



# ADUR DISTRICT COUNCIL

## Infrastructure Funding Statement (IFS)

2023 - 2024



December 2024

ADUR DISTRICT  
COUNCIL

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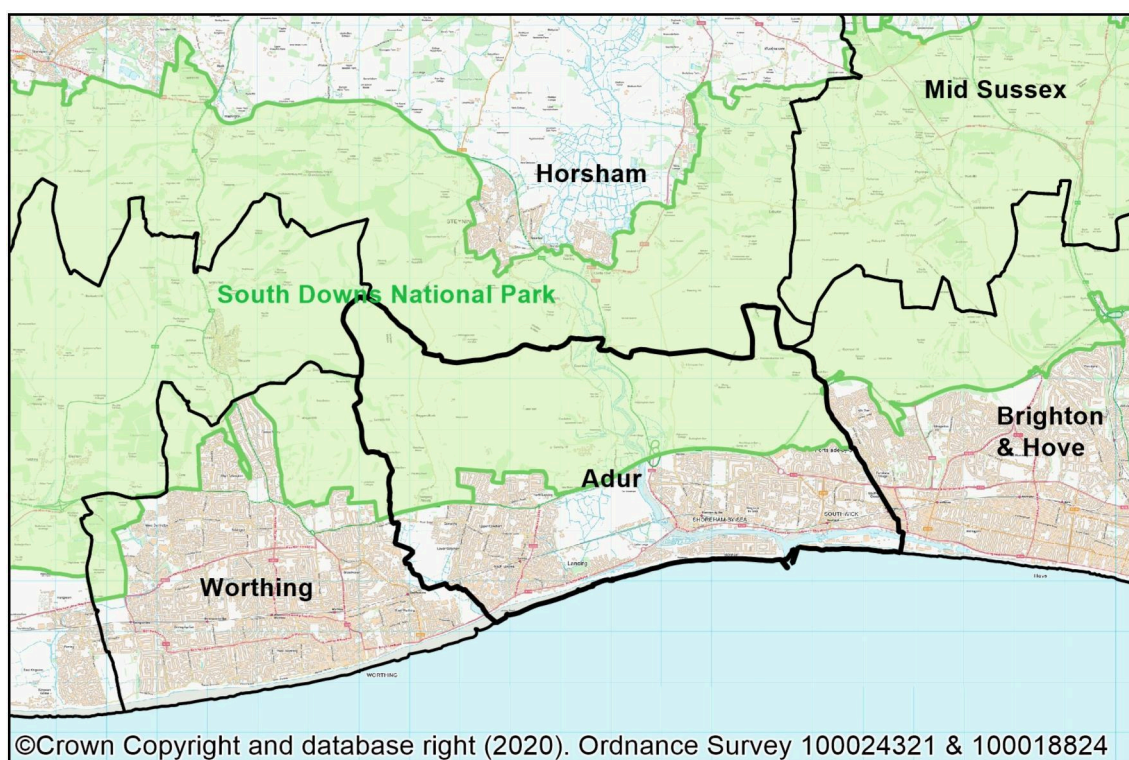
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# Introduction

The Infrastructure Funding Statement (IFS) is an annual report typically published in December, which provides a summary of all financial and non-financial developer contributions relating to section 106 Legal Agreements (s106) within Adur District<sup>1</sup> for a given monitoring year. The first infrastructure funding statement was required to be published by 31st December 2020, with subsequent statements published at least annually thereafter. This annual report reflects the monitoring year from 1st April 2023 to 31st March 2024.

Figure 1: Map of Adur District



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

- **Agreed** – Contributions that have been agreed within a signed legal document. These contributions have not been collected or delivered and if the planning applications are not implemented they will never be received
- **Secured** – Contributions which have been ‘triggered’ in accordance with the signed legal agreement
- **Received/Collected** – Contributions received, either non-monetary or monetary, by Adur District Council (ADC)

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

- **Transferred** – Contributions that have been received by ADC and transferred to another agency (e.g. West Sussex County Council)
- **Allocated** – Contributions that have been received by ADC and committed to specific infrastructure projects
- **Spent/Delivered** – Monetary or non-monetary contributions that have been spent on specific infrastructure projects, or used to deliver infrastructure projects
- **The monitoring year 2023/24 (the last monitoring year)** - unless stated otherwise, this refers to the period 01/04/2023 – 31/03/2024
- **CIL Regulations** – this refers to the Community Infrastructure Levy Regulations 2010 (as amended)

## Community Infrastructure Levy

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

LPAs can determine whether or not to introduce the levy and the rates used for different development types, informed by viability of development in the area. CIL Rates must be set out via a published charging schedule. Adur District Council (ADC) does not currently have a CIL Charging Schedule in place. As such, developer contributions are sought solely via section 106 planning obligations. Therefore, there is no need, at the current moment in time, to produce an Infrastructure List (a statement of the infrastructure projects which the charging authority intends may be wholly or partly funded by CIL) or a CIL report (on matters specific to CIL in relation to the previous monitoring year) as part of the IFS.

