

Infrastructure Funding Statement

April 2023 to March 2024



Produced December 2024

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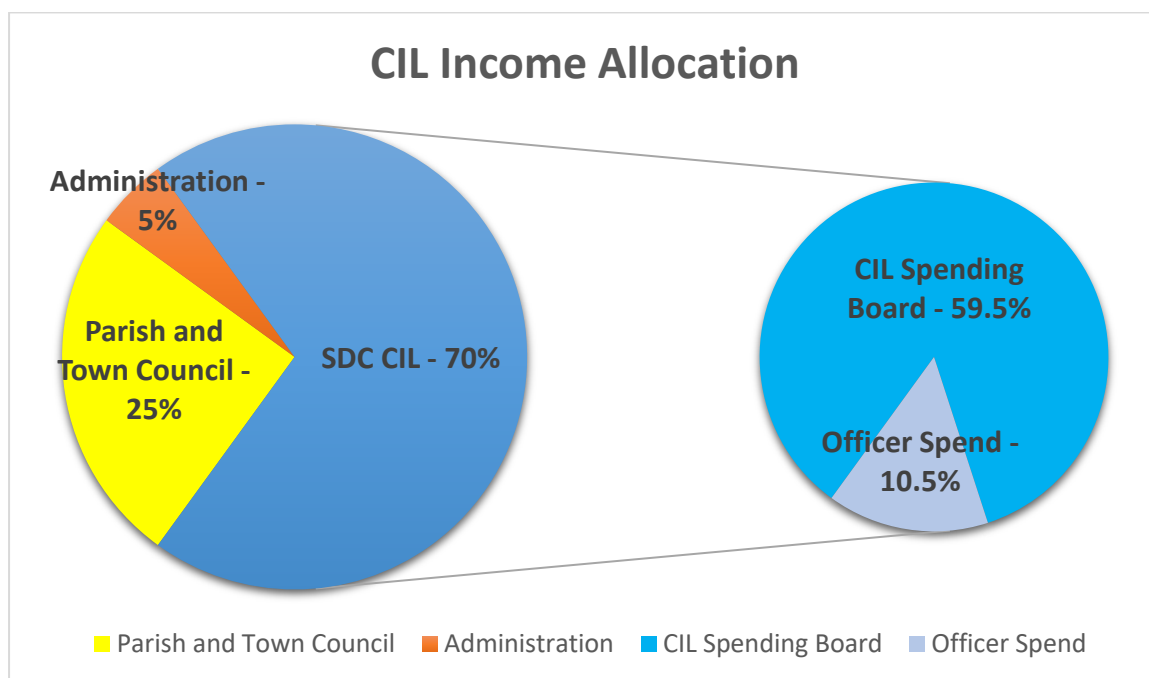
1.0 Introduction

- 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 2023 and 31 March 2024.
- 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 2024, the Council has collected just over £16 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 have begun work on 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 has used 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 of 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:



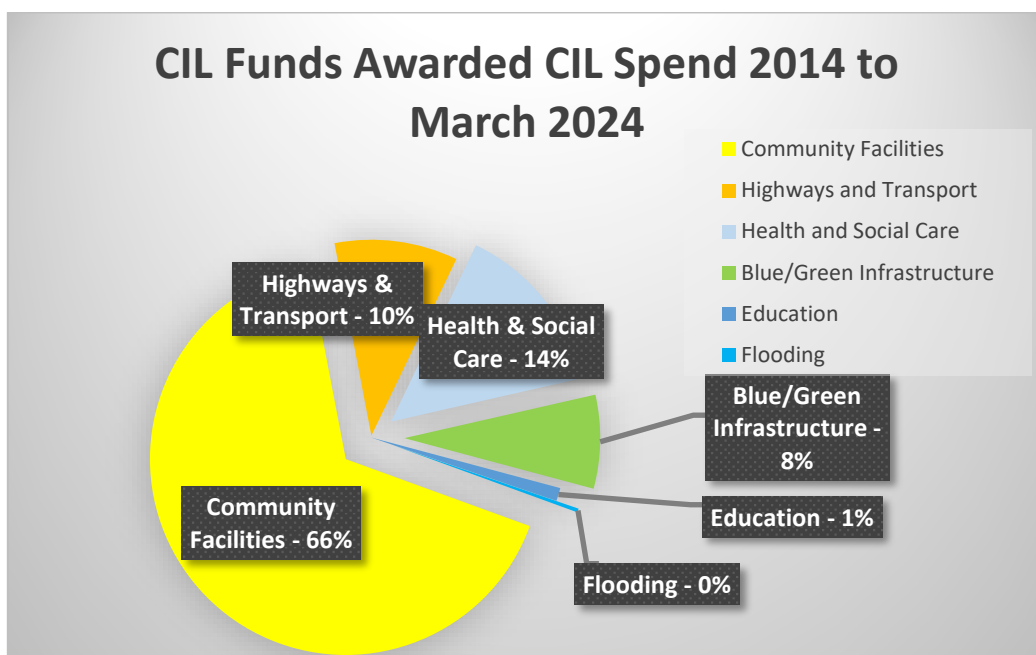
Percentage of CIL Income	CIL Income Allocation
70%	<p>Allocated to Sevenoaks District Council to spend on CIL projects.</p> <p>85% of this is allocated to infrastructure projects through the CIL Spending Board. This equates to 59.5% of the CIL income.</p> <p>15% of this is allocated to officers to spend outside of the CIL Spending process (to be agreed by the Portfolio Holder for Development & Conservation 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. It should be noted however 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](#)

