordable-Housing.	Affordable Housing Contribution (paid).	£1,104	Spent on Chichester Road Council house Project 2022. (Allocated under delegated authority Jan 2020).
BR/297/10/	Affordable-Housing.	Pay £2,208 plus indexation.	£2,097	Spent on the council House Development Project in Chichester Road 2022 (Allocated under delegated authority Jan 2020).
BR/324/10/	Affordable-Housing.	Pay £3,532 subject to indexation.	£3,355	Spent on the council House Development Project in Chichester Road 2022 (Allocated under delegated authority Jan 2020).
BR/38/12/	Affordable-Housing.	Affordable housing within the whole of the Arun District.	£36	No spend restrictions (But aim to spend within 10 years – 10-12-23). £36.91 spent on the council House Development Project in Chichester Road 2022 (delegated authority Jan 2020) so £1,079.24 left.
BR/91/13/	Affordable-Housing.	Affordable housing within the whole of the Arun District.	£1,104	Spent on the council House Development Project in Chichester Road 2022. (Allocated under delegated authority Jan 2020).

FP/185/10/	Affordable-Housing.	Pay 9,128 (indexed).	£9,160.	9160.41 Spent on Council House Development Project in Chichester Road 2022 (Allocated under delegated authority Jan 2020).
A/144/15/PL	Community-Facilities.	Public Art Contribution towards delivery and maintenance of a new item of public art in the vicinity of the site - Prior to occupation of 100 th dwelling.	£6,760	Remaining 6760.84 allocated 15/03/22 under delegated authority (under a DoA dated 28/7/22) and transferred to APC for the maintenance of the Rainbow Bench Public Art installation.
A/144/15/PL	Community-Facilities.	4.1-2 Contribution towards Police to be paid by 100 th occupation to be used towards promoting and financing community policing and crime reduction and security initiatives within the vicinity of the site.	£72,879	Transferred to Sussex Police to spend on Community Policing/Crime Reduction initiatives – Project at Littlehampton Police Station. NPT officers have been recruited at this site and they will expand the office space and improve some of the welfare/wellbeing facilities.
BE/37/19/PL	Community-Facilities.	1 st Sch. 5.1 Pay the leisure Pool Contribution within 3 months of the grant of planning permission.	£42,252	Allocated under committee report Sept 2022 to spend as part of a £987k refurb of Arun Leisure Centre Wet Change.
BN/84/20/PL	Community-Facilities.	Pay Community Facilities contribution for drainage, levelling, re-seeding, pitch set out & access works to Murrells Field.	£160,528	Transferred to Barnham & Eastergate PC to enhance drainage, levelling, re-seeding, pitch set out and access to Murrells Field.

LU/355/10/	Community-Facilities.	Community Centre Contribution (1 of 3) – To apply the Community Centre Contribution towards the Keystone Centre and thereafter towards Community facilities within Littlehampton. Formula to be followed to calculate contribution payable upon first occupation of each phase.	£115,509	Approval for spend agreed by Cabinet Nov 2018 and C/034/16112020 Transferred to LTC to spend this amount on the Keystone Centre/Eldon Way project.
LU/355/10/	Community-Facilities.	Community Centre contribution (2 of 3) based on LU/44/14 Phase 2 based on Formula in Schedule 3 (below) payable on first occupation within this phase. To be used for the Keystone Centre and thereafter towards Community facilities within Littlehampton.	£86,359	Approval for spend agreed by Cabinet Nov 2018 and C/034/16112020 Transferred to LTC to spend this amount on the Keystone Centre/Eldon Way project.
LU/355/10/	Community-Facilities.	Community Centre contribution (3 of 3) based on LU/318/14/RES Phase 2a based on Formula in Schedule 3 (below) payable on first occupation within this phase. To be used for the Keystone Centre and thereafter towards Community facilities within Littlehampton.	£61,595	Approval for spend agreed by Cabinet Nov 2018 and C/034/16112020 Transferred to LTC to spend this amount on the Keystone Centre/Eldon Way project.

