

West Sussex County Council Infrastructure Funding Statement for 2020/21



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1. Summary

The Infrastructure Funding Statement for West Sussex County Council sets out the income and expenditure relating to Community Infrastructure Levy (CIL) funds and Section 106 (S106) Agreements, in the form of developer contributions, for the financial year 2020/21. It provides details for each of the key service areas that funds are collected on behalf of, and how this money has been applied to projects in the year. It also provides details of infrastructure provided under Section 278 (S278) agreements. Finally, it sets out current spending priorities for each service area.

2. Introduction

The Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019 amended the Community Infrastructure Levy Regulations 2010 and introduced a requirement for all authorities who receive developer contributions to produce an infrastructure funding statement (IFS) on an annual basis.

The IFS must include details of developer contributions collected, allocated, and spent during the financial year by that authority.

2.1 What are developer contributions?

Developer contributions is a collective term mainly used to refer to the Community Infrastructure Levy (CIL) and Planning Obligations (commonly referred to as 'Section 106' or 'S106' obligations after Section 106 of the Town and Country Planning Act 1990). These are planning tools that can be used to secure financial and non-financial contributions (including affordable housing), or other works, to provide infrastructure to support development and mitigate the impact of development.

The Planning Act 2008 (as amended) and the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) provide the powers for local planning authorities, or "charging authorities", to choose to develop and charge CIL on development in their area. It also sets out the legal tests regarding the use of S106 planning obligations. West Sussex County Council (WSSCC) works with all our district and borough authorities to identify infrastructure mitigation that is required in the form of S106 contributions, as well as with our charging authorities to identify and prioritise schemes for CIL funding.

WSSCC, as the Highway Authority, also determines Section 278 (S278) requirements where relevant, which enables infrastructure to be provided by developers using S278 Agreements in addition to CIL or S106 contributions.

The IFS must include details of Section 106 (S106) and Community Infrastructure Levy (CIL) funds collected, allocated and spent during the financial year by that authority. Additionally, it can report on S278 infrastructure and so details of these agreements are also included here.

2.2 Collection of CIL and S106 funds

CIL is collected by the Charging Authorities and WSSCC has individual arrangements in place with each of these authorities which provides for the

identification of schemes considered desirable for funding by CIL and their prioritisation.

The collection of S106 money also has individual arrangements across each of our district and borough council areas. In some districts (including boroughs) we collect the funds ourselves directly from the developer/landowner, whilst in others the districts collect the funds on our behalf. In those areas where the district is collecting the funds on our behalf then they will pass them to us under localised arrangements to do so.

We are only reporting on funds that have been paid to ourselves, either directly from the development or indirectly from the district irrespective of whether the funds are being reported as collected, allocated or spent in the financial year 2020/21. S106 payments that have been made to our district authorities and which are still held there are reported in the IFS for that district. There will be some payments which will appear in both IFS reports when the payment has passed from the district to WSCC in the current financial year so care will need to be taken when considering any summary figures from either the district or our own IFS statement to avoid double-counting.

2.3 Scope of the IFS report

The IFS is only reporting on funds which relate to the current reporting year, unless specifically required to do otherwise (such as section 3 (c) which relates to funds received before the reporting year).

Consequently, more recent payments or allocations made after 1st April 2021 will not be reported on in this document.

In addition to financial S106 contributions, there are also non-financial obligations, such as the completion of a road scheme by a developer, or the provision of land for the creation of a new school. These non-financial obligations will also be reported in this document and are listed in Table D.

It is possible that a S106 agreement may relate to an application which is the subject of an Appeal by the applicant. If the appeal has yet to be determined at the time of publication of the IFS then the S106 will be included in the tables below.

2.4 Financial reconciliation

Our S106 database, which tracks the progress of sites that have planning permission associated with a S106 Agreement, is regularly reconciled with our financial records to ensure that all payments made to West Sussex County Council for developer contributions are accurately reflected in the S106 database. Records are updated throughout the year, so payments made in 2020/21 may be added retrospectively after 1st April 2021.

We have ensured that payments added retrospectively are captured in this IFS; however, it is possible for notification of a payment by a developer to reach us after we have run the requisite reports. If we are notified of these omissions in our tables then we will publish an addendum.

2.5 Allocation of S106 funds

The CIL Regulations that set out the particulars of the IFS statement require the collecting authority to report on allocated funds in sections (e) and (g) of Part (3) of the Regulations. However, the Regulations have not provided a definition for the term “allocation” meaning that there can be a varying interpretation as to what an allocated payment is referring to.

The S106 agreements themselves will usually state how the S106 payment must be used in broad terms. It will always state the area of infrastructure that is being funded, such as Highways, Education, and others, and will also usually provide some detail of what the scheme is that the money is funding – such as pedestrian improvements on the High Street, or equipment at St John’s School for example.

It can be argued that this is not an allocation of funding; it is merely setting out what the funds are to be used for. We have taken the view that “allocation” is referring to a later point, the stage at which a project has been identified by the service area (such as a zebra crossing on the High Street, or new tablets for St John’s School) and taken forward for consultation and formal approval in line with our governance arrangements for each of our service areas. This IFS report therefore reports on allocated funds under this definition.

This is a late stage within the delivery timescales of a project, and many steps are passed before this point is reached. So, many the S106 payments are already earmarked for particular projects but are only shown in this IFS as “unallocated” funds. It must be noted that most of these funds are therefore already earmarked for schemes which are currently at the earlier stages of formal approval and allocation of the funding required for them. Future statements will provide this information.

2.6 S106 Monitoring Fee

The CIL Regulations state that it is acceptable to take a fee for the monitoring of S106 funds, including the provision of the annual IFS statement.

WSCC introduced its S106 monitoring fee in April 2020, and the funds are reported on in Table A and Table B, as per the IFS requirements. The Regulations state that only fees which are represented as obligations within the S106 agreement need to be reported on, however we have reported both obligations and fees here.