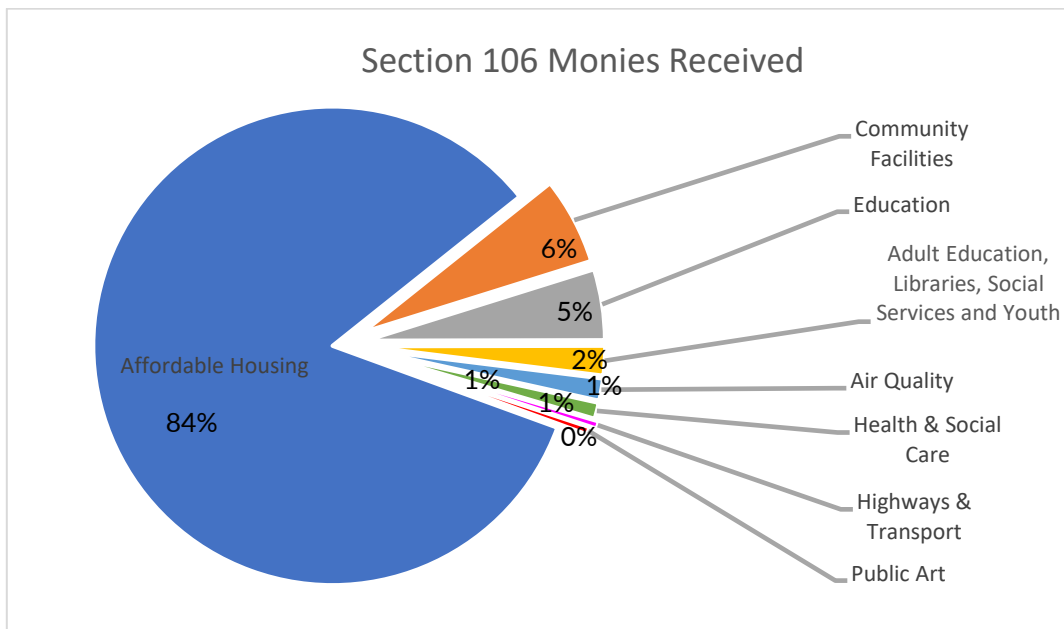
2.9. Looking historically at the CIL Spend since 2014, Sevenoaks District Council has awarded CIL to the following different categories of infrastructure projects through the CIL Spending Board and officer spend:



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 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 2023/24	£2,656,227.86
CIL receipts received in 2023/24	£2,079,282.39
CIL receipts that CIL regulations 59E and 59F applied to	£0
CIL expenditure in 2023/24	£2,809,273.55

5.0 CIL Infrastructure Expenditure 2023/24

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 2023/24 financial year:

1) Harvestfield Park play facilities improvement - £10,000

The project was for the installation of a trim trail in the main play area, replacement of the existing swing frames, installation of a multi-use area with markings for various games and a flat surface and space for ball games.



2) New sewerage connection at Swanley Park - £25,000

The project was for the installation of a new sewerage connection at Swanley Park which would connect the public toilets in Swanley Park to the main sewerage network 350m away along College Road.



3) Swanley New Rugby Pitch and Associated Facilities – £60,000

This project was for the creation of a new rugby pitch, training area and associated facilities consisting of two changing rooms, an officials' changing room and toilets, located at The Olympic, a community venue.



4) Wilderness sports and community facility - £1,500,000

The project was to provide new playing fields and other sports facilities for the three schools on the Wilderness School site.



5) Improvements to Weald Recreation Ground – £91,000

This project was for the provision of a parking area to improve road safety, to provide mains electricity at the ground to replace an inefficient and outdated diesel generator and to tarmac the access track to the ground.