Should the situation regarding CIL in Adur change, information will be uploaded to the Council's website, at:

<https://www.adur-worthing.gov.uk/planning-policy/adur/adur-developer-contributions/#adur-cil>

## Section 106 Planning Obligations

Planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended) are commonly known as section 106 (s106) agreements. S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms, in accordance with Regulation 122 of the CIL Regulations (as amended). S106 agreements should be focused on addressing the specific mitigation required by a new development,

whereas CIL has been developed to address the broader impacts of development. For a number of reasons developers do not implement all planning permissions and therefore if a planning permission is not implemented, the associated section 106 agreement will not be implemented.

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

[www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement](http://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement)

## **Section 278 Highways Agreements**

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

[www.westsussex.gov.uk/roads-and-travel/information-for-developers/road-agreements/](http://www.westsussex.gov.uk/roads-and-travel/information-for-developers/road-agreements/)

It has been agreed that West Sussex County Council will report on the section 278 agreements entered into in Adur in their Infrastructure Funding Statement (IFS):

[www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement](http://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement)

## Section 106 report

The following information is presented in order to comply with the CIL Regulations (as amended in 2019) on the reporting of section 106 Agreements (s106) for the monitoring year 2023/24. It sets out how much s106 has been collected, where it has been allocated to and how it has been spent. It includes both monetary and non-monetary contributions. **Please note that in most cases education, libraries, fire and some transport contributions are paid to and are spent by West Sussex County Council (WSSC) and are therefore not included in this report. This information can be found [here](#).**

Table 1: Overview of section 106 contributions agreed, received and spent in 2023/24<sup>2</sup>

Description	Amount	Further Information
Total amount of money which may be provided under any planning obligations which were entered into during 2023/24 <sup>3</sup>	£2,081,035.33	The monies are not a guaranteed income source and should therefore not be relied upon for forecasting purposes as the payment is contingent upon relevant triggers set out in the section 106 agreement.
The total number of affordable housing units agreed under any planning obligations which were entered into during 2023/24	398 affordable housing units	These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.
Total amount of money under any planning obligations which was received during 2023/24 <sup>4</sup>	£676,163.46	Details are set out in the 'S106 received' section on pg. 17.
Total amount of money under any planning obligations which was received before 2023/24 which has not been allocated <sup>5</sup>	£599,164.65	Over £285,000 is required to be used to deliver Health projects - but is waiting to be formally 'allocated' for spending or passed on to an infrastructure provider <sup>6</sup> .
Total amount of money under any planning obligations which was allocated, but not spent, in 2023/24 <sup>7</sup>	£113,302.53	Details are set out in the 'S106 allocated and unspent' section on pg. 19.

<sup>2</sup> Note that this only includes contributions which relate to ADC, not WSSC

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

<sup>4</sup> Schedule 2, Paragraph 3(b)

<sup>5</sup> Schedule 2, Paragraph 3(c)

<sup>6</sup> Some of this funding has been allocated to a project since the end of the 23/24 monitoring year

<sup>7</sup> Schedule 2, Paragraph 3(e)



Total amount of money (received under any planning obligations) which was spent by the authority in 2023/24 <sup>8</sup>	£49,587.32	This includes transferring it to another body to spend (e.g. West Sussex County Council)
Total amount of money received (under any planning obligations) during any monitoring year which was retained at the end of 2023/24	£1,204,750.22	Of this amount, £364,644.85 has been 'allocated' to infrastructure projects.

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<sup>8</sup> Schedule 2, Paragraph 3(f)

## Monetary contributions agreed

In the monitoring year 2023/24:

- 376 planning applications were permitted, of which 14 were major applications
- Eleven applications contained signed section 106 agreements, including three deeds of variation (DoV)
- This is an increase from the two section 106 agreements signed in 2022/23

The table below provides more information on the monetary contributions which have been included in the section 106 agreements which were entered into by Adur District Council (ADC) in the 2023/24 monitoring year. These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.

**Table 2: Details of monetary contributions included in section 106 agreements entered into by ADC in 2023/24<sup>9</sup>**

Planning Ref	Site Address	Date of s106	Contribution	Purpose of contribution
AWDM/1314/22 <sup>10</sup>	Land East Of 3 Salt Marsh Road, Shoreham By Sea	18/05/2023	£300.00	S106 Monitoring Fee
			£95,886.00	Towards the provision or enhancement of public open space in Shoreham
AWDM/2039/22 <sup>11</sup>	69 - 75 Brighton Road, Shoreham By Sea	16/06/2023	£2,700.00	S106 Monitoring Fee
			£206,366.00	Refurbishment, improvement, replacement or expansion of Shoreham Health Centre or at another location within Adur District
			£328,750.00	Provision and/or improvement of off site public open space and/or recreation facilities

<sup>9</sup> Some transport contributions are sent directly to West Sussex County Council, so would not be reported as received by ADC in future years

<sup>10</sup> A copy of the s106 agreement can be found [here](#).

