

# Infrastructure Funding Statement

April 2022 to March 2023



Produced December 2023

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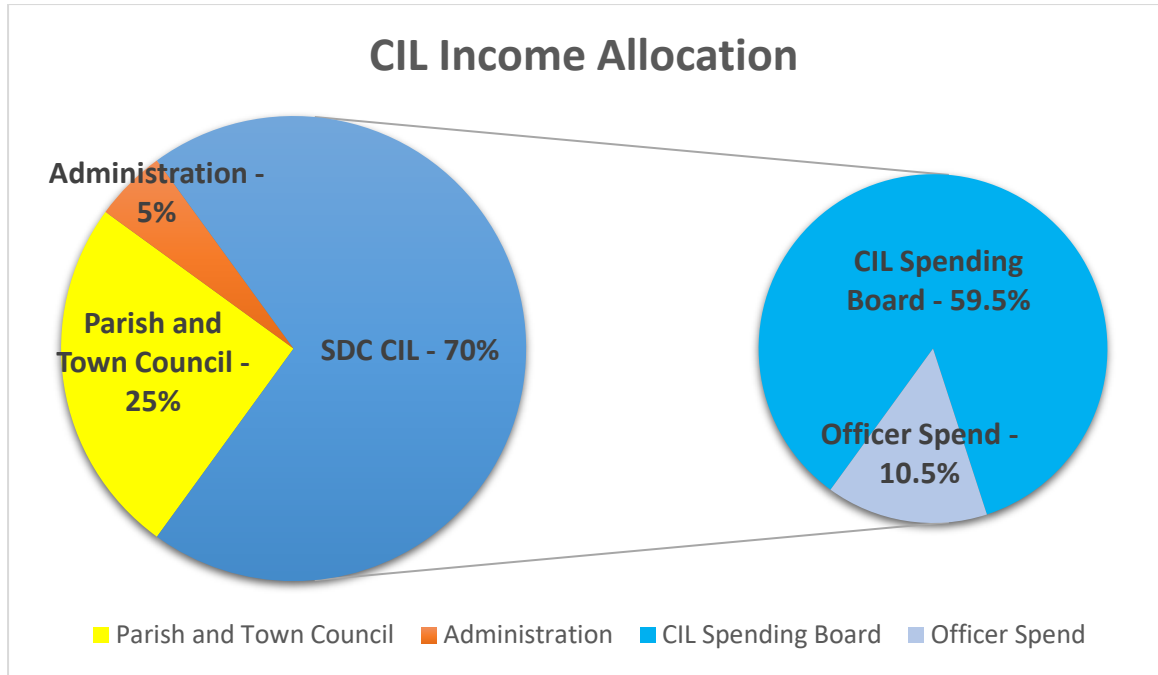
## 1.0 Introduction

- 1.1 This Infrastructure Funding Statement (IFS) is an annual report, required by Paragraph 9 of The Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019. The aim is to provide a structure for Local Authorities to report on monetary and non-monetary contributions sought and received from developers for the provision of infrastructure to support development in their area. This IFS looks at the monetary and non-monetary contributions sought and received in the Sevenoaks District.
- 1.2 The report covers the financial year between 1 April 2022 and 31 March 2023.
- 1.3 As with last year, this report includes the following:
- Details of the previous financial year on the Community Infrastructure Levy;
  - Details on the of the previous financial year on section 106 planning obligations;
  - Details of the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