2.7 Particulars of the IFS report

There are a proportion of S106 Agreements which state that a financial obligation must be paid but the amount of the obligation is not specified in the Agreement itself. This is because the planning permission has only an outline permission and the final dwelling mix between houses and flats has not yet been set. WSCC calculates its contributions based on the size and numbers of houses and flats in a development and consequently these are not yet determined at the outline planning permission stage when the S106 Agreement is signed so a figure for the contribution is not finalised at this point.

The CIL Regulations recommend that “where the amount of money to be provided under any planning obligation is not known, an authority must provide

an estimate". However, as stated above, until the housing mix of the development is finalised then the contribution amounts cannot be determined. Any estimates could be considerably inaccurate once the actual housing mix is submitted. Hence, an estimate is not provided here and the summary figures in the reports below for Part 3, Section (a) will exclude contributions due from these developments. They are however listed in Appendix A for transparency.

Part 3, section (h) (ii) of the CIL Regulations requires the reporting authority to include details of "the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)".

The financial arrangements for our S106 schemes have not required an element of repaying borrowed funds and hence there is nothing to be reported in this regard.

Deeds of Variation to the original S106 agreement will sometimes occur. In a few instances this can amend the value of the contribution sought by WSCC. If the Deed of Variation was signed in the same year as the original agreement the varied amount will be reported in Schedule 2 Part 3 A of the IFS. However, if the Deed of Variation was signed in a subsequent monitoring year this new amount will not be reflected or reported in the current IFS or retrospectively updated in a previous IFS.

3. West Sussex County Council Services

WSCC is responsible for several key service areas; these include Highways and Transport, Education, Libraries, Fire, Flood Risk Management, and Waste. This section will outline how developer-funded schemes are prioritised and programmed across each of these areas. Each Service is responsible for ensuring that the prioritisation of schemes help to deliver corporate ambitions and intentions, including the three priorities of the Future West Sussex Plan (giving children the best start in life, championing the West Sussex economy, and promoting independence in later life) and the objectives of the relevant corporate strategy or plan for that service area.

3.1 Highways and Transport

As the Local Transport Authority (LTA) for West Sussex, WSCC is responsible for providing advice on areas such as road safety, accessibility, highway capacity, freight, public transport, and opportunities to improve access for pedestrians and cyclists and identify where improvements to the Public Rights of Way network could take place. This is so that we can deliver the objectives of the Local Transport Plan of: promoting economic growth; tackling climate change; promoting access to services; employment and housing and improving safety; security and health. Infrastructure requirements will be based on the County Council's aims, objectives and strategic priorities for transport set out in the West Sussex Transport Plan 2011-2026 (WSTP).

The County Council produces an Annual Delivery Programme (ADP) which details planned schemes on our roads and footways, including bridges and public rights of way to meet the aspirations outlined above. Developer-funded schemes (whether full or partly funded) are included in the ADP through the following:

- **Strategic Transport Investment Programme (STIP):** Strategic schemes (i.e., those 'larger than local' schemes of c£1m or more) that address statutory matters, such as safety, or that support the delivery of County Council priorities. Schemes are identified, assessed, and prioritised on a countywide basis. The STIP is reviewed and rolled-forward on an annual basis.
- **Local Schemes:** Smaller 'top-down' schemes (i.e., those under c£1m) that address statutory matters, such as safety, or that support the delivery of WSCC priorities. Schemes are identified, assessed, and prioritised on a countywide basis.
- **Development Schemes:** Highway and transport schemes that are fully funded by developers to support the delivery of new development. The nature and cost of each scheme is prescribed in the relevant s106 agreement. WSCC has a duty to deliver such schemes.
- **Community Schemes:** Smaller 'bottom-up' schemes identified by members, the town and parish councils, residents, and other local and community groups. Potential schemes (that are supported by the local member and which have community support) are assessed by officers and subject to approval by the County Local Committees (CLC). CLC-approved schemes are prioritised on a countywide basis.

Contributions collected for highways are used either towards the STIP schemes, local schemes, or community schemes, depending on priorities for the local area.



Castlewood Primary School Bike Shelters – implemented in 2020/21 using Highways S106 funds

3.2 Education

As the Local Education Authority (LEA), WSCC has a statutory responsibility to provide education for all children of school age (four to 16 and up to 25 for those with special educational needs and/or disabilities as outlined in the Special Needs and Disabilities SEND code of practice 0-25 2014), and to ensure sufficient nursery education for three- and four-year-olds. Further information is contained in [Planning for School Places 2019](#), which is updated annually, and [Start a Childcare Business](#).

Education is covered by capital spending and developer contributions are allocated to prioritised projects, with funds being drawn down at the end of each financial year in accordance with the schemes identified in the capital programme.

We collect contributions towards Early Years, Primary, Secondary, Sixth Form, and SEND, and funds collected for these purposes cannot be interchanged (meaning money collected for Early Years cannot be spent on Secondary education for example). Larger contributions are used towards building new schools or expansion projects, whilst smaller sums are put towards additional equipment or facilities at local schools.

3.3 Libraries

WSCC has a statutory duty to provide a public library service and there is a need to ensure the community has access to library services when new development is proposed.

Schemes are identified, assessed, and prioritised as necessary by the Library Service, in line with the specific requirements of the contributions collected. Future priorities for the service are outlined in 'West Sussex Library Service: An overview of our current position and future direction', December 2014.

Contributions towards Libraries are collected towards new libraries, expansion of existing facilities, or in new large developments we are developing our Tier 7 library system to include facilities within new community halls.

3.4 Fire Service

The WSCC Fire and Rescue Service is required to identify risks in the communities of West Sussex, and match resources to those risks. WSCC is currently working on a strategy to identify requirements and need for additional infrastructure.

