

Infrastructure Funding Statement

April 2024 to March 2025



Produced December 2025

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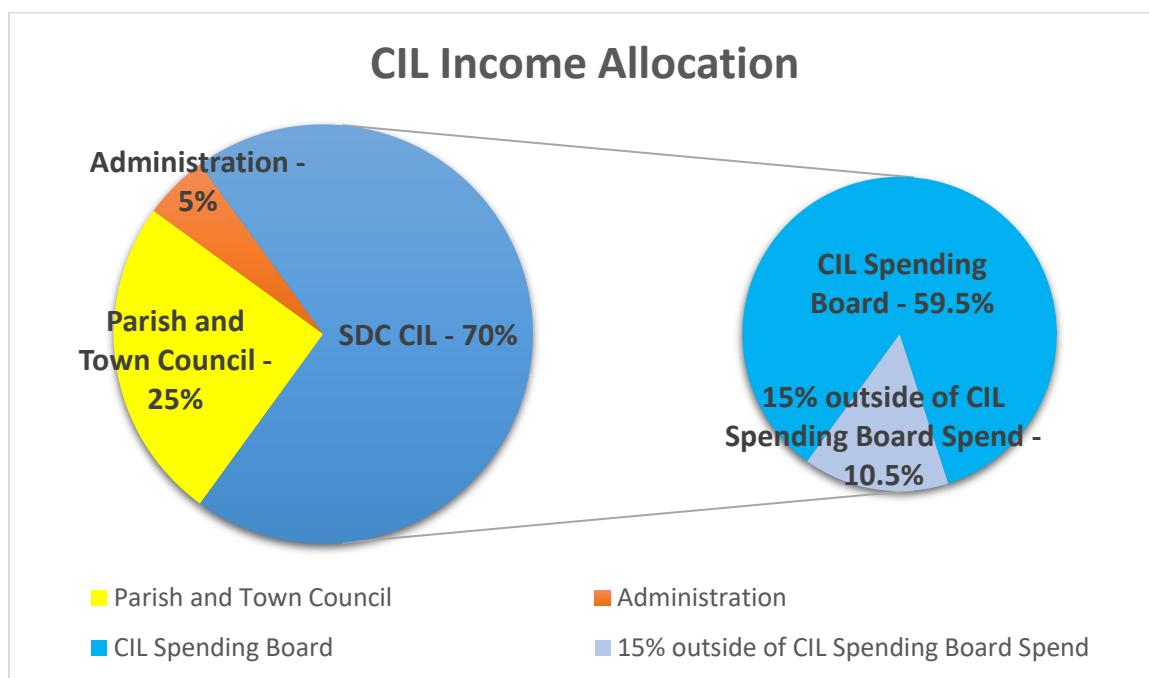
1.0 Introduction

- 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 2024 and 31 March 2025.
- 1.3 As with last year, this report includes the following:
- Details of the previous financial year on the Community Infrastructure Levy;
 - Details of the previous financial year on Section 106 planning obligations; and
 - 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 2025, the Council has collected just over £19 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. We are reviewing our CIL Charging Schedule, which will enable us to review the types and sizes of development that should contribute to infrastructure, and whether the most appropriate route is via CIL or Section 106. This work is ongoing and will develop in tandem with the emerging Local Plan.
- 2.3. The CIL charges within the schedule are based on new floorspace of residential (C3 use Class) development, 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 at striking 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.
- 2.4. With this in mind, there are 2 different charges for residential development across our District. Some areas charge £125 per m² and others £75 per m² to ensure that the development will still be viable.
- 2.5. Full details of our CIL charging schedule are available on our website, using the following link: [CIL Charging schedule](#)
- 2.6. Sevenoaks District Council uses its CIL monies to fund *“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 15 elected Members of the District Council, who are chosen according to political proportionality rules.