## 2.0 CIL

- 2.1. Sevenoaks District Council has been a CIL (Community Infrastructure Levy) charging authority since 4 August 2014. From this date until March 2023, the Council has collected just over £14 million of CIL contributions.
- 2.2. CIL is a set charge in our CIL Charging schedule. This was adopted in February 2014 and has not yet been renewed. The CIL charges within the schedule are based on new floorspace of residential (C3 use Class) development, on supermarkets and superstores and also retail warehousing, within the Sevenoaks District. The charge is set to help fund the infrastructure needed to address the cumulative impact of development across our area. Our CIL Charging schedule, in line with the CIL regulations is set at a rate aimed to strike an appropriate balance between:
  - The desirability of funding from CIL (in whole or part) the actual and expected total cost of infrastructure required to support development of its area, taking into account other actual and expected sources of funding and;
  - The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.
- 2.3. With this in mind, there are 2 different charges for residential development across our District. Some areas charge £125 per m<sup>2</sup> and others £75 per m<sup>2</sup> to ensure that the development will still be viable.
- 2.4. Full details of our CIL charging schedule is available on our website, using the following link: [CIL Charging schedule](#)
- 2.5. Sevenoaks District Council has used its CIL monies to fund the “*the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area*’. The Spending of CIL monies is awarded through the Council’s CIL Spending Board. The CIL Spending Board was set up to consider bids for Community Infrastructure (CIL) funding. The Board comprises of 15 elected Members of the District Council, who are chosen according to political proportionality rules.
- 2.6. The Council’s CIL income is spent on the following:

## CIL Income Allocation



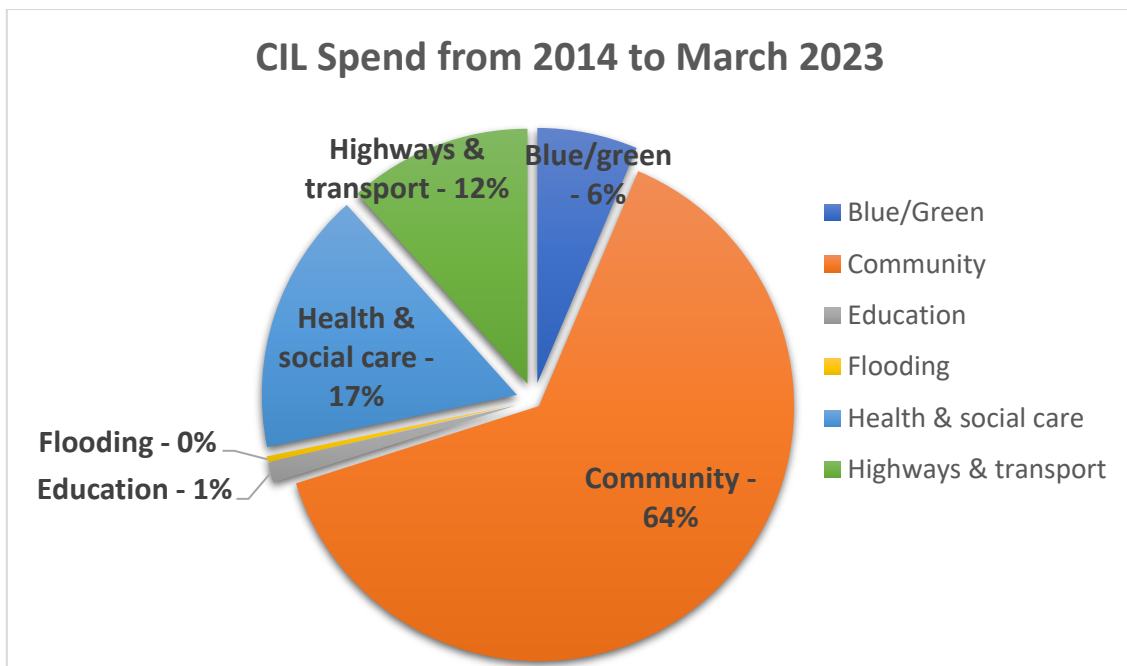
Percentage of CIL Income	CIL Income Allocation
70%	<p>Allocated to Sevenoaks District Council to spend on CIL projects.</p> <p>85% of this is allocated to infrastructure projects through the CIL Spending Board. This equates to 59.5% of the CIL income.</p> <p>15% of this is allocated to officers to spend outside of the CIL Spending process (to be agreed by the Portfolio Holder for Development &amp; Conservation by a Portfolio Holder Decision following consultation with the Leader, Chairman and Vice Chairman of CIL Spending Board). This equates to 10.5% of the CIL income. It should be noted however that this will not change the priorities for spending CIL.</p>
25%	<p>Allocated to Town and Parish Council's to spend on infrastructure. Part of this money can also be spent on, <i>"anything else that is concerned with addressing the demands that development places on an area"</i> (CIL Regulations 2010 as amended).</p> <p>Under the current CIL Legislation, a CIL Charging Authority must pass 15% of local receipts to the Parish or Town Council for the area where the CIL liable development takes</p>