<sup>11</sup> A copy of the s106 agreement can be found in [Part 1](#), [Part 2](#) and [Part 3](#)

				within Adur District
			£57,720.00	Ongoing maintenance of off site public open space and/or recreation facilities
			Up to £17,483.00	Air quality monitoring and mitigation measures
AWDM/0323/19 <sup>12</sup>	Land South Of West Street And West Of Loose Lane, Sompting	04/08/2023	£3,900.00	S106 Monitoring Fee
			£431,709.00	A27 Highways Schemes Improvements
			£104,376.97	Improvements to the Sussex Police Service
			£100,000.00	Improvements to meet the needs of the Ball Tree Surgery or other local healthcare facility serving Lancing/Sompting parishes
			Up to £265,000	Provision of and/or improvements to community sports changing facilities at Sompting Recreation Ground
			Conditional Contribution	Adoptable Drainage Infrastructure
			£7,500.00	Inspections of the Public Open Space Works and the Adoptable Drainage Infrastructure
			Conditional	Public Open Space

<sup>12</sup> A copy of the s106 agreement can be found [here](#).

			Contribution	Area Maintenance
			Conditional Contribution	Play Area Maintenance
			Conditional Contribution	Sports Pitches Maintenance
			Conditional Contribution	Off Site affordable housing contribution in lieu
AWDM/0585/22 <sup>13</sup>	Land At 68 And South Of 68 To 86 Manor Hall Road, Southwick	06/09/2023	£1,200.00	S106 Monitoring Fee
			Conditional Contribution	Off Site affordable housing contribution in lieu
			£27,838.00	Provision and/or improvement of offsite formal play facilities and/or allotments
			£30,000.00	Provision of off-site public art within the ward of Eastbrook
AWDM/1856/21	Lorry And Car Park, Albion Street, Southwick	31/10/2023	£600.00	S106 Monitoring Fee
			£1,500.00	Monitoring the delivery of the travel plan
			£3,509.00	Sustainable transport projects within the Shoreham Harbour Transport Study
AWDM/1962/22 <sup>14</sup>	Land At Former 5 Brighton Road, Shoreham By Sea	16/11/2023	Conditional Contribution	Affordable Housing
			Conditional Contribution	Additional Affordable Housing

<sup>13</sup> A copy of the s106 agreement can be found [here](#).

<sup>14</sup> A copy of the s106 agreement can be found [here](#).

			Conditional Contribution	Air quality monitoring and mitigation measures
			£130,939.00	Improvements to the Kingston Beach Village Green
			£60,271.00	Refurbishment, improvement, replacement or expansion of Shoreham Health Centre or a new health hub for primary care.
AWDM/1315/22 <sup>15</sup>	Free Wharf, Brighton Road, Shoreham By Sea	06/03/2024	£3,900.00	S106 Monitoring Fee
			£41,793.22	Air quality monitoring and mitigation measures
			£44,233.70	Air quality monitoring and mitigation measures
			£93,043.30	Air quality monitoring and mitigation measures
			Conditional Contribution	Replacement or expansion of Shoreham Health Centre or a new integrated community hub facility
			Conditional Contribution	Replacement or expansion of Shoreham Health Centre or a new integrated community hub facility
			Conditional Contribution	Replacement or expansion of

<sup>15</sup> A copy of the s106 agreement can be found [here](#).

				Shoreham Health Centre or a new integrated community hub facility
			£38,000.00	Environmental improvement and mitigation measures
			Conditional Contribution	Additional Open Space Contribution

More details on the planning obligations contained in Table 2 can be found in the 'Case Study' section below.

During this monitoring year:

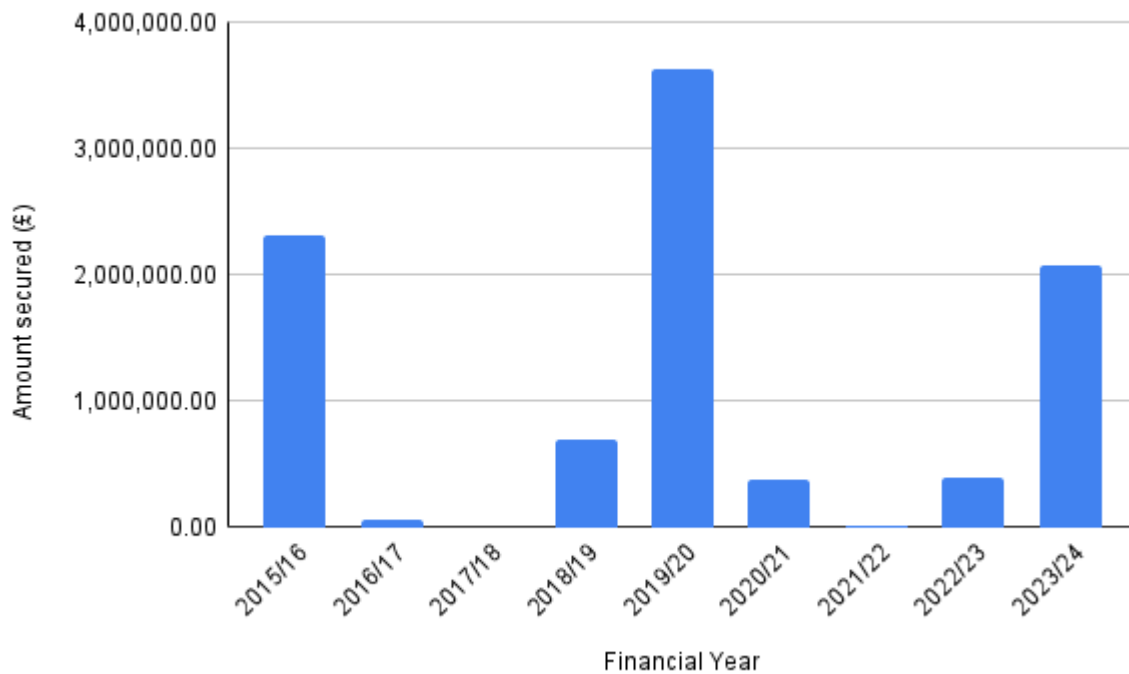
- A total of up to £2,081,035.33<sup>16</sup> was secured through s106 agreements by ADC
- The majority (35%) of these contributions relate to Open Space & Leisure

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<sup>16</sup> Note that this is a maximum amount that could be received and is dependent on a number of factors, including conditional contributions

The graph below indicates the amount of money secured through s106 agreements by ADC in previous years<sup>17</sup>.

Figure 2: Total potential value of section 106 financial contributions included in agreements entered into by ADC in each monitoring year<sup>18</sup>



<sup>17</sup> Note that some of the contributions may appear in multiple years where agreements have been varied under a Deed of Variation in subsequent years

<sup>18</sup> Note that this only includes contributions which relate to ADC, not WSCC

## Non-monetary contributions agreed

The table below sets out the non-financial contributions which have been included in s106 agreements entered into by ADC during 2023/24<sup>19</sup>. These will be secured and delivered at agreed points before, during or after the completion of the relevant developments.

**Table 3: Details of non-financial contributions included in section 106 agreements entered into by ADC during 2023/24**

Planning Ref	Site Address	Date of S106	Contribution	Details
AWDM/2039/22 <sup>20</sup>	69 - 75 Brighton Road, Shoreham By Sea	16/06/2023	At least 53 Affordable Dwellings	13 Intermediate Housing Units and 40 Affordable Rented Units or Social Rented Units to be provided on site
			Car Club	Up to 6 car club vehicles to be provided on site
			Footpaths	
			Public Art	To be provided on site
			Employment and Skills Plan	During the construction phase of the Development
AWDM/0323/19 <sup>21</sup>	Land South Of West Street And West Of Loose Lane, Sompting	04/08/2023	Public Open Space Areas	To be provided on site
			Pocket Park	To be provided on site
			Local Equipped Area of Play	To be provided on site
			Sports Pitches	To be provided on site

<sup>19</sup> Schedule 2, Paragraph 3(d)(i) - (ii)

<sup>20</sup> A copy of the s106 agreement can be found in [Part 1](#), [Part 2](#) & [Part 3](#).

<sup>21</sup> A copy of the s106 agreement can be found [here](#).



			30 Affordable Dwellings	22 Affordable Rent & 8 Intermediate Housing to be provided on-site
			30% Affordable Dwellings	75% as Affordable Rent & 25% as Intermediate Housing to be provided on-site
			Foot and cycle path	To be connected through to Decoy Farm
			Community Orchard	To be provided on site
AWDM/0585/22 <sup>22</sup>	Land At 68 And South Of 68 To 86 Manor Hall Road, Southwick	06/09/2023	7 Affordable Dwellings	5 Affordable Rent and 2 Shared Ownership to be provided on-site
AWDM/1962/22 <sup>23</sup>	Land At Former 5 Brighton Road, Shoreham By Sea	16/11/2023	5 Affordable Dwellings	Shared Equity Units or Shared Ownership Units to be provided on site
			Public Art	To be provided on site
			Heat Network	Connection to Shoreham Heat Network
			Car Club	2 Car Club Vehicles
			Footpath	Through the site
			Employment and Skills Plan	During the construction phase of the Development
			Public Right of Way Improvements	

<sup>22</sup> A copy of the s106 agreement can be found [here](#).