2.7. The Council's CIL income is spent on the following:



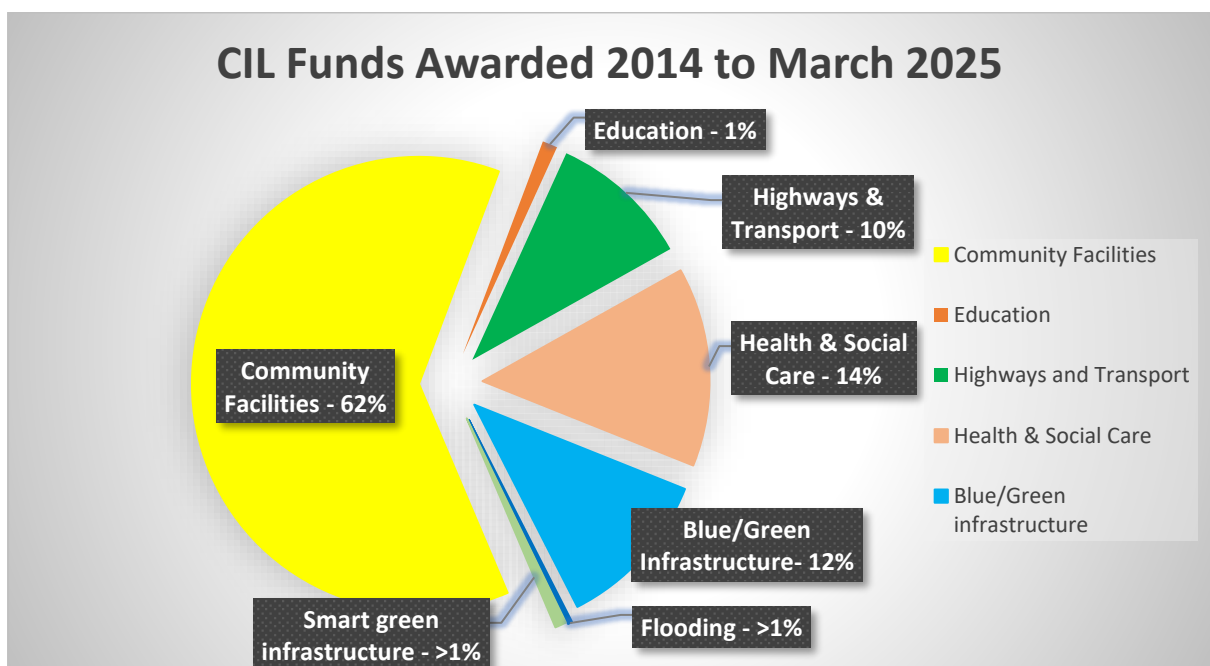
Percentage of CIL Income	CIL Income Allocation
70%	<p>Allocated to Sevenoaks District Council to spend on CIL projects.</p> <p>85% of this is allocated to infrastructure projects through the CIL Spending Board. This equates to 59.5% of the CIL income.</p> <p>15% of this is allocated to officers to spend outside of the CIL Spending process (to be agreed by the Portfolio Holder for Development & Infrastructure by a Portfolio Holder Decision following consultation with the Leader, Chairman and Vice Chairman of CIL Spending Board).</p> <p>This equates to 10.5% of the CIL income. However, it should be noted that this will not change the priorities for spending CIL.</p>
25%	<p>Allocated to Town and Parish Councils 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>

Percentage of CIL Income	CIL Income Allocation
	<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 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.

- 2.8. 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:

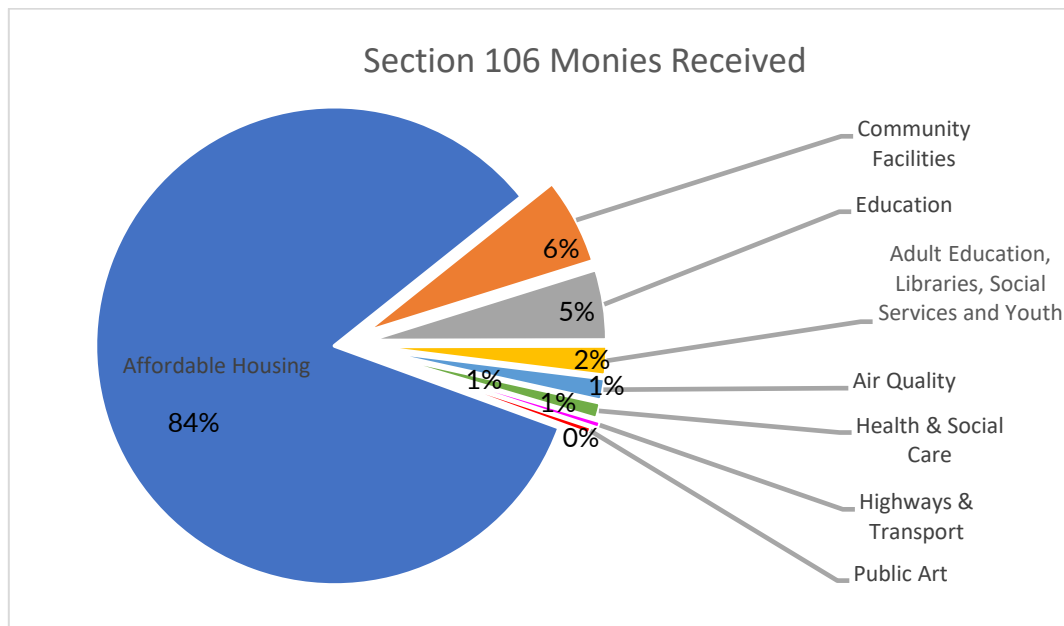
[Council's Constitution](#)