New developments are required to make a fair and proportionate contribution towards the provision of new firefighting services or facilities to enable the fire authority to meet its statutory requirements and prescribed standards of fire cover for the area, as set out in the Fire and Rescue Services Act 2004. Improvement schemes are identified, assessed, and prioritised as necessary by the Fire Service. Approval of the Capital Programme is by WSCC. The Communities and Public Protection Strategy 2016-2020 outlines the future priorities for the service. (See [Fire and Rescue Service Integrated Risk Management Plan](#).)

Contributions are used towards building new fire stations, the expansion of existing facilities, investment in new technology/equipment or towards smaller localised projects such as the provision of preventative safety equipment for vulnerable people such as smoke alarms for the hard of hearing.

3.5 Waste

As Waste Disposal Authority (WDA) for West Sussex, WSCC has the statutory duty to manage the treatment of waste in an economic, efficient, and environmentally sensitive way which means they are responsible for arranging for the disposal of household waste collected across the County.

Schemes are identified, assessed, and prioritised as necessary in line with the Joint Materials Resource Management Strategy for West Sussex (2005-2035) – under review.

3.6 Flood Risk Management

WSCC, as Lead Local Flood Authority (LLFA), is the risk management authority responsible for local flood risk defined as flooding from surface water, groundwater, and ordinary watercourses. Further information on projects and policies can be found at [Flood Reports, Projects, and Policies](#).

4. Infrastructure Delivery Plans

The Local Planning Authorities (LPAs) in West Sussex are required to publish Local Plans which are positively prepared, justified, effective, and consistent with National Policy. To ensure new development is delivered sustainably and development and infrastructure needs are met, the infrastructure, facilities, and service needs of existing and new residents and businesses must be properly planned for. The National Planning Policy Framework (NPPF) Paragraph 20 sets out that Local Plans “should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for ... infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)” as well as “community facilities (such as health, education and cultural infrastructure)”. NPPF Paragraph 26 also sets out the importance of joint working, “In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere”.

All LPAs in West Sussex prepare an Infrastructure Delivery Plan (IDP) alongside their Local Plan, this is an evidence base document that sets out what infrastructure is required to support new growth across their plan area, helping to demonstrate the deliverability of sites in the Local Plan. WSCC and other infrastructure providers contribute to the preparation of the IDP document with indicative mitigation requirements and costs. It is prepared at a point in time so does not reflect changing circumstances and needs so should be updated and is only used as a starting point for discussions as development sites come forward.



The Widewater Bridge accessibility improvements in Lancing (Adur) were a priority scheme in the IDP and delivered in 20/21

The infrastructure requirements that WSCC feed into the IDPs are based on the requirements for each of our services as outlined in Section 3.

5. Section 278 Highway Agreements

Additional legal agreements that can fund infrastructure are Section 278 (S278) Agreements. These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities (WSCC) and developers. S278 Agreements are required to secure alterations or improvements to the existing public highway. To deliver these improvements, developers must obtain approval for the detailed design of the works from the highway authority and enter into a S278 Agreement that sets out how the works are to be delivered.

6. Section 106 Report

6.1 New Section 106 Agreements for 2020/21

We report here on the total amount of money to be provided under any planning obligations which were entered into during the reported year.

Table A: The value of contributions in Section 106 Agreements signed in 2020/21

Service	Total Value
Education – Early Years	£147,735.55
Education – Primary	£937,898.50
Education – Secondary	£967,847.50
Education – Sixth Form	£147,112.00
Education – General	£111,499.00
Fire Service	£8,858.00
Highways	£1,807,432.00
Libraries	£112,797.50
S106 Monitoring Fee	£13,800.00
Total	£4,254,980.05

These totals include funds due to be collected either by ourselves or our LPAs on our behalf.

The table does not include contributions where the sums of money are not finalised in the S106 agreement, as explained in Section 2.7. A list of these planning permissions is provided in Appendix A. It also excludes any planning applications that were subsequently dismissed at appeal.

6.2 Money received during 2020/21

We report here on the total amount of money under any planning obligations which was received during the reported year.

Table B: Section 106 funds received by West Sussex County Council in 2020/21

Service	Money Received
Education – Primary	£2,472,028.75
Education – Secondary	£2,998,747.75
Education – Sixth Form	£249,038.00
Education – General	£397,191.00
Fire Service	£8,439.00
Highways	£4,775,897.55
Libraries	£317,508.75
S106 Monitoring Fee	£10,800.00
Total	£11,229,650.80

6.3 Unallocated money received prior to 2020/21

We report on the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table C: Total of unallocated Section 106 money

Service	Money Available
Education – Early Years	£133,063.00
Education – Primary	£16,386,444.17
Education – Secondary	£11,829,822.44
Education – Sixth Form	£1,744,302.98
Education – General	£6,374,784.85
Fire Service	£192,507.29
Highways	£2,403,254.03
Highways – Developer Led	£102,944.00
Highways – Travel Plan	£19,772.00
Libraries	£2,266,269.20
Other	£53,488.00
Waste/Civic Amenity	£159,142.84
Grand Total	£41,665,794.80

As explained in Section 2.5 the majority of unallocated WSCC funds are already informally earmarked for schemes and will be put forward for inclusion in our capital programme once they have been formally approved, in line with our standard governance arrangements.

6.4 Non-monetary contributions entered into during 2020/21

We report here on the summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year.