<sup>23</sup> A copy of the s106 agreement can be found [here](#).

AWDM/1315/22 <sup>24</sup>	Free Wharf, Brighton Road, Shoreham By Sea	06/03/2024	At least 176 Affordable Dwellings	To be provided on site
			Car Club	Up to 12 car club parking spaces to be provided on site

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

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<sup>24</sup> A copy of the s106 agreement can be found [here](#).

## Case Study - West Sompting Development

The contributions contained in the s106 agreement for AWDM/0323/19 relate to the application for up to 520 dwellings on land south Of West Street and west Of Loose Lane, between Worthing and Sompting. The application was granted in August 2023 upon the signing of the s106 agreement. This was a hybrid application, with the first part being full permission, and the rest outline permission. Therefore, there will be a further application(s) in due course, and potentially new s106 agreements. Plans also include community orchard / growing space, open space / recreation areas, provision of formal playing pitches, and ecological enhancements including improvements and extension to Cokeham Brooks Local Wildlife Site.

The s106 agreement includes the provision of 30 affordable housing units to be provided as part of Phase 1 on site. This equates to 30% of the Dwellings comprised in the Phase 1 and comprises 22 Affordable Rent units (2 x 1 bed, 12 x 2 bed, 6 x 3 bed and 2 x 4 bed) and 8 Intermediate Housing units (2 x 2 bed, 4 x 3 bed and 2 x 4 bed). There is also the obligation to provide 30% of the Dwellings in Phases 2 & 3 as Affordable Housing, of which 75% of these Dwellings are to be provided as Affordable Rent and 25% as Intermediate Housing. Should the developer be unable to conclude a binding contract with a registered provider (RP), they will be required to make an off-site affordable housing contribution.

The s106 agreement includes a financial contribution of over £400,000 towards A27 improvements. A £104,000 contribution to improve Sussex Police Service as well as a £100,000 contribution to improvements to local healthcare facilities serving Lancing or Sompting parishes are also included. There are also financial contributions to open space and leisure, such as up to £265,000 towards the provision of community sports changing facilities at Sompting Recreation Ground. The obligation to provide sports pitches as part of Phase 1 will help meet the demand for pitches in Adur.

Further contributions are to be made to West Sussex County Council (WSSCC), including to education, libraries and fire service provision. The developer will also undertake highway works at various trigger points of the development.

Figure 3: Phase 1 Landscape Masterplan (Credit: Persimmon Homes (Thames Valley))



## S106 received

The Council received a total of £676,163.46 in s106 contributions during 2023/24, which came from six developments. 64% of the contributions received relate to the provision of transport infrastructure in Adur. There were also two non-financial contributions received in the form of affordable housing and public open space.

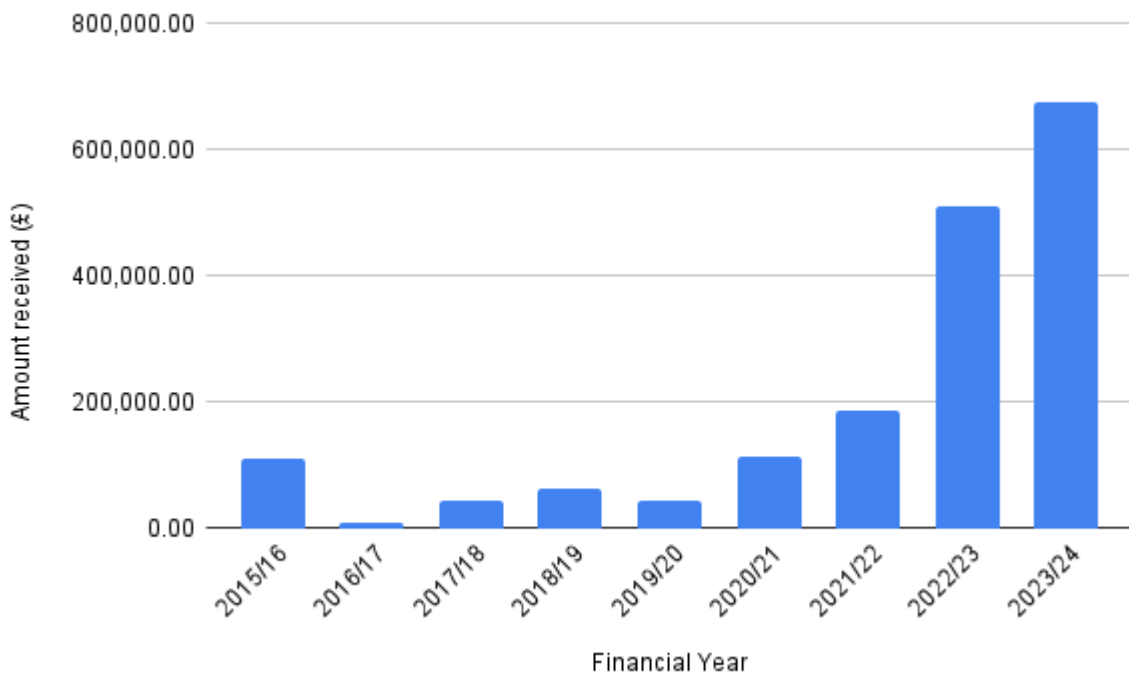
**Table 4: Section 106 contributions received by ADC during 2023/24<sup>25</sup>**