WA/22/15/OUT	Community-Facilities.	Schedule 1 Pt A 2.1 Prior to Occupation of the 50 th Dwelling to pay the council 50% of the Swimming Pool Contribution (£119,279 Index Linked) towards upgrading and improving wet side changing rooms at Arun Leisure Centre Swimming Pool within the council's administrative area.	£73,575	Spent as part of a £987k spend to refurb ALC Wet Change.
A/125/13/	Economic-Development.	Rustington Village Contribution (5 of 5) of £100,000 to be paid in 5 instalments towards the implementation of the measures outlined in the retail report – to be paid on the opening of trade of the retail development and each anniversary.	£20,000	Transferred to RPC - Regeneration Rustington Village Contribution.
A/99/17/OUT	Flood-and-Water-Management.	Schedule 3. Clause 9 To pay to the District Council the Flood Alleviation Measures Contribution prior to the occupation of the 1 st housing unit towards the Angmering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Angmering.	£15,461	Towards the Angmering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Angmering. Transferred to WSCC 23/11/22.
A/46/19/PL	Open-Space-and-Leisure.	Prior to 20 th occupation pay Mayflower Park Contribution re: improvements at Mayflower Park.	£33,350	Transferred to APC for play equipment, skate bowl and BMX track and eventually potentially creation of a café within the park.

BE/100/15/PL	Open-Space-and-Leisure.	The creation and equipping of and effecting improvements to the Public Open Space and Child Play Area Equipment at Berghestede in Bersted.	£1,676	£9K delegated allocation to spend on improvements to the Berghestede play area 28/5/2021. 7323.60 spent 19/5/21 and remaining 1676.40 spent in 2022-23.
BE/60/15/PL	Open-Space-and-Leisure.	ANOGS – Accessible Natural Open Green Spaces.	£7,000	£16K S106 funding, including £7K from planning reference BE/60/15 and £9K from BE/74/17/PL, for play improvements at Bersted community centre. Noted a £7k spend in 2022-23 year.
BE/74/17/PL	Open-Space-and-Leisure.	Children’s play area Contribution (to be spent in the area of the development to upgrade/equip and child play area serving the development).	£9,000	Must be spent in the area of development. Allocated for play improvements at Bersted community centre 1/11/22.
BN/32/15/OUT	Open-Space-and-Leisure.	7.1 To pay Public Open Space Contribution to provide improvements and play equipment for public open spaces serving the development in the parishes of Barnham Eastergate Ford.	£42,293	Transferred to BN & EG PC to deliver enhanced play and open-space facilities at Murrells Field.
EG/15/07/	Open-Space-and-Leisure.	To pay to ADC £10,000 (index linked) towards the laying out and equipping of children’s play areas in the area of and which serves the development.	£11,024	Transferred to BN & EG PC to back fund recently installed new swings at Eastergate Play Area and inclusive roundabouts at each of playground facilities in BN & EG plus also to upgrade a fence at Eastergate Park).

EG/52/11/	Open-Space-and-Leisure.	Public Open Space contribution – To serve the area of the development or adjacent areas.	£4,000	Transferred to BN & EG PC to back fund recently installed new swings at Eastergate Play Area and inclusive roundabouts at each of playground facilities in BN & EG plus also to upgrade a fence at Eastergate Park).
EG/63/10/	Open-Space-and-Leisure.	Childrens Play Equipment to serve a play space within the area of the development.	£13,000	Transferred to BN & EG PC to back fund recently installed new swings at Eastergate Play Area and inclusive roundabouts at each of playground facilities in BN & EG plus also to upgrade a fence at Eastergate Park).
EP/135/12/	Open-Space-and-Leisure.	Child Play Area Contribution £7000 – To provide child play areas to serve the development.	£7,000	Delegated authority given for entering into a contract and carrying out the refurbishment works at Lashmar Play Area, including installation of new play equipment.
EP/63/16/PL	Open-Space-and-Leisure.	Play facilities and Equipment at Lashmar Recreation Ground.	£9,417	Delegated authority given for entering into a contract and to carry out the refurbishment works at Lashmar Play Area, including installation of new play equipment.
LU/116/13/	Open-Space-and-Leisure.	9.1 On or before the occupation of the 20 th unit pay £21595.77 public open space contribution.	£22,326	No spend by restriction, General project of Open Space in Littlehampton Committed to the delivery of a MUGA at Eldon Way public open space under ICM/045/220813.
LU/295/09/	Open-Space-and-Leisure.	Pay £15,000 to ADC for play area contribution (indexation).	£16,527	Committed to spend on Eldon Way play area under ICM/045/220813.