Percentage of CIL Income	CIL Income Allocation
	<p>place, rising to 25% if the Parish or Town has a neighbourhood plan in place.</p> <p>In November 2015, The Council's Cabinet resolved that all Town and Parish Councils should receive the equivalent of 25% of the £125 per sq m residential CIL rate when chargeable development takes place in their area. This amount will be paid whether the CIL charge for the area is £75 per sq m or £125 per sq m.</p>
5%	Allocated to Sevenoaks District Council to spend on the administration of CIL.

2.7. More details as to the Governance of the Spending of CIL and the CIL Spending Board can be found in the Council's Constitution. Please use the following link:

[Council's Constitution](#)

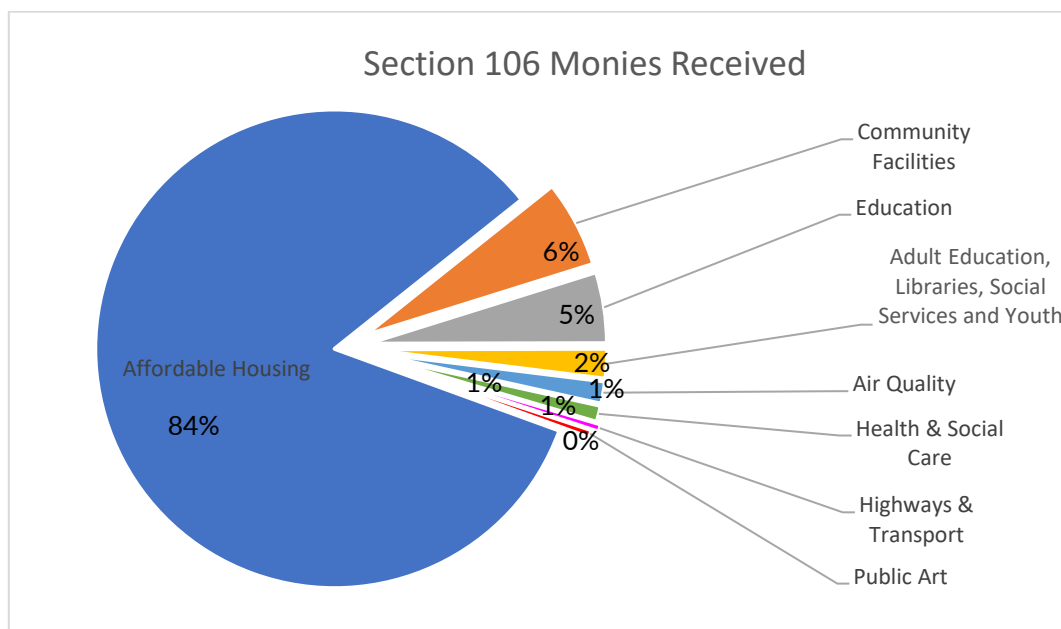
2.8. Looking historically at the CIL Spend since 2014, Sevenoaks District Council has awarded CIL to the following different categories of infrastructure projects through the CIL Spending Board:



### 3.0 Planning Obligations

3.1 Section 106 of the Town and Country Planning Act 1990 enables a Local Planning Authority to enter into a legal agreement (Planning Obligation) to mitigate the impact of a specific development, to make it acceptable in planning terms. Since the introduction of CIL, Sevenoaks District Council has agreed a number of such agreements, to secure some monetary and some non-monetary contributions which are site specific. In particular, Sevenoaks District Council has sought to secure a proportion of affordable housing from residential developments agreeing the amount and tenure through a legal agreement or a monetary contribution to secure or improve the capacity of affordable housing off site.