Planning Ref	Site Address	Amount of s106 received	Category of contribution
ADC/0287/09	Redundant West Part, Southlands Hospital, Upper Shoreham Road, Shoreham-by-Sea	Public Open Space	Land
		£27,938.74	Open Space and Leisure
AWDM/0961/17	Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing	40 Affordable Housing units	Affordable Housing
		£160,714.29	Health
AWDM/0323/19	Land South Of West Street And West Of Loose Lane, Sompting	£3,900.00	S106 Monitoring Fee
		£434,007.07	Transport and Travel
AWDM/1281/19	Mannings, Surry Street, Shoreham-By-Sea	£17,786.27	Open Space and Leisure
AWDM/0021/22	Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing	£2,400.00	S106 Monitoring Fee
AWDM/0585/22	Land At 68 And South Of 68 To 86 Manor Hall Road, Southwick	£1,215.67	S106 Monitoring Fee
		£28,201.42	Open Space and Leisure

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

<sup>25</sup> Note that this only includes contributions which relate to ADC, not WSCC

Figure 4: Total value of section 106 financial contributions received by ADC in each monitoring year



## S106 allocated and unspent

The total amount of s106 money (received under any planning obligations) which was allocated but not spent during 2023/24 for funding infrastructure was £113,302.53<sup>26</sup>. All of the s106 funds allocated in 2023/24 relate to open space and leisure improvements. A summary of the infrastructure projects and amount of money allocated to it are set out in the table below<sup>27</sup>. The 's106 funded projects - Case Studies' section below includes more information on some of the projects which have been allocated or received s106 funds.

Table 5: Summary of infrastructure projects allocated section 106 funds during 2023/24

Scheme Allocated to	Amount Allocated	Further Information
New Club House for Shoreham Rugby Club at Buckingham park	£9,157.27	
Replacement of the Play Area at Shadwells Road Open Space	£104,145.26	New play equipment at Shadwells Road in Lancing

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<sup>26</sup> Some of these funds may have previously been 'allocated' to infrastructure projects in previous years, which were not brought forward – hence the funds have been reallocated

<sup>27</sup> Schedule 2, Paragraph 3(g)

## S106 spent

The total amount of s106 money (received under any planning obligations) which was spent by ADC (including transferring it to another body to spend) in 2023/24 was £49,587.32. These funds were spent from obligations secured across several monitoring years. A summary of the infrastructure on which money has been spent is set out in the table below<sup>28</sup>.

**Table 6: Expenditure of section 106 funds by ADC during 2023/24, by category of infrastructure type<sup>29</sup>**

Category	Amount Spent
Open Space and Leisure	£39,567.32
Transport and Travel	£10,020.00

**Table 7: Summary of infrastructure projects receiving ADC section 106 funds during 2023/24<sup>30</sup>**

Planning Ref	Address	Category	Scheme	Amount Spent
SU/56/03	Sussex Wharf, Harbour Way, Shoreham-By-Sea	Open Space & Leisure	Maintenance of open space at Sussex Wharf	£2,505.74
AWDM/0205/12	Land South West Of New Monks Farm, Mash Barn Lane, Lancing	Open Space & Leisure	Feasibility / Consultation Programme at the Meads Recreation Ground	£10,872.00
		Open Space & Leisure	Buckingham Park Pavilion	£26,189.58
AWDM/0969/17	The Luxor Centre, Station Parade, South Street, Lancing	Transport & Travel	Transferred to WSCC	£10,020.00
<b>Total</b>				<b>£49,587.32</b>

<sup>28</sup> Schedule 2, Paragraph 3(h)(i)

<sup>29</sup> Note that this only includes contributions which relate to ADC, not WSCC

<sup>30</sup> Please note that some of these infrastructure projects are delivered by WSCC – therefore the funds may also appear in their IFS