- 2.9. 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 and 15% outside of the CIL spending Board spend:



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 the 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:

CIL Receipts and Expenditure	CIL Amount
CIL invoiced (set out in Demand Notices) in 2024/25	£3,104,469.27
CIL receipts received in 2024/25	£3,752,237.06
CIL receipts that CIL regulations 59E and 59F applied to	£0
CIL expenditure in 2024/25	£1,011,611.61

5.0 CIL Infrastructure Expenditure 2024/25

5.1 Since 2018, the Sevenoaks District Council CIL Spending Board has awarded CIL money to several projects. The following projects received their money in the 2024/25 financial year:

1) Sevenoaks Wildlife Reserve redevelopment project- £250,000

The project is to improve the visitor facilities and safeguard biodiversity at Sevenoaks Wildlife Reserve. The improvements include refurbishing the visitor centre to provide a new cafe, retail and event spaces, improved toilets, an outdoor seating area, play area, a resurfaced car park with increased capacity and upgraded interpretation.



2) West Kingsdown Village Hall Car Park - £17,000

The project was for the refurbishment of West Kingsdown Village Hall Car Park. The improvements included resurfacing the car park to be even and the use of more resilient materials to prevent the hall from flooding in future.



3) Orchards Academy Sports Hall and Facilities – £158,000

This project was originally intended to deliver an improved sports hall and associated facilities at Orchards Academy in Swanley. Following a successful CIL grant, the Department for Education agreed to undertake a full redesign and rebuild of the entire school site. This enabled the construction of a new, fit-for-purpose sports hall for the school, with additional provision for wider community use outside school hours.



- 5.2 15% of the CIL money allocated to the CIL Spending Board is set aside to spend outside of the timescales of the CIL Spending Board, subject to meeting a set of strict criteria. The following projects received their money in the 2024/25 financial year:

**1) Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan (LCWIP)
Route 6: Kemsing to Otford and Seal Extension - £4,740**

Feasibility and design work were previously completed for Sevenoaks Urban Area LCWIP Route 6, which connects Otford with Sevenoaks Town via Seal. During stakeholder engagement, a need was identified to extend the route north to Kemsing. This project therefore assessed the feasibility of a walking, wheeling, and cycling link connecting Kemsing with Otford and Seal, building on the existing Otford–Sevenoaks route.

2) Sevenoaks Indoor Bowls Club Solar Panels - £75,000

This project was for the installation of solar panels at Sevenoaks Indoor Bowls Club. This will reduce the club's CO2 emissions by 33 tonnes every year and secure the club's future as a key community asset, supporting people's physical and mental health, including those with disabilities, and expanding membership and offering e.g. other community groups using the space

6.0 Other infrastructure funded by CIL in 2024/25

- 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.

Infrastructure Project/Type	CIL amount passed to Parish/Town Councils
Parish & Town Council CIL passed under regulation 59A or 59B (CIL A Payment)	£258,339.74
Parish & Town Council CIL – Equalisation (CIL B Payment)	£253,321.80

Infrastructure Project/Type	CIL amount passed to Parish/Town Councils
Parish and Town Council CIL – through the CIL Spending Board	£17,000
Total passed to Parish/Town Council	<u>£528,661.54</u>

7.0 Other CIL expenditure in 2024/25

- 7.1 Sevenoaks District Council did not borrow any money during or before this period. Therefore, there was no infrastructure provided through borrowing and no repayments to declare.
- 7.2 Sevenoaks District Council spent the following on administrative expenses in 2024/25, and the amount expressed as a percentage of the total CIL received in 2024/25:

Administration CIL	CIL Amount
CIL spent on Administration	£64,378.13
CIL spent on Administration as a percentage of total CIL received	2%

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—	
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 are retained at the end of the reported year;	None

Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F	CIL Amount
CIL receipts from previous years to which regulation 59E or 59F applied are 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.