3.2 Looking historically at some of the contributions through Section 106s Agreements, looking at a period between 2011 and 2016 (as we have the best data over this period) we have secured the following:



## 4.0 Community Infrastructure Levy Report

- 4.1 In line with Legislation, a CIL charge is payable within 60 days of commencement of development. Sevenoaks District Council does not have an instalments policy.
- 4.2 The CIL Demand sets out the whole sum payable. It is important to note that the CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year, as it can take up to two years to be paid. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. To clarify, any such re-issued Notices are not double-counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year.

### 4.3 Headline figures:

<b>CIL Receipts and Expenditure</b>	<b>CIL Amount</b>
CIL invoiced (set out in Demand Notices) in 2022/23	£2,044,818.55
CIL receipts received in 2022/23	£1,794,872.58
CIL receipts that CIL regulations 59E and 59F applied to	£0
CIL expenditure in 2022/23	£584,217.60



## 5.0 CIL Infrastructure Expenditure 2022/23

5.1 Since 2018, the Sevenoaks District Council CIL Spending Board awarded CIL money to a number of projects. The following projects received their money in the 2022/23 financial year:

- **The Stag Theatre Solar Panels, Sevenoaks Town - £42,600**
- This project involved the installation of solar panels on the south facing roof of the Stag Theatre.

### Before

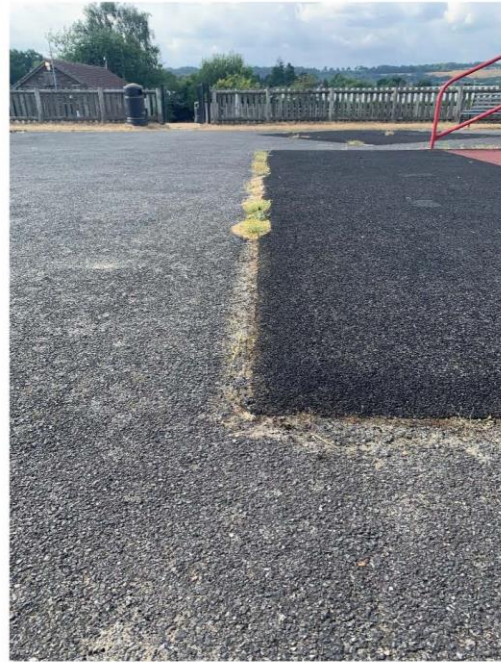


### After



- Refurbishment King George's Field playground, Westerham - £15,000
- The project involved the replacement of existing playground equipment and resurfacing the play area, with the addition of accessible and inclusive equipment.

## Before



## After



## 6.0 Other infrastructure funded by CIL in 2022/23

6.1 As you are aware, Sevenoaks District made the decision to equalise CIL payments to Parish and Town Councils across the District. The amount below is therefore the equalisation amount given by Sevenoaks District Council to the Town and Parish Councils in addition to that required through Regulation 59A or 59B of the Legislation. This also includes CIL awarded to Parish and Town Councils through the CIL Spending Board.

<b>Infrastructure Project/Type</b>	<b>CIL amount passed to Parish/Town Councils</b>
Parish & Town Council CIL – Equalisation (CIL B Payment)	£345,986.29
Parish and Town Council CIL – through the CIL Spending Board	£15,000
Parish & Town Council CIL passed under regulation 59A or 59B (CIL A Payment)	£328,190.19
<b>Total passed to Parish/Town Council</b>	<b><u>£689,176.48</u></b>

## 7.0 Other CIL expenditure in 2022/23

7.1 Sevenoaks District Council did not borrow any money during or before this period. Therefore, there is no infrastructure provided through borrowing and no repayments to declare.