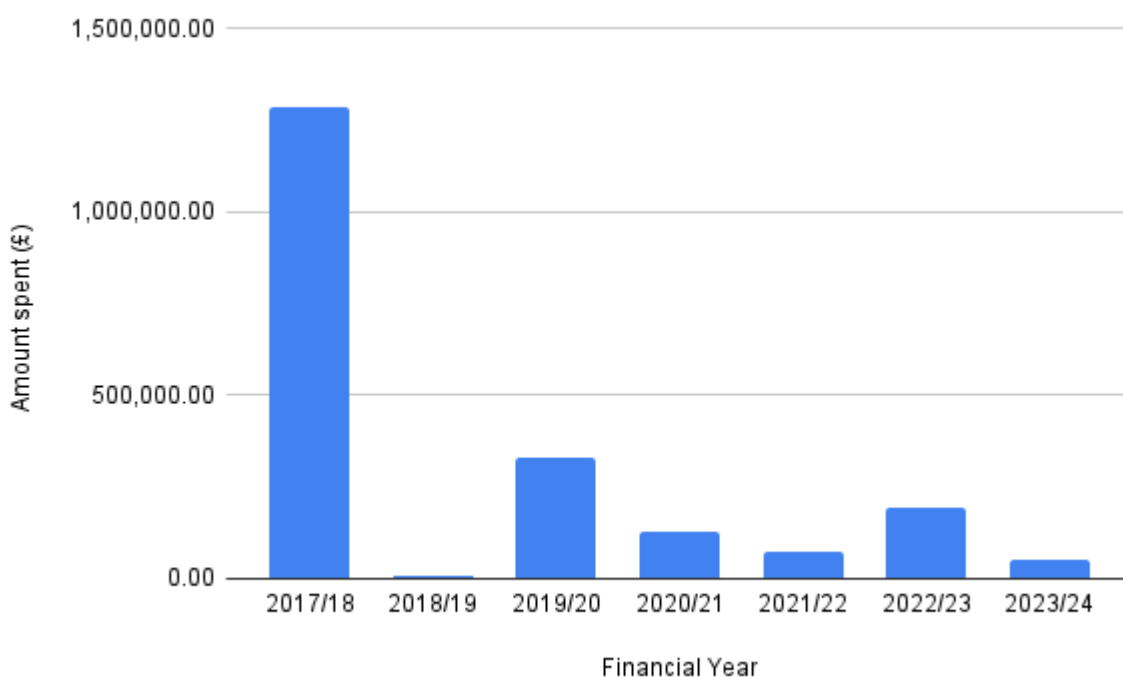
Note that these projects received S106 funds between 1st April 2023 and 31st March 2024, however the exact date is not recorded.

The 's106 funded projects - Case Studies' section below includes more information on some of the projects which have been allocated or received s106 funds.

ii) Amount of s106 money (received under planning obligations) which has been spent on repaying money borrowed, including interest <sup>31</sup> .	£0
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iii) Amount of s106 money (received under planning obligations) which has been spent in respect of monitoring <sup>32</sup> .	£0
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Figure 5: Total value of section 106 financial contributions spent by ADC in each monitoring year<sup>33</sup>



<sup>31</sup> Schedule 2, Paragraph 3(h)

<sup>32</sup> Schedule 2, Paragraph 3(h)

<sup>33</sup> Note that this only includes contributions which relate to ADC, not WSCC

## S106 retained

The total amount of s106 money received (under any planning obligations) during any monitoring year which was retained at the end of 2023/24 was £1,204,750.22. Of this, £90,465.06 has been retained for the purposes of longer term maintenance (known as a commuted sum)<sup>34</sup>.

