

Infrastructure Funding Statement

April 2019 – March 2020



Produced December 2020

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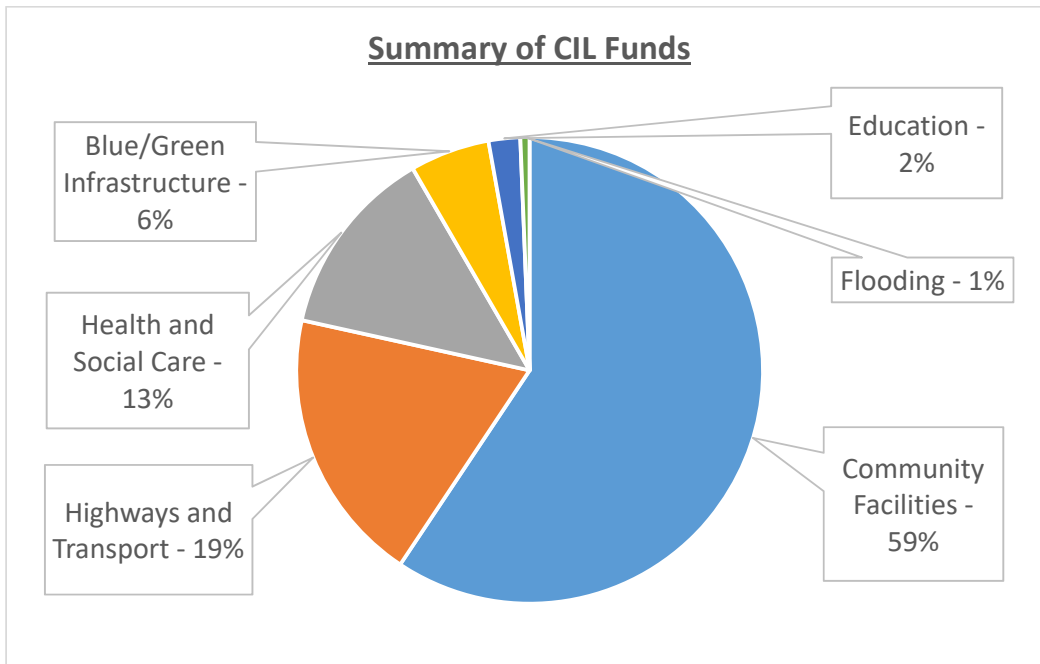
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1. Introduction

- 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. Its 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 1st April 2019 and 31st March 2020.
- 1.3 In particular, this report will include 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 4th August 2014. From this date until December 2020, the Council have collected just over £9.3 million of CIL contributions.
- 2.2 CIL is a set charge, based on the 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 sq metres and others 75 sq metres 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 have used their 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 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](#)
- 2.7 Looking historically at the CIL Spend since 2014, Sevenoaks District Council have awarded CIL to the following different categories of infrastructure projects though the CIL Spending Board:

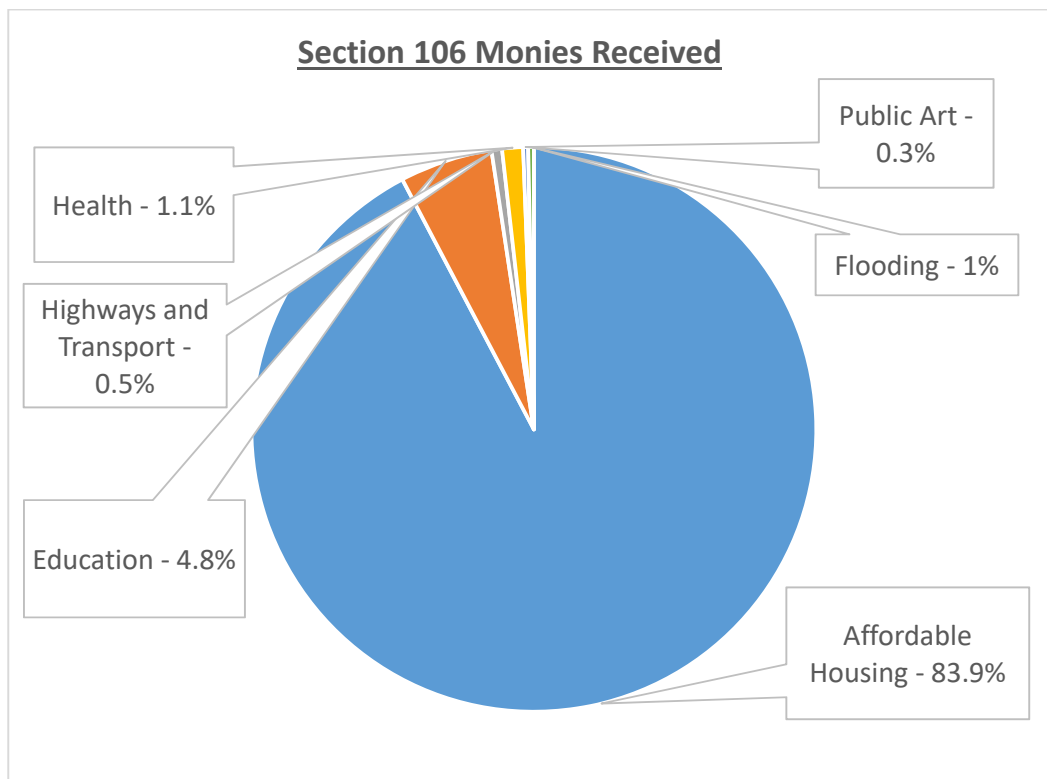


- 2.8 SDC has also spent up to 5% on the administration of CIL.
- 2.9 There is also a neighbourhood portion of CIL, which is also allowed to fund local infrastructure but can also fund *'anything else that is concerned with addressing the demands that development places on an area.'*
- 2.10 Under the 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.
- 2.11 In November 2015, the Council's Cabinet resolved that all Town and Parish Councils should receive the equivalent of 25% of the 125 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. This has resulted in just under £3 million being passed to the relevant Town and Parish Councils across our District since CIL has been introduced.

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 have 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 invoiced (set out in Demand Notices) in 2019/20	<u>£1,291,638.80</u>
CIL receipts received in 2019/20	<u>£1,800,382.80</u>
CIL receipts that CIL regulations 59E and 59F applied to	<u>£0</u>
CIL expenditure in 2019/20	<u>£2,972,714.49</u>

5.0 CIL Infrastructure Expenditure 2019/20

5.1 Since 2018 the Sevenoaks District CIL Spending Board awarded CIL money to a number of projects. The following projects received their money in the 2019/20 financial year:

- Station Improvements - £750,000.
Sevenoaks District Council part funded a project, working with National Rail and the Council to refurbish the station building at