Table D: Non-monetary contributions in signed Section 106 agreements**Adur District**

Location	Contribution
Land at 7 to 27, Albion Street, Southwick, Brighton	Highways – Dedicated land – along Albion Street

Arun District

Location	Contribution
Land at Dappers Lane, Angmering	Highways – Developer Led – offsite highway works to Dapper lane on Plan 8

Chichester District

Location	Contribution
Nursery Green, Guildford Road, Loxwood, RH14 0SA	Highways – Developer Led – Highways works scheme

Crawley Borough

Location	Contribution
Moka, Station Way, Northgate, Crawley	Highways – Developer Led – Highway works Highways – Developer Led – Interim Highway Works

Horsham District

Location	Contribution
Land north of Downsview Avenue, Storrington, RH20 4LU	Highways – Developer Led – Pedestrian Dropped Kerbs at locations identified in plan

Mid Sussex District

Location	Contribution
Site of the former Hazeldens Nursery, London Road, Albourne, West Sussex, BN6 9BL	Highways – Travel Plan – provide minibus service

6.5 Funds which have been allocated but not spent in 2020/21

We report here on the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.

Table E: Allocated funds which have not been spent in 2020/21

Service	Money Allocated
Education – Primary	£906,551.00
Education – Secondary	£150,000.00
Education – General	£1,292,072.00
Highways	£4,961,962.75
Total	£7,310,585.75

These totals exclude money held at our LPAs that is allocated but not yet spent. Appendix B provides details regarding how these funds are allocated.

6.6 Money spent during 2020/21

We report here on the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend).

Table F: Funds spent in 2020/21

Service	Project Spends
Highways	£463,156.27
Libraries	£17,851.71
Total	£481,007.98

Appendix C provides a breakdown of these funds.

7. Section 278 Report

7.1 New Section 278 Agreements

We report here on the Section 278 agreements that were entered into in 2020/21.

Table G: Section 278 Agreements signed in 2020/21**Adur District**

Location	Proposal
New Monks Farm – Hayley Road Access, Lancing	S278 for site access form Hayley Road
Grinstead Lane, Lancing	S278 for lining works
Land north of 56 Dolphin Road, Shoreham, BN43 6PB	S278 MWA for vehicle crossover

Arun District

Location	Proposal
Crete Nursery, Dappers Lane, Angmering, West Sussex, BN16 4EN	S278/38 for site access
Angels Nursery, Yapton Road, Barnham	S278/38 for right turn lane
Ashdown Vale, Lake Lane, Barnham, PO22 0AE	S278 for site access
Phase 3, North London Road, Public Realm Improvements, London Road, Station Road, Richmond Road	Road Improvements
Langford, Horsemere Green Lane, Climping	S278 MWA for site access including culvert
A2 Toddington Lane, Littlehampton, Opposite Hinchcliff Drive	Proposed access works connecting onto wider infrastructure S278 completed by others
Broomhurst Farm, Lyminster Road, Lyminster, BN17 7QW	S278 Site entrance
Churchill Parade, Rustington	Installation of free standing, cantilevered canopy to pavement fronting the retail units @ 1-166 Churchill Parade, 103-133 The Street & forecourt of Churchill Court
Stakers Farm, North End Road, Yapton	S278-38 for site access

Location	Proposal
Bonhams Field, Main Road B2233, Yapton BN18 0DX	S278 for site access for 56 new dwellings – NEW BELLMOUTH ACCESS AND FOOTWAY WORKS including lighting

Chichester District

Location	Proposal
Bartholomews, Chatsworth Road, Chichester	S278/38 for site access
Former Hospice Site, Grosvenor Road, Chichester	S278 for modification of site access
Land at South Downs Holiday Park, Bracklesham Lane, East Wittering	Highway works required to stop up the existing site access and provide verge and footway elements to tie back into the existing. Highway works required to provide a new access off Bracklesham Lane within the existing highway boundary.
Carehome Fishbourne	Carpark access
Vineyard, B2146, West Ashling	S278 for Site entrance
Dundee House, Bepton Road, Midhurst GU29 9LU	S278 MWA for access plus footway works
Madgwick Park, land north of Stane Street, Madgwick Lane, Westhampnett, Chichester	Residential
Madgwick Park, land north of Stane Street, Madgwick Lane, Westhampnett, Chichester	Residential
Madgwick Park, land north of Stane Street, Madgwick Lane, Westhampnett, Chichester	Residential

Crawley Borough

Location	Proposal
Temporary Access off Crawley Avenue Off-Slip, Crawley North East Sector, Crawley Avenue	Access
Nexus Parcel One , 2-3 Gatwick Road, Crawley Fleming Way Roundabout	Footpath
Crawley North East Sector – Junctions 8, 14, & 9, Crawley Avenue A2011	Road Improvements
A23 Brighton Road plus Ashdown Drive Junc, Crawley	S278 for 2 sets of junction improvements – Roundabout junction of A23 Brighton Road – A2004 Southgate Avenue plus Signal Junction of Ashdown Drive – A2004, Crawley
257-259 Ifield Road, Crawley	S278 MWA for modification of existing access

Location	Proposal
Temporary access works and land at Forge Wood, Steers Lane, Crawley	Temporary access works

Horsham District

Location	Proposal
Land south of Yew Tree Cottage, London Road, Ashington	S278 MWA for site access plus footway works
Land north of Hilland Farm, Stane Street, Billingshurst	S278-38 for new roundabout on Stane Street
Century House, 100 Station Road, Horsham	S278 for site access, retaining wall plus footway works
Bennetts Road, Horsham	S278 for site access plus crossovers
A264 & Rusper Road	S278 MWA for vegetation clearance
Rusper Road, Horsham	Construction Access, Rusper Road
Rusper Road Northbound – Horsham RH12 4QR	S278 MWA Temp Const Access
Rusper Road South, North Horsham	Construction of pedestrian crossing island on Rusper Road South approach onto the Giblets Way roundabout, along with footpath extension to tie into the new footpath being constructed as part of the North Horsham development PAW 1 S.278 Agreement
Pathfield Close, Rudgwick, Horsham, RH12 3HT	6nr new build dwellings & associated external works
Rusper Road, Ifield, West Sussex, RH11 0LN – S278	S278 – road improvements
Land north of Horsham, A264 and Rusper Road	Principal access, land north of Horsham, A264 and Rusper Road
Bohunt School, Rusper Road, Horsham RH12 4QR	Construction of a new bellmouth entrance for Bohunt, School development RH12 4QR. Providing access to the car park as part of the proposed Bohunt School project. This replaces an existing field access at the same location.
Rusper Road, Horsham	PAW 2 vegetation works
North Horsham – Substation Access, Rusper Road North	S278 MWA for substation access plus drainage
School Road, Rusper Road North, Horsham	Temporary school access
Barmarks, A281 Shermanbury Road, Horsham	Drainage works
Land north of Heath Barn Farm Bungalow, Billingshurst Road, Broadbridge Heath	C3 – Dwelling Houses 10+ units