7.2 Sevenoaks District Council spent the following on administrative expenses in 2022/23 and the amount expressed as a percentage of the total CIL received in 2022/23:

<b>Administration CIL</b>	<b>CIL Amount</b>
CIL spent on Administration	£58,993.32
CIL spent on Administration as percentage of total CIL received	3%

## 8.0 Other CIL expenditure relevant to CIL regulation 59E and 59F

8.1 These Regulations refer to where we have had to serve Notice and demand a recovery of CIL. Sevenoaks District Council has not had to do this, so the money recovered is zero.

8.2 Therefore, the infrastructure to which CIL receipts to which 59E and 59F applied have been allocated or spent is zero.

8.3 See table below for more details:

Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F	CIL Amount
summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
the total CIL receipts that regulations 59E and 59F applied to;	None
the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	None
summary details of any notices served in accordance with regulation 59E, including;	
the total value of CIL receipts requested from each parish council;	None
any funds not yet recovered from each parish council at the end of the reported year;	None
summary details of any notices served in accordance with regulation 59E, including—	

<b>Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F</b>	<b>CIL Amount</b>
CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	None
CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	None
CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	None
CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	None

## 9.0 CIL Receipts retained (allocated and unallocated)

- 9.1 Sevenoaks District Council allocate CIL funds through their CIL Spending Board. Some projects are awarded CIL straight away but with most, the CIL Spending Board will require a legal agreement to be entered into or the Board may put a condition on the awarding of CIL. So not all the money will be spent in the same year as it is awarded.

<b>The total amount of CIL receipts</b>	<b>CIL Amount</b>
Received prior to 2022/23, which had been allocated (to an infrastructure project or item), but not spent, by the end of 2022/23	£193,528.13
Collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£1,320,500
Received prior to 2022/23, which had not been allocated (to an infrastructure project or item) by the end of 2022/23	£193,528.13
Whenever collected including 2022/23, which were allocated	£3,290,680

<b>The total amount of CIL receipts</b>	<b>CIL Amount</b>
(whether allocated prior to or during 2022/23) but not spent during 2022/23	

9.2 Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including the financial year for 2022/23, have been allocated (but not spent) for the reported year and the amount allocated to each item:

<b>CIL Spending Board September 2022 Project</b>	<b>Amount of CIL Allocated (but not spent) for the reported year</b>
Swanley New Rugby Pitch and Associated Facilities	£60,000
Eynsford New Village Hall with associated car parking and improved football pitch	£260,000
Improvements to Weald Recreation Ground	£91,000
Edenbridge Health Hub Development	£600,000
Bradbourne Lakes Landscape Improvements	£251,900
<b>Total</b>	<b>£1,262,900</b>

## 10.0 The Infrastructure List

10.1 In accordance with Regulation 121A (a) requires the infrastructure funding statement to include:

*“a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”)”*

10.2 In considering the Sevenoaks District Council’s priorities for CIL Spending or planning obligations, we considered the following:

- What Sevenoaks District Council have spent CIL and Section 106 monies on in the past;
- The priorities we have already put in place for CIL Spending Board and Section 106 spending;
- The evidence in the Local Plan and the Infrastructure Delivery Plan as to what infrastructure should be prioritised.

You can see all this evidence provided in a report to the Council's Cabinet using the following link: [Infrastructure Funding Statement Cabinet Report-December 2023](#)

- 10.3 Further to the above, we have also considered Sevenoaks District Council's crucial corporate priorities that CIL funding can contribute towards.
- 10.4 Looking at all the evidence, Sevenoaks District Council agreed a set of criteria that infrastructure projects should be prioritised for funding if they meet them. These have been agreed to remain the same as last year and are laid out below:
- The projects fall with the infrastructure types/projects identified in the IFS report.
  - The projects have been identified in our Infrastructure Delivery Plan. (This ensures that the infrastructure prioritised supports the Local Plan).
  - The projects support and are clearly related to proposed or allocated development in the District. They therefore provide a strong link between development and the proposed project.
  - That there is a strong social, environmental or economic justification for the scheme.
  - That projects have not received CIL previously.
  - The scheme has support from infrastructure providers
  - That there is a need or it will be expected to be delivered within the next 5 years.
  - That it is identified as having a critical or high need where the project has to be delivered prior to any development to support it.
  - Where it is likely that the infrastructure project can be delivered within the plan period as there are little or no issues with funding or landownership.
  - Where there is a clear plan as to how the project would be funded.