LU/315/15/PL	Open-Space-and-Leisure.	2.2 Pay the Open Space contribution on commencement of development.	£10,000	OSW - Provision & Equipping of Water Lane POS To authorise expenditure of £10K S106 funding from developer play contributions to spend this on improvements to the public open space at Water Lane. Virement to Parks noted 24/5/23 RB.
LU/330/18/PL	Open-Space-and-Leisure.	Pay the local play contribution prior to the occupation of 50% of the units.	£125,849	Funding to LTC for refurbishment of Rosemead Open Space Play.
LU/93/10/	Open-Space-and-Leisure.	Children Play Area Contribution to be spent within Littlehampton Parish - £12,000.	£471	Committed to spend on the new Eldon Way play area under ICM/045/220813 Leaving £11,598.28.
LU/93/10/	Open-Space-and-Leisure.	Public Open Space Contribution to be spent within Littlehampton Parish - £12,000.	£7,069	No spend by restriction, General project of Open Space in Littlehampton. Committed to spend on Eldon Way (7069.49) & Sunken Lane (5000) play areas under ICM/045/220813 £5000 left unspent still allocated to Sunken Lane POS.
Y/22/14/	Open-Space-and-Leisure.	Off Site Childrens Play Area and POS Contribution - £36,000 To make good a deficiency in such provision resulting from the development.	£39,183	Transferred to the Yapton PC to be spent on enhancing George V play area.
Y/30/13/	Open-Space-and-Leisure.	Childrens play area Contribution to make good a deficiency in public open space provision arising from the development.	£34,622	Transferred to Yapton PC to be spent on enhancing George V play area.

Y/30/13/	Open-Space-and-Leisure.	POS Contribution to make good a deficiency in public open space provision arising from the development.	£10,386	Transferred to Yapton PC to be spent on enhancing George V play area.
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9.3 Further details on Pagham Harbour Access Mitigation Management delivery in 2022/23

Pagham Harbour is designated as a Special Protection Area (SPA) and Ramsar site, meaning it is recognised for the important role it plays in the movement of species, particularly overwintering, wading and wildfowl birds.

9.4 As proposed by the Local Plan any development taking place within a specific distance from Pagham Harbour, must pay an Access Management contribution, via S.106 or unilateral undertaking if it is considered the impact of new residents from the development will impact the Pagham Harbour area. The funds can then be used to strategically manage the area (see Policy ENV DM2 – Pagham Harbour in the Arun Local Plan).

9.5 1.5 full time equivalent RSPB Wardens have been employed in the area using developer contributions and they monitor the birds at the site to try and reduce any impacts on species for which the site is designated for, from any disturbance events. Signage was also produced to help to raise awareness in the local community. Wardens meet with visitors to Pagham Harbour and visit local schools and groups, to raise awareness about of these issues and ways in which even minor changes to behaviour can reduce impact on the area.

9.6 The latest ranger report can be viewed at Appendix 2

9.7 Further details of enhancements to play areas funded by s106 contributions.



Photo of the new Keystone Centre and MUGA in Eldon Way Littlehampton under construction



New Swings in Eastergate playground



Photo of new zip wire and swing under construction at Bersted Park



Photo of enhanced Lashmar Road play area



Photo of new play equipment at Berghestede Play area.



Photo of the new George V play area in Yapton



Photo of Worthing Road Littlehampton play area funded in 2021-22

Further details of new Affordable Housing funded by Section 106



Photo of 8 new Council homes at 283-285A Chichester Road, Bognor Regis.

Further details of Community facilities funded by Section 106



Photo of improvements to Walberton Village Hall and Sports pavilion



Photo of construction of the new Keystone Centre.