The total amount of CIL receipts	CIL Amount
Received prior to 2024/25, which had been allocated (to an infrastructure project or item), but not spent, by the end of 2024/25	£0
Collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£75,000
Received prior to 2024/25, which had not been allocated (to an infrastructure project or item) by the end of 2024/25	£1,097,330.18
Whenever collected, including 2024/25, which were allocated (whether allocated prior to or during 2024/25) but not spent during 2024/25	£1,888,180

- 9.2 Summary details of the infrastructure projects or items to which CIL receipts, whenever collected, including the financial year for 2024/25, have been allocated (but not spent) for the reported year and the amount allocated to each item: N/A

10.0 The Infrastructure List

- 10.1 In accordance with Regulation 121A (a), the infrastructure funding statement is required 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 Sevenoaks District Council's priorities for CIL Spending and planning obligations, we considered the following:

- What Sevenoaks District Council has 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; and
- The evidence in the Local Plan and the Infrastructure Delivery Plan as to what infrastructure should be prioritised.

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 has agreed a clear set of criteria for prioritising infrastructure projects for funding. These criteria are proposed to remain unchanged from last year, and are set out below:

- That the project falls within the infrastructure types/projects identified in the IFS report;
- That the project has been identified in the Council's Infrastructure Delivery Plan. (This ensures that the infrastructure prioritised supports the Local Plan);
- That the project supports and is clearly related to proposed or allocated development in the District. It therefore provides a strong link between development and the proposed project;
- That there is a strong social, environmental or economic justification for the project;
- That the project has not received CIL previously;
- That the project has support from the relevant infrastructure providers;
- That there is a need for the project, 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 land ownership; and/or
- Where there is a clear plan as to how the project would be funded.

Infrastructure Funding Statement Priorities

- 10.5 The Council maintains a broad list of infrastructure priorities to be funded through developer contributions. The appropriate funding mechanism (Section 106, CIL, or other sources) depends on the nature of the project, statutory requirements, and site-specific impacts.
- 10.6 With the criteria listed in 10.4 in mind, it has been agreed by [Portfolio Holder decision](#) that the following projects are considered as a priority for funding for the next year:

	Infrastructure Type	Projects
1	Flooding	<ul style="list-style-type: none"> Upper Darent Flood alleviation scheme
2	Highways and Transport	<ol style="list-style-type: none"> Swanley transport improvement measures; Junction 3 M25 Swanley – improvements required to address increased capacity and accessibility for pedestrians, cyclists and buses; Improvements to bus services in and around Swanley; Edenbridge junction improvements; Edenbridge – sustainable transport improvements; and Development of the Otford to Sevenoaks walking, wheeling and cycling route (Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan Route 1), including any preparatory work.
3	Utilities	<ol style="list-style-type: none"> Edenbridge: clean water and local sewerage network capacity; Swanley: water supply and waste water upgrades; Hextable: water supply and waste water upgrades; Pedham Place area: water supply and waste water upgrades; Horton Kirby and South Darent water supply upgrades Central and northern Sevenoaks waste water upgrades; West Kingsdown waste water upgrades; and New Ash Green waste water upgrades.
4	Health and Social Care	<ol style="list-style-type: none"> Sevenoaks Urban Area:

	Infrastructure Type	Projects
		<ul style="list-style-type: none"> • Potential requirement for additional primary care and community health capacity; Sevenoaks Hospital site to be considered as part of this. • Potential requirement to address community services impact from Northern Sevenoaks growth alongside Sevenoaks Urban Area growth. <p>2. Northern Sevenoaks (Halstead, Otford, Kemsing):</p> <ul style="list-style-type: none"> • Potential requirement for GP provision to address gaps in coverage, noting no general practice currently serving Pratts Bottom. <p>3. Swanley & Hextable:</p> <ul style="list-style-type: none"> • Potential requirement for additional capacity to address existing constraints and planned growth. • Potential requirement for primary care and community health services (likely to include existing need and future growth). <p>4. Pedham Place area:</p> <ul style="list-style-type: none"> • Potential requirement for healthcare service delivery solution for Swanley and Pedham combined if the site is allocated. • Potential requirement for a dedicated facility to be secured through planning obligations. <p>5. Edenbridge:</p> <ul style="list-style-type: none"> • Potential requirement for additional capacity at Edenbridge Memorial Health Centre to accommodate growth over the plan period for general practice and community services. <p>6. New Ash Green & Hartley:</p> <ul style="list-style-type: none"> • Potential requirement for additional GP capacity to address growth and existing service pressures.
5	Affordable Housing	<ul style="list-style-type: none"> • The income will be spent in accordance with the appropriate legal agreements and portfolio holder discussions.
6	Corporate Priorities	<ul style="list-style-type: none"> • Projects contributing towards the Council's corporate objectives, particularly those supporting the Council's

	Infrastructure Type	Projects
		commitment to tackling climate change and its health and wellbeing agenda.
7	Education	<p>1. Primary provision:</p> <ul style="list-style-type: none"> Anticipated requirement for additional primary school places (either through the expansion of existing schools and/or provision of new) in the planning areas of Sevenoaks, Swanley, Edenbridge, Sevenoaks Rural North and Hartley New Ash Green. <p>2. Secondary provision:</p> <ul style="list-style-type: none"> Anticipated requirement for new secondary schools in the planning areas of Swanley/Rural North and Edenbridge.
8	Broadband	<ul style="list-style-type: none"> Infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas.