### Infrastructure Funding Statement Priorities

- 10.5 With these criteria in mind, it has been agreed that the following projects are considered as a priority for funding for the next year:

#### 10.6 Highways and Transport

- Swanley transport improvement measures;
- Junction 3 M25 Swanley – improvements required to address increased capacity and accessibility for pedestrians;
- Improvements to bus services in and around Swanley;

- Junction improvements at Bat & Ball;
- Edenbridge junction improvements; and
- Edenbridge – sustainable transport improvements.

Note - This supports the preferred development strategy laid out in the Local Plan, which seeks to focus growth in existing settlements, including at higher densities.

#### 10.7 Utilities

- Badgers Mount water supply upgrades
- Swanley supply water upgrades

#### 10.8 Health and Social care

- Sevenoaks Urban Area: Additional GP capacity
- Swanley: Additional GP capacity and other community-based healthcare services
- Potential requirement for additional GP capacity in Westerham, West Kingsdown and New Ash Green / Hartley, however these need to be assessed further.
- To increase the capacity of Otford Health Services (related to Fort Halstead).

Note - This again supports the preferred development strategy laid out in the Local Plan, which seeks to focus growth in existing settlements, including at higher densities and provides infrastructure to support allocated sites.

#### 10.9 Affordable Housing:

The first priority should always be for developers to provide affordable units on site to and work with Housing Providers to identify the right number, size and tenure. However, when a financial contribution is sought through a section 106, it will be ring fenced and the priority will be to use the money to meet the Council's affordable housing objectives. The provision of affordable housing through monetary and non-monetary ways will remain to be spent using the following criteria (as laid out in the Council's Supplementary Planning Guidance: Affordable Housing):

- Provision of new affordable housing in the District via a Registered Provider of social housing (including adding to provision on development sites, new standalone schemes and existing property purchase);



- Initiatives to make better use of the existing stock (including tackling under occupation and fuel poverty where it enables better use to be made of the stock);
- Managing future needs for affordable housing, including homelessness prevention and benefit advisory services;
- Assisting those in housing need to access low cost home ownership;
- Supporting the development of rural exception sites to meet rural housing needs (for fully or partially exempted Parishes only as set out in Section 17 Housing Act 1996, Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) 1997 Order.

Apart from the provision of rural housing, funds will be used to meet affordable housing in a flexible way where it can be used most effectively across the District.

#### 10.10 Corporate Priorities

Projects which would contribute towards the Council's corporate objectives should remain a priority, particularly projects that support and facilitate the Council's commitment to tackling climate change and its health and wellbeing agenda.

#### 10.11 Broadband

Infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas will continue to be considered as a priority.

#### 10.12 Flooding

The Upper Darent Flood alleviation scheme is identified as a high priority through the IDP.

#### 10.13 Education

- Sevenoaks Urban Area: requirement for a new 3FE primary school
- Pedham Place or Edenbridge are identified as preferred locations for the requirement for 2 new 5FE secondary schools
- In/around Edenbridge: Requirement for the expansion of existing primary schools
- West Kingsdown: Requirement for the expansion of the existing primary school

## 11.0 Planning Obligations (Section 106)

11.1 Sevenoaks District Council do still negotiate and agree Section 106s but as we are a CIL Charging Authority, the Legal Agreements tend to be more site specific and secure infrastructure for the site or agree other conditions, that without them the development would not be acceptable.