Location	Proposal
Welwyn, Hayes Lane, Slinfold	S278/38 for site access
Land west of Spring Lane, Slinfold	S38/S278
Abingworth Nurseries, Storrington Road, Thakeham	S278 for new footway and tactile paving
Nowhurst Business Park, Guildford Road, Broadbridge Heath	S278 for modification to roundabout
North Farm, London Road, Washington	S278 to close access onto A24

Mid Sussex District

Location	Proposal
Fairbridge Way, Burgess Hill, Haywards Heath	Road Improvements
Barnfield, Haywards Heath Road, Balcombe, RH17 6NL	S278 for works to carriageway, footway, and verge
Freeks Farm, Maple Drive, Burgess Hill, RH15 8DQ	S278 for site access plus signal-controlled crossing
Packer Close & Dart Court, Quarry Rise, East Grinstead	MWA for accesses
Former Hassocks Golf Course, London Road, Hassocks	S278/38 for site access
Offsite Cycleway north of Parcel Y, Former St Francis Hospital, Colwell Road	Cycleway
37-55 Perrymount Road, Haywards Heath	Road Improvements
Bolnore Road, Haywards Heath	Replace Timber Kerb – S278 MWA for works in Parkfield Way and Bolnore Road associated with reinstating the roads following the completion of construction activities at Bolnore Village
Sopers Ride, Selsfield Road, Turners Hill, Crawley, RH10	S278 for site access
Hazel Close, Crawley Down	S278-38 for realignment of road

Worthing Borough

Location	Proposal
The Aquarena, Brighton Road, Worthing, West Sussex, BN11 2EN	Road Improvements

7.2 Adopted Section 278 Agreements

We report here on the Section 278 Agreements that were completed and adopted by West Sussex County Council during 2020/21.

Table H: Section 278 Agreements adopted during 2020/21**Adur District**

Location	Proposal
32 Chartwell Road	Licence – Bellmouth
The Bell, 164 South Street, Lancing, West Sussex, BN15 8AU	Licence – Other Minor Works
Short Form S278 Minor Works Licence 182 – A259 Brighton Road	Licence – Other Minor Works
Riverside Carpark, Lower Beach & Ferry Road Enhancements, Riverside	Car Parking

Arun District

Location	Proposal
Site 6 – Felpham – Phase 1 of Relief Road between Flansham Lane Roundabout and Stanover Lane Roundabout	All correspondence and documentation relating to these works prior to the PSI file being opened in July 2010 can be found on PSI/2611-02
Site 6 – Felpham – Phase 2 of Relief Road (remainder of relief road, including Viaduct Structure)	Phase 2 of Relief Road (remainder of relief road, including Viaduct Structure)
Angmering – Worthing Audi, Roundstone By-Pass Road	Road Improvements
Short Form S278 Minor Works Licence 162 - Land East of Goodacres	Licence - Other Minor Works
Short Form S278 Minor Works Licence 197 – Land off "Goodacres"	Licence - Other Minor Works
Coombe Lane, Burpham, Arundel	Road Improvements
Waste Transfer Station and Materials Recycling Facility – Hobbs Barn, Grevatts Lane	Traffic Calming Measures
Engineering & Digital Technology Park, University of Chichester, Bognor Regis Campus, Upper Bognor Road	Road Improvements
Highway Outside Hangleton Nursery, Hangleton Lane, Ferring, BN12 6PP	Licence – Other Minor Works
38 & 40 East Street and 35 Fitzalan Road, Littlehampton, 278 MWA	Licence – Other Minor Works
Pagham Road, Pagham	Licence – Other Minor Works
Short Form S278 Minor Works - Licence 225 – Land on the South Side of Tiled Barn, Station Road, East Preston.	Licence – Other Minor Works
Short Form S278 Minor Works - Licence No.239 – 1-5 Ash Lane	Licence – Other Minor Works
Land at Progress Garage, Yapton Lane, Walberton, West Sussex, BN18 0AS	Road Improvements

Chichester District

Location	Proposal
St Wilfrid's Hospice, Oakcroft Nursery, Walton Lane	Licence – Other Minor Works
Priors Acre, Boxgrove, West Sussex	Licence – Other Minor Works
Boxgrove, Priors Acre – Crossovers	S278 MWA for crossovers Priors Acre, Boxgrove
115 The Hornet, Chichester, West Sussex, PO19 7JW	Licence – Other Minor Works
Section 278/38 – Cedar Park, Terminus Road	Road Improvements
Flat Farm, Broad Road, Hambrook, Chichester, PO18 8RG	Licence – Other Minor Works
Phase 1, King Edward VII Estate, Kings Drive, Midhurst	Access Road
Short Form S278 Minor Works – Licence 235 – New Barn Offices – Common Road	Licence – Other Minor Works
The Street, Graffham, Petworth	Road Improvements
Tuppers Field, Lagness Road, North Mundham, (land south of the B2166)	Road Improvements
CHICHESTER – Stoney Meadow, School Lane, North Mundham	Access
S278 Minor Works Agreement – Land East of Woodlea, Northmead, Petworth (Licence 255)	Licence – Other Minor Works
Sessions House, High Street, Selsey	Licence – Other Minor Works
ASDA, Park Farm, Park Lane, Selsey	Roundabout
Short Form S278 Minor Works Licence 161 – New Travellers Site, Stane Street, Westhampnett Depot	Licence – Other Minor Works
Maudlin Nursery, Stane Street, Westhampnett	Road Improvements