10.7 Further to the above, and in the context of Local Government Reorganisation that will be coming in the next few years, the Council recognises the importance of future-proofing its facilities to serve all communities. While supporting a broad range of infrastructure delivery, the Council will also seek to prioritise developer contributions towards improvement projects that secure and enhance its own assets, ensuring they remain fit for purpose within any new governance arrangements. This is a crucial commitment – it's about protecting what we have, strengthening it for the future, and making sure our communities continue to be well served, whatever changes lie ahead.

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

Total money provided, received and retained	Section 106 Amount
Total money to be provided through planning obligations agreed in 2024/25	£5,204,923.16
Total money received through planning obligations (whenever agreed) in 2024/25	£409,809
Total money received through planning obligations (whenever agreed), spent in 2024/25	£563,370
Total money received through planning obligations (whenever agreed), retained at the end of 2024/25 (excluding “commuted sums” for longer-term maintenance).	£207,124.3
Total money received through planning obligations (whenever agreed), retained at the end of 2024/25 as “commuted sums” for longer-term maintenance.	£207,124.3 ¹

Non-Monetary Contributions

Planning Obligations – Non-Financial Contributions	Total
Total number of affordable housing units to be provided through planning obligations agreed in 2024/25	330 ²

¹ The Council does not hold any commuted sums for long-term maintenance. All retained planning obligation funds are allocated for infrastructure provision, including payments in lieu of on-site delivery.

² Planning application 22/00512/OUT specifies affordable housing as a percentage formula (e.g., “no less than 40% of total units will be affordable housing”). An indicative figure of 320 has been included in the total based on

Planning Obligations – Non-Financial Contributions	Total
Total number of school places for pupils to be provided through planning obligations agreed in 2024/25	The Council does not hold data on the number or type of school places linked to planning obligations for this reporting period. Contributions are secured as financial sums and transferred to the education authority, which applies them to meet pupil demand.

12.0 Section 106 Infrastructure expenditure in 2024/25

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 non-monetary contributions such as car club provision and open space.

12.2 Please see below a summary of the infrastructure and projects funded by Planning Obligations in 2024/25:

Infrastructure Project/Type	Planning Obligation receipts spent
West Kent Housing Association (WKHA) Local Authority Housing Fund programme	£400,409
Refurbishment of traveller pitches	£128,377
Changing Spaces incentive grant	£19,744
Local housing needs survey programme	£7,500
Affordable housing total	£556,030
Ashdown Forest Strategic Access Management and Monitoring	£2,340
Air Quality Monitoring Equipment	£5,000

the approved unit count of the planning application. These estimates are subject to change at reserved matters or subsequent variations.

Infrastructure Project/Type	Planning Obligation receipts spent
Non-affordable housing total:	£7,340
Total Amount:	<u>£563,370</u>

13.0 Other expenditure of Section 106 Receipts in 2024/25

- 13.1 Sevenoaks District Council has not spent anything in 2024/25 on repaying money borrowed. We therefore owe no repayments or need to pay any interest. We therefore cannot provide details of the items of infrastructure 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 2024/25 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: £9,400

14.0 Section 106 receipts retained (allocated and unallocated)

- 14.1 The total amount of money received through planning obligations prior to 2024/25, which had not been allocated (to an infrastructure project or item) by the end of 2024/25: £196,792.51
- 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 2024/25: £34,500
- 14.3 Summary details of the infrastructure projects or items to which receipts from planning obligations, whenever collected, including 2024/25, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Project/Type	Planning Obligation receipts allocated
Development of the Otford to Sevenoaks walking, wheeling and cycling route (Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan Route 1), including any preparatory work.	£15,000

Infrastructure Project/Type	Planning Obligation receipts allocated
Empty homes possible works in default	£3,500
Potential WKHA purchase	£16,000
<u>Total Amount:</u>	<u>£34,500</u>

15.0 Conclusion

- 15.1 This report aims to provide a clear and transparent overview of the monetary and non-monetary contributions that Sevenoaks District Council has sought, secured, allocated, or spent during the 2024/25 financial year.
- 15.2 Looking ahead, the Council will continue to monitor infrastructure needs and review priorities to ensure that funding and delivery remain aligned with the District's growth in the next financial year.