**Table 8: Total value of section 106 financial contributions retained by ADC at the end of 2023/24<sup>35</sup>**

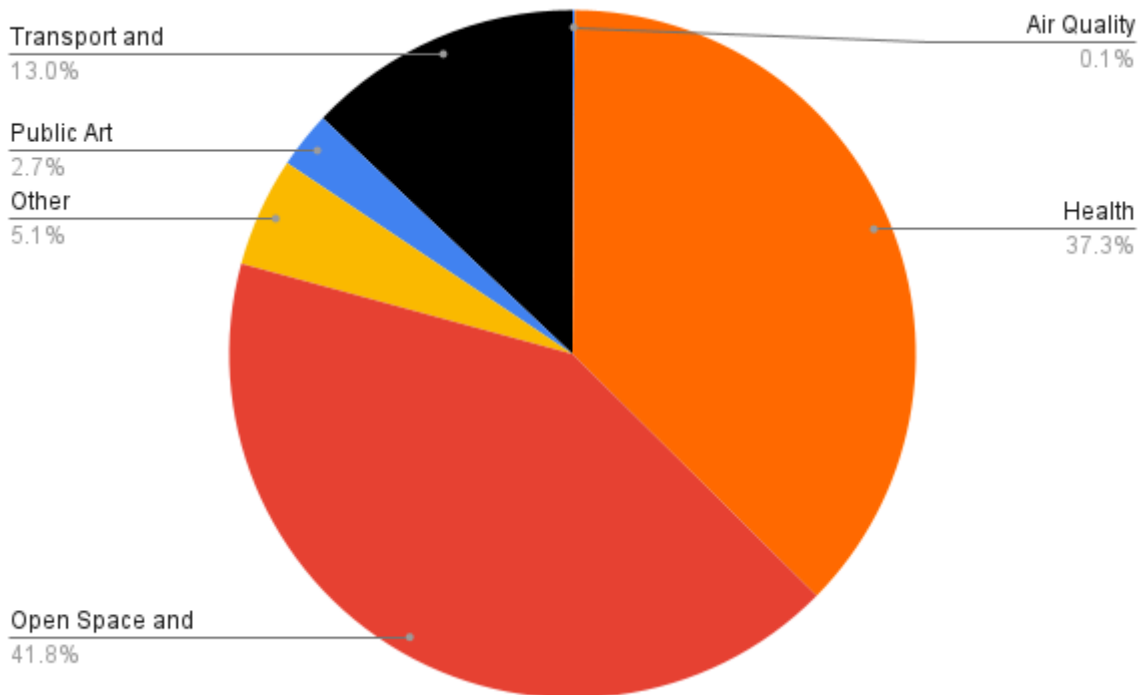
<b>Contribution Type</b>	<b>Amount of money retained and unallocated at the end of 2023/24</b>	<b>Amount of money allocated but unspent at the end of 2023/24</b>
Air Quality	£1,357.17	£0
Health	£446,901.75	£0
Open Space and Leisure	£220,426.11	£280,862.85
Other <sup>36</sup>	£61,610.00	£0
Public Art	£31,895.35	£0
Section 106 Monitoring Charges	£6,300.00	£0
Transport and Travel	£71,614.99	£83,782.00
<b>Total</b>	<b>£840,105.37</b>	<b>£364,644.85</b>

<sup>34</sup> Schedule 2, Paragraph 3(i)

<sup>35</sup> Note that this only includes contributions which relate to ADC, not WSCC

<sup>36</sup> 'To be used for whatever came forward as being most important'

Figure 6: Total value of section 106 financial contributions retained by ADC at the end of 2023/24, by contribution type



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

## S106 funded projects - Case Studies

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

### Open Space & Leisure – Shadwells Road Play Area

A total of around £100,000 of s106 funds are to be used to give a Lancing playground a much-needed upgrade. The play equipment at Shadwells Road open space will be replaced to create a playground that better serves the community and meets the needs of local children.

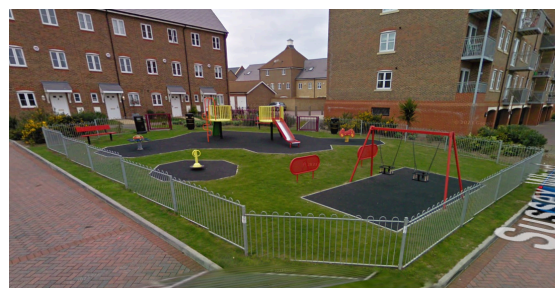


The s106 funds will be used to ensure that the new playground will be dynamic and inclusive, meeting the play needs of a wide range of age groups and featuring equipment to benefit children with a range of disabilities.

The decision to upgrade the park follows residents having their say on the community as part of the Lancing: Now and into the Future project which launched last year. Adur District Council park rangers consulted with locals, including those who use the play area, to ask them what kinds of play equipment they prefer. This will be the basis for the design of the new play area, and further consultation will be undertaken on the tendered designs as part of the overall selection process.

### Open Space & Leisure – Sussex Wharf Open Space Maintenance

Under the terms of the s106 agreement for the development of 289 dwellings, a doctors surgery, 17 employment units, 2 retail shops and riverside promenade at Sussex Wharf, Harbour Way, Shoreham-By-Sea (which was agreed in 2004), there was the obligation for the developer to provide an area of open space, including landscaped public garden and children's play area.



Alongside this provision, Adur District Council received a financial contribution of £50,000 towards the future maintenance of the public open space. The Council is currently spending a proportion of this money each year to ensure that the open space and play area is maintained to a high standard.

Where new open space is provided, the developer would be expected to provide the open space and either maintain the open space through a management company, or if the site is to be adopted by the Local Authority, then maintenance fees of at least 15 years will be included in the Section 106 legal agreement. This is set out in the 'Adur and Worthing Open Space Study 2019'; <https://www.adur-worthing.gov.uk/media/Media.159095.smxx.pdf>

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