6) Edenbridge Memorial Heath Centre – £600,000

This project was for an integrated care facility for the local population of Edenbridge, which comprises of general practice and community health facilities.



6.0 Other infrastructure funded by CIL in 2023/24

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)	£264,402.83
Parish & Town Council CIL – Equalisation (CIL B Payment)	£252,880.73
Parish and Town Council CIL – through the CIL Spending Board	£186,000
Total passed to Parish/Town Council	£703,283.56

7.0 Other CIL expenditure in 2023/24

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 2023/24 and the amount expressed as a percentage of the total CIL received in 2023/24:

Administration CIL	CIL Amount
CIL spent on Administration	£47,368.29
CIL spent on Administration as percentage of total CIL received	2.27%

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—	

Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F	CIL Amount
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.

The total amount of CIL receipts	CIL Amount
Received prior to 2023/24, which had been allocated (to an infrastructure project or item), but not spent, by the end of 2023/24	£238,105.03
Collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£1,137,720.71
Received prior to 2023/24, which had not been allocated (to an infrastructure project or item) by the end of 2023/24	£238,105.03
Whenever collected including 2023/24, which were allocated	£2,311,682.26

The total amount of CIL receipts	CIL Amount
(whether allocated prior to or during 2023/24) but not spent during 2023/24	

9.2 Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including the financial year for 2023/24, have been allocated (but not spent) for the reported year and the amount allocated to each item:

CIL Spending Board November 2023 Project	Amount of CIL Allocated (but not spent) for the reported year
Sevenoaks Wildlife Reserve	£250,000
PROW improvements	£209,000
West Kingsdown Village Hall Car Park	£17,000
Greatness Recreation Ground community pavilion	£787,500
Total	£1,263,500

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 2024](#)

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:

	Infrastructure Type	Projects
1	Flooding	<ul style="list-style-type: none"> • Upper Darent Flood alleviation scheme
2	Highways and Transport	<ul 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; and • Edenbridge – sustainable transport improvements.
3	Utilities	<ul style="list-style-type: none"> • Badgers Mount water supply upgrades; and • Swanley supply water upgrades.

	Infrastructure Type	Projects
		<ul style="list-style-type: none"> • Edenbridge clean water and local sewerage network capacity
4	Health and Social Care	<ul style="list-style-type: none"> • 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).
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 commitment to tackling climate change and its health and wellbeing agenda.
7	Education	<ul style="list-style-type: none"> • 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 • Pedham Place area: new 3FE primary school • In/around Edenbridge: Requirement for the expansion of existing primary schools • West Kingsdown: Requirement for the expansion of the existing primary school
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.

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 2023/24	£1,925,545.81
Total money received through planning obligations (whenever agreed) in 2023/24	£146,614.42
Total money , received through planning obligations (whenever agreed), spent in 2023/24	£899,661
Total money , received through planning obligations (whenever agreed), retained at the end of 2023/24 (excluding “commuted sums” for longer term maintenance).	£238,970.30
Total money , received through planning obligations (whenever agreed), retained at the end of 2023/24 as “commuted sums” for longer term maintenance.	£238,970.30

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2023/24	305
Total number of school places for pupils to be provided through planning obligations agreed in 2023/24	Primary school land secured in Fort Halstead S106. 158 additional primary places generated by proposal

12.0 Section 106 Infrastructure expenditure in 2023/24

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, train station improvements, health facility and open space.

12.2 Please see below a summary of the infrastructure and projects funded by Planning Obligations in 2023/24:

Infrastructure Project/Type	Planning Obligation receipts spent
Rural surveys 5-year programme (2020/21)	£28,400
Quercus Housing	£850,000
Rural surveys addendum	£4733
Legal counsel	£1000
Changing Spaces incentive grant	£2528
Affordable housing total	£886,661
Air quality improvements	£13,000
Non affordable housing total:	£13,000
Total Amount:	<u>£899,661</u>

13.0 Other expenditure of Section 106 Receipts in 2023/24

13.1 Sevenoaks District Council has not spent anything in 2023/24 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 2023/24 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: £12,900

14.0 Section 106 receipts retained (allocated and unallocated)

- 14.1 The total amount of money, received through planning obligations prior to 2023/24, which had not been allocated (to an infrastructure project or item) by the end of 2023/24: £199,792.51
- 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 2023/24: £128,377
- 14.3 Summary details of the infrastructure projects or items to which receipts from planning obligations, whenever collected including 2023/24, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Project/Type	Planning Obligation receipts allocated
Refurbishment of gypsy & traveller pitches	£128,377

15.0 Conclusion

- 15.1 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 2023/24.
- 15.2 The Council will continue to monitor and review its infrastructure needs and priorities for the next financial year.