Photo of refurbished wet change at Arun Leisure Centre

10. S.106 Monitoring Fees

10.1 Historically, the council included a S.106 monitoring fee on planning applications. However, this ceased in 2015 as a result of legal advice received. However, in September 2019, amendments to the CIL Regulations allowed

planning authorities to set monitoring fees to recover some of the costs in monitoring S.106 cases. The council subsequently prepared a Planning Obligations Monitoring Fees Policy which is available on the council's website: <https://www.arun.gov.uk/planning-obligations>

- 10.2 In the monitoring year, the council received **£35.4k** in monitoring fees. These fees were all spent in covering the administrative costs of monitoring the obligations and producing the IFS document. The following funds were received from the following S.106 obligations:-

Application	Location	Amount
A/168/21/PL	Land South of Littlehampton Road and East of Worthing Road Angmering.	£6,600
A/64/21/PL	Former Shrublands Nursery Roundstone Lane Angmering.	£800
AL/113/21/OUT	Land at Bayards Level Mare Lane Eastergate.	£1,350
AL/20/21/PL	Land At Wings Nursery Lidsey Road Woodgate.	£2,700
BN/135/20/PL	Boweries Barnham Road Eastergate.	£6,600
BN/153/20/PL	Warwick Nursery Barnham Road Eastergate.	£6,600
BR/156/22/PL	62-64 High Street Bognor Regis.	£600
-LU/116/21/PL	Land South of The Littlehampton Academy Fitzalan Road Littlehampton.	£5,247
Y/62/18/OUT	Clays Farm North End Road Yapton.	£3,660
Y/91/17/OUT	Land at Bilsham Road Yapton.	£250
Y/91/17/OUT	Land at Bilsham Road Yapton.	£950

11. Long Term Maintenance Sums on Deposit

- 11.1 In some cases, when a development site includes public open space and play space, the developer asks that the council takes responsibility for the spaces once they are complete. In these cases, the developers pay maintenance or "commuted sums" upon transfer of the land which are held on a long-term basis for us to maintain our open spaces.

- 11.2 The total amount received and effectively spent by the council on long-term maintenance in 2022-23 is **£620.4k** from the following applications:

Application	Location	Obligation Description	Received
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BR/114/20/PL	13-17 Abbeyfield Richmond Avenue Bognor Regis.	Schedule 1 Clause 9 (payment 1 of 20 due 25th May 2022) To pay the Playing Pitch (Avisford Park) Maintenance Contribution every year at the same date as the First Instalment for a period of twenty years. Towards improvements to the grass playing surface of football pitches at Avisford Park Recreation Ground Bognor Regis.	£243
BR/114/20/PL	13-17 Abbeyfield Richmond Avenue Bognor Regis.	Schedule 1 Clause 12 (Payment 1 of 20 due 25-05-22) To pay the Playing Pitch (Rugby Club) Maintenance Contribution every year at the same date as the First Instalment for a period of twenty years.	£86
BR/114/20/PL	13-17 Abbeyfield Richmond Avenue Bognor Regis.	Schedule 1 Clause 15 (Payment 1 of 20 due 25-05-22) To pay the Playing Pitch (Queensfield) Maintenance Contribution every year at the same date as the First Instalment for a period of twenty years towards improvements to the grass playing surface of cricket pitches at Queensfield, Bognor Regis.	£177
BR/114/20/PL	13-17 Abbeyfield Richmond Avenue Bognor Regis.	Schedule 1 Clause 18 (Payment 1 of 20 due 25-05-22) To pay the Playing Pitch (3G) Maintenance Contribution every year at the same date as the First Instalment for a period of twenty years towards surfacing 3G pitches at West Bersted.	£44
BR/114/20/PL	13-17 Abbeyfield Richmond Avenue Bognor Regis.	Schedule 1 Clauses 9, 12, 15 & 18 To pay the Playing Pitch Maintenance Contributions (For Avisford, Rugby Club, Queensfield & 3G Pitches West of Bersted) every year at the same date as the First Instalment for a period of twenty years. Towards improvements to the grass playing surface of football pitches at Avisford Park Recreation Ground Bognor Regis (Payment 2 of 20).	£536
LU/355/10/	Courtwick Lane Land South of Railway Littlehampton.	Maintenance Contribution - Playing Fields £24,144 plus £7.31 per sqm payable on transfer to ADC.	£33,548
LU/355/10/	Courtwick Lane Land South of Railway Littlehampton.	Maintenance Contribution upon transfer - Changing Facilities £16,324 + £7.31 per square metre.	£22,682
LU/355/10/	Courtwick Lane Land South of Railway Littlehampton.	NEAP Maintenance Contribution of £24,000 + £7.31 per square metre only payable upon transfer to ADC.	£33,348