Crawley Borough

Location	Proposal
Kilnmead, Crawley	Licence – Bellmouth
Queensway Regeneration, Queensway, Crawley, RH10 1HA	Road Improvements
Units 1 & 2 , Cromton Way, Crawley, RH10 9QR	Crossover
Gateway 1, Bank Precinct, Gatwick Road, Crawley	Road Improvements
83-87 Three Bridges Road, Crawley	Road Improvements

Location	Proposal
Nexus Parcel One, 2-3 Gatwick Road, Crawley, RH10 9BG	Road Improvements

Horsham District

Location	Proposal
Land south east of Martins Farm, London Road	Road Improvements
East-West Link Road, Broadbridge Heath	Road Improvements
East-West Link Road, Broadbridge Heath	Road Improvements
East-West Link Road, Broadbridge Heath	Road Improvements
East-West Link Road, Broadbridge Heath	Road Improvements
MINOR WORKS AGREEMENT – Land adjoining 10 & 11 Silverdale	Licence – Other Minor Works
Kilnwood Vale – A264 Secondary Access Road	Access Road
Short Form S278 Minor Works – Licence 233 – West End Lane, Henfield	Licence – Other Minor Works
West End Lane, Henfield – 278	Licence – Other Minor Works
Land east of Manor Close, Wantley Hill Estate	Residential
Lidl, land off Foundry Road, Horsham	Access
1-17 Piries Place, Horsham, West Sussex	Road Improvements
A264 & Rusper Road	S278 MWA for vegetation clearance
Rusper Road, Horsham	Construction Access, Rusper Road
Rusper Road Northbound – Horsham, RH12 4QR	S278 MWA Temp Const Access
Rusper Road, Horsham	PAW 2 Vegetation Works
Short Form Minor Works Agreement S278 – Licence 205 – Land South of Bluecoat Pond, Christ's Hospital	Licence – Other Minor Works
Hop Oast Roundabout, Junction of B2237 Worthing Road & A24.	Road Improvements

Mid Sussex District

Location	Proposal
Magnolia House, Henfield Road, Albourne	Licence – Other Minor Works
Hook Place, Cuckfield Road, Burgess Hill	Road Widening
BURGESS HILL – Land off Kings Way, East of Gerald Close	Licence – Other Minor Works

Location	Proposal
Proposed Lidl foodstore, Redundant Gas Holder Site, Leylands Road, Burgess Hill	Access
Land to the western side of Imberhorne Lane	Bellmouth
Short Form S278 Minor Works Licence 165 – 218 London Road.	Licence – Other Minor Works
Rickstones, London Road, East Grinstead	Licence – Bellmouth
Temporary Site Access, Hanlye Lane, Haywards Heath	Licence – Other Minor Works
38-42 Perrymount Road, Haywards Heath, RH12 3DN	Hotel
Syresham Gardens, Haywards Heath	Syresham Gardens, Haywards Heath
Land adjacent to Lady Mead Care Home, Albourne Road, Hurstpierpoint, West Sussex, BN6 9ES	Road Improvements
Hurstpierpoint College, College Lane, Hurstpierpoint, Hassocks, BN6 9JS	Licence – Other Minor Works
Chalkers Farm, land at Cuckfield Road & Chalkers Lane	Road Improvements
Burgess Hill – Cuckfield Road, Goddards Green	Road Improvements
44 Backwoods Lane, Lindfield	Section 278 for site access
Land at Horsham Road, Pease Pottage	Road Improvements
Land to the south of Pease Pottage Services, Brighton Road, Pease Pottage, S278/38	Access
Handcross Garden Centre, London Road, Haywards Heath	Road Improvements
Turners Hill - Clockfield, North Street	Mini Roundabout, signal-controlled crossing plus footway works

Worthing Borough

Location	Proposal
WORTHING - MGM House, Heene Road	Licence – Other Minor Works
Worthing Hospital, North Car Park, Park Avenue, Worthing	Access

8. CIL payments and scheme summary

The Charging Authorities, implementing the CIL in West Sussex, are the eight LPAs. Based on the development strategy in their Local Plan, they prepare evidence, including viability work, to establish if there is a funding gap to deliver the infrastructure needed to mitigate planned development over the plan period.

There are key stages that every authority is required to undertake when preparing the levy:

- Preliminary Draft Charging Schedule (Regulation 15)
- Draft Charging Schedule (Regulation 16)
- Submission
- Public Examination
- Adoption
- Implementation

The LPAs in West Sussex are at different stages of CIL preparation. Table I links to each charging authority's website and sets out the current stage of preparation.

Table I: Stage of CIL preparation at LPAs

Charging Authority	Status	Stage
Adur District	Not adopted	Council Decision not to implement CIL.
Arun District	Adopted	Adopted January 2020. Implemented 1st April 2020.
Chichester District	Adopted	Adopted January 2016. Implemented on 1st February 2016.
Crawley Borough	Adopted	Adopted July 2016. Implemented 17th August 2016.
Horsham District	Adopted	Adopted 26th April. Implemented 1st October 2017.
Mid Sussex District	Not adopted	Consulted on Preliminary Draft Charging Schedule in August/September 2015. No published timetable for CIL preparation.
South Downs NPA	Adopted	Adopted in September 2016. Implemented 1st April 2017
Worthing Borough	Adopted	Adopted in February 2015. Implemented October 2015. Revised CIL charging schedule adopted 20th July 2021.