11.2 Headline Figures:

### Monetary Contributions

<b>Total money provided, received and retained</b>	<b>Section 106 Amount</b>
<b>Total money to be provided</b> through planning obligations agreed in 2022/23	£1,129,234.85
<b>Total money received</b> through planning obligations (whenever agreed) in 2022/23	£263,308.93
<b>Total money</b> , received through planning obligations (whenever agreed), <b>spent</b> in 2022/23	£328,104.72
<b>Total money</b> , received through planning obligations (whenever agreed), <b>retained</b> at the end of 2022/23 (excluding “commuted sums” for longer term maintenance).	£1,203,631.99
<b>Total money</b> , received through planning obligations (whenever agreed), <b>retained</b> at the end of 2022/23 as “commuted sums” for longer term maintenance.	£1,203,631.99

### Non-Monetary Contributions

<b>Total number of affordable housing units to be provided</b> through planning obligations agreed in 2022/23	23
<b>Total number of school places for pupils to be provided</b> through planning obligations agreed in 2022/23	0

## 12.0 Section 106 Infrastructure expenditure in 2022/23

12.1 As Sevenoaks District Council is a CIL Charging Authority, Section 106s mainly secure affordable housing on specific sites. Over this financial year, in addition to affordable housing, we have secured travel plan and public rights of way financial contributions and provision of bus service and Community Benefit Plan for the District and West Kingsdown in particular for non-monetary contributions.

12.2 Please see below a summary of the infrastructure and projects funded by Planning Obligations in 2022/23:

Infrastructure Project/Type	Planning Obligation receipts spent
PSL offer to landlords (2020/21)	£6288.72
Rural surveys 5-year programme (2020/21)	£14,200
Refurbishment of Vine Court Road 37 (2019/21) and 10 (2022/23)	£134,500
Refurbishment of Vine Court Road 37 (2019/21)	£134,500
<b>Affordable housing total</b>	<b>£289,488.72</b>
Electric Vehicle Infrastructure study	£17,000
Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan	£11,000
Public Art- Blighs Meadow	£10,616
<b>Non affordable housing total:</b>	<b>£38,616</b>
<b><u>Total Amount:</u></b>	<b><u>£328,104.72</u></b>

## 13.0 Other expenditure of Section 106 Receipts in 2022/23

13.1 Sevenoaks District Council has not spent in 2022/23 anything on repaying money borrowed. They therefore owe no repayments or need to pay any

interest. They therefore cannot provide details of the items of infrastructure which that money was used to provide (wholly or in part).

- 13.2 Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2022/23 in respect of monitoring (including the preparation of the section 106 report for this Infrastructure Funding Statement) in relation to the delivery of planning obligations:  
£14,066.25

## 14.0 Section 106 receipts retained (allocated and unallocated)

- 14.1 The total amount of money, received through planning obligations prior to 2022/23, *which had not been allocated* (to an infrastructure project or item) by the end of 2022/23: £207,983.06
- 14.2 The total amount of money, received under any planning obligation in any year, *which had been allocated* (to an infrastructure project or type) but not spent by the end of 2022/23: £909,733
- 14.3 Summary details of the infrastructure projects or items to which receipts from planning obligations, whenever collected including 2022/23, have been allocated (but not spent) and the amount allocated to each item:

<b>Infrastructure Project/Type</b>	<b>Planning Obligation receipts allocated</b>
Changing Spaces incentive grant	£55,000
Quercus Housing 27-37 High Street	£850,000
Rural surveys programme	£4733
<b><u>Total Amount</u></b>	<b><u>£909,733</u></b>

## 15.0 Section 278 Agreements Report

The matters which may be included in the section 106 report for each reported year are:

a)	summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,	£0
b)	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	Information not provided

## 16.0 Conclusion

- 16.1 It is hoped that this report provides a clear presentation of the monetary and non-monetary provisions that Sevenoaks District Council has sought, secured, allocated or spent over the financial year of 2022/23.
- 16.2 The Council will continue to monitor and review its infrastructure needs and priorities for the next financial year.