LU/355/10/	Courtwick Lane Land South of Railway Littlehampton.	Pay £7.31 per sqm for open space to cover the sports pitch, changing rooms and NEAP.	£465,213
A/76/20/PL	Land at Dappers Lane, Angmering.	SCHEDULE 3 Clause 3.1 To pay to the District Council 50% of the Sports Contribution (towards the MAINTENANCE for 20 years of a natural grass pitch at a new facility at Palmer Road prior to the Occupation of the forty second (42 No) Housing Unit to be Occupied.	£64,607

12. Conclusion

- 12.1 The development industry must deliver a significant quantum of housing supported by necessary infrastructure over the period covered by the Arun Local Plan (2011 to 2031). This will, therefore, need to be supported by an increasing amount of S.106 developer contributions particularly from the strategic housing allocations as they build out over the next few years.
- 12.2 This IFS shows that, the amount of all developer contributions received (£3.359m) has risen significantly since last year (£1.7m). This is due to a significant number of sites commencing and building out this year. It looks set to be one of the highest years for completions. Spending and allocation have also increased following the action plan to review all older funds we are holding. The work of the planning monitoring officers is helping developers provide their items of infrastructure on their sites and to try and ensure contributions are being received on time. Monitoring officers have played a key part in working with site developers to try and prevent them breaching pre-commencement and pre-occupation conditions and obligations. It has been noticeable again over this year (as per the previous year) that a lot of developers have been very keen to start several developments across the district.
- 12.3 The amounts received in CIL receipts increased significantly from £99k in 2020/21, £359k in 2021/22 to £799k this year. We were also able to transfer more funds to the Town and Parish Councils for them to spend on infrastructure needs within their local areas and Arun has spent £41.6k on infrastructure to benefit the district.
- 12.4 Finally, this IFS provides a snapshot of S.106 & CIL income and expenditure in the Arun District in 2022/23. The data in relation to specific developments is updated on a constant basis in our monitoring system so data quoted in this report is subject to potential updates and corrections over time. Our IFS should always be read together with the WSCC IFS to see how developments in the district have contributed towards County infrastructure such as highways, education, libraries etc. and with any Town/Parish Council IFS to show how CIL receipts have funded infrastructure at that local level.

Glossary

Affordable Housing – affordable housing which is provided that meets all of the conditions set out within Annex 2: Glossary of the National Planning Policy Framework 2019. First Homes are also counted as affordable dwellings under the IFS.

Allocated S.106 – where spending S.106 money has been formally approved via delegated or committee authority. S.106 that has not been 'allocated' is still related specifically to an item of infrastructure defined within the relevant S.106 but has just not been formally allocated to be spent. This may be because further development triggers are required to raise the right level of income to deliver the defined project.

Contribution Trigger – As part of a S.106 agreement, a developer agrees to pay/contribute towards an item of infrastructure (or build an item of infrastructure on site) once the development has reached a particular delivery point. For example, "to pay the council on or before the occupation of the 225th Market Unit at the development the final 30% of the Leisure Pool contribution...".

Intermediate Housing – Housing at prices and rents above those of social rent, but below market prices or rents. It often includes shared ownership for example. (Raise the Roof, Housing Strategy for Arun District Council 2010-2015).

Spent S.106 – indicates funds that have been moved from a reserve or deposit account into the spending managers budget or transferred to an external infrastructure provider.