The County Council works with the individual charging authorities to identify and prioritise projects, in their documents, to be funded or part funded by CIL.

Table J: CIL expenditure for 2020/21

Charging Authority	Parish	Type	Project	Amount Received
South Downs	Petworth	Highways	Sylvia pedestrian crossing Petworth	£33,000
Chichester	Chichester	Public Transport	RTPI Chichester City – Phase 1	£53,372.11

9. Future spending priorities

As set out in relevant planning practice guidance and the CIL regulations, developer contributions will be prioritised and spent on infrastructure to support development across the area.

9.1 Highways and Transport

Contributions will be secured for sustainable transport improvements to mitigate the impact of development which could include pedestrian and cycle improvement schemes, traffic calming, safer routes to school schemes, bus infrastructure improvements to include real time passenger information, traffic regulation orders and public rights of way improvements.

For strategic development larger infrastructure improvements will be sought alongside sustainable measures which may include roundabout and junction improvements, relief roads, major cycle ways and access to public transport.

9.2 Education

Contributions for Early Years, Primary, Secondary, sixth form and special educational needs schools (SEND) will continue to be sought in the future. Future projects for education are set out in their planning school places document. The types of schemes which will be prioritised may include new schools, school expansions, new equipment, new and improved IT facilities, and any other scheme which would meet the demands of increased pupil numbers as a result of new development.

9.3 Libraries

The Library Service will deliver a wide range of schemes to mitigate the impact of development. This will include extensions to existing libraries, services within community facilities, increasing stock, the reconfiguration of spaces and a move to a digital service.

9.4 Fire Service

The Fire Service will deliver a wide range of schemes to mitigate the impact of development. This will include smoke alarms, equipment, expansion, or new fire stations.

9.5 Waste

The Waste Service will deliver a wide range of schemes to mitigate the impact of development. This will include the expansion, reconfiguration, or new waste facilities.

9.6 Flood Risk

The Flood Risk Service will deliver a wide range of schemes to mitigate the impact of development. This will include new or improved flood defences, flood alleviation and attenuation scheme, the day lighting of culverts and resilience improvements to protect homes, businesses, and highways.

Appendices

Appendix A: S106 agreements signed in 2020/21 where the contribution amounts are not yet finalised

Adur District

Application Number	Location	Service
AWDM/0204/20	Kingston Wharf, Brighton Road, Shoreham-By-Sea, West Sussex	Education – Primary Education – Secondary Education – Sixth Form Libraries

Arun District

Application Number	Location	Service
BE/81/20/OUT	Chalcroft Nursery, Chalcraft Lane, Bersted, PO21 5TS	Highways Fire Service – Monetary Education – Primary Education – Secondary Education – Sixth Form
BN/128/19/OUT Appeal Pending Decision	Land adjacent to Highfield House, Yapton Road, Barnham, PO22 0AZ	Fire Service – Monetary Libraries

Mid Sussex District

Application Number	Location	Service
DM/1001/19	Site of the former Hazeldens Nursery, London Road, Albourne, West Sussex, BN6 9BL	Libraries
DM/19/3769	Woodfield House, Isaacs Lane, Burgess Hill, West Sussex, RH15 8RA	Education General Libraries Highways
DM/20/1137	Central House, 25-27 Perrymount Road, Haywards Heath, West Sussex, RH16 3TP	Education – Primary Education – Secondary Libraries Highways

Appendix B: Schemes for allocated funds which are not yet spent

Education – Primary

Horsham District

Application Number	Trigger Description	Money Allocated
DC/14/1478	St Peters Primary – SEND Improvements	£27,836.00
DC/16/0871	Shower room at Storrington Primary School	£4,574.00

Mid Sussex District

Application Number	Trigger Description	Money Allocated
(LR) 12/04316/FUL	Expansion of places in Haywards Heath Locality	£657,008.00
08/02532/OUT	Expansion of places in Haywards Heath Locality	£217,133.00

Education – Secondary

Horsham District

Application Number	Trigger Description	Money Allocated
DC/10/1457	Additional WiFi facilities – Steyning Grammar School	£150,000.00

Education – General

Horsham District

Application Number	Trigger Description	Money Allocated
DC/09/2101	Shelley Expansion	£1,246,581.00

South Downs National Park

Application Number	Trigger Description	Money Allocated
SDNP/14/03338/FUL	Equipment at Midhurst Primary	£45,491.00

Highways

Arun District

Application Number	Trigger Description	Money Allocated
Y/19/16/OUT	Resurfacing of Public Footpath 166	£9,531.00
BN/16/12	Yapton to Barnham Cycle Route	£15,000.00
Y/19/16/OUT	Towards waiting restrictions at the junction of the site access road and Burndell Road	£8,340.00
Y/19/16/OUT	Yapton to Barnham Cycle Route	£23,829.00

Application Number	Trigger Description	Money Allocated
Y/19/16/OUT	Bus stops, shelters, RTPI on Burndell Road	£47,659.00
Y/5/17	TRO – Bilsham Road, Yapton	£7,300.00
BE/142/15/OUT	PROW – improvement of PROW running along southern boundary of site	£57,818.00
BE/37/19	PROW – improvement of PROW running along southern boundary of site	£4,500.00
LU/355/10	Bridge Road Roundabout footway improvement	£165,377.00
P/76/16/PL	PROW Improvements – Pagham	£20,000.00
F/7/15/OUT	Yapton to Barnham Cycle Route	£17,749.00

Chichester District

Application Number	Trigger Description	Money Allocated
AP/09/01441/OUT	CHEM Route Cycle Scheme	£10,106.00
CC/17/02065	Westhampnett Road Improvements	£46,400.00
CC/05/00876/FUL	CHEM Route Cycle Scheme	£1,023.00
CC/06/00288/FUL	CHEM Route Cycle Scheme	£770.00
CC/13/00288/FUL	CHEM Route Cycle Scheme	£24,602.00
WE/08/01208/FUL	CHEM Route Cycle Scheme	£4,160.00
NM/14/02300/FUL	Pedestrian, Cycle, Public Transport improvements on A259	£244,768.00
CC/06/03861	CHEM Route Cycle Scheme	£6,825.00
NM/10/03529/FUL	PROW Scheme – North Mundham to Pagham cycle route	£107,172.00
CC/07/04583/OUT	Barnham to Chichester Proposed Cycle Route 192	£84,620.00
WH/15/03524/OUTEIA	TRO – change the speed limit along Madgwick Lane to 40mph	£7,243.00
CC/15/00743/OUT	study of on-street car parking in and around the proposed development	£10,000.00
CC/08/03353/OUT	Parking Study Contribution	£10,000.00
CC/12/01551	Upgrade Puffin crossing to a toucan crossing	£2,000.00
CH/14/01354/FUL	TRO – No Waiting Restriction area in vicinity of access to the Land on A259	£5,561.00
SY/15/02711/FUL	public realm improvements on Selsey High Street	£7,990.00
WH/15/03524/OUTEIA	Bus Stop Improvement – Westhampnett	£20,000.00

Horsham District

Application Number	Trigger Description	Money Allocated
DC/07/2020	Billingshurst by-pass Path Recreational Path	£5,879.00
DC/08/0316	Secure cycle storage to be based at Faygate train station for 10 cycles	£12,152.00
DC/05/2166	Amberley Car Park – Electric Charging Points	£2,400.00

Mid Sussex District

Application Number	Trigger Description	Money Allocated
DM/18/5114	A2300 Dualling Scheme	£2,890,706.00
DM/16/1803	Provide an hourly bus service stopping at the development on either the current 31 or 39 services b	£66,000.00
12/04032/OUT	Handcross School – Safety improvements	£40,000.00
DM/14/04492/FUL	Sustainable Transport Works – Burgess Hill	£271,402.00
DM/17/2710	SRTS – West Hoathly Primary School	£51,512.00
HH/12/04141/OUT	Hurstpierpoint High Street Improvements	£50,382.00
14/01515/FUL	Hurstpierpoint High Street Improvements	£6,118.00
DM/582/18	Haywards Heath Circular Cycle Route	£13,035.00
DM/16/4496	South Road and Commercial Square	£258,822.75
DM/15/5107	South Road and Commercial Square	£54,137.00
DM/18/2616	PROW – Surface improvements to PROW 8C	£43,289.00
DM/2739/18	Safer routes to school scheme at Imberholme secondary school	£15,145.00
DM/15/4379	SRTS – Birchwood Grove Primary School	£87,969.00

South Downs National Park

Application Number	Trigger Description	Money Allocated
SDNP/14/03338/FUL	Jubilee Cycle Path – Midhurst	£30,800.00
MI/03310/11	Jubilee Cycle Path – Midhurst	£91,871.00

Appendix C: How funds have been spent

Highways

Adur District

Application Number	Scheme/Project	Money Spent
AWDM/0431/14	Widewater Bridge Accessibility Improvements	£139,000.00
ADC/0210/09	Widewater Bridge Accessibility Improvements	£25,400.00
ADC/0287/09	Widewater Bridge Accessibility Improvements	£91,380.00
ADC/0287/09	Widewater Bridge Accessibility Improvements	£25,928.00

Chichester District

Application Number	Scheme/Project	Money Spent
CC/05/04817	Westhampnett Road Improvements - Design	£11,595.97
(EWB) 12/02461/FUL	Bus Shelter Lighting – Shipton Green Lane	£5,000.00
EWB/14/01806/OUT	Traffic Calming Scheme in Earnley – Parish to Deliver	£4,798.60

Horsham District

Application Number	Scheme/Project	Money Spent
DC/14/1187	Pedestrian Crossing over the A264 by Faygate Roundabout	£21,635.37
DC/15/0305	Cycle storage – St Mary's School Horsham	£1,000.00
DC/14/1624	Improve safety on Wimblehurst Road	£7,389.63
DC/05/0719	Castlewood Primary School installation of improved cycle storage	£1,000.00
DC/10/1647	Upgrade of FP to BW from Warnham Village	£810.00

Mid Sussex District

Application Number	Scheme/Project	Money Spent
13/03302/COU	SRTS – Burgess Hill Girls School	£4,528.00
DM/15/0235	Safer route to school scheme for Southway Junior School	£15,871.00
12/04048/FUL	SRTS – Burgess Hill Girls School	£7,400.00
HH/08/01998	PROW Improvement – FP29CU – Haywards Heath	£8,902.70

South Downs National Park

Application Number	Scheme/Project	Money Spent
PW/11/02717/FULNP	Pelican crossing at the Sylvia Beaufoy Centre	£7,453.00
SDNP/12/02721/OUT	Pelican crossing at the Sylvia Beaufoy Centre	£44,064.00

Worthing Borough

Application Number	Scheme/Project	Money Spent
WB/07/1495/FUL	Titnore Lane Cycle Path	£40,000.00

Libraries

Horsham District

Application Number	Scheme/Project	Money Spent
DC/11/2330	Reconfigure Space with Digital Access	£194.00
DC/12/2054	Improve Space with Digital access	£1,115.71

Mid Sussex District

Application Number	Scheme/Project	Money Spent
12/00368/FUL	Improve space with digital access (PAWS)	£3,635.00
13/02120/FUL	Improve space with digital access (PAWS)	£849.00
HH/08/00088/FUL	Extension to Haywards Heath Library	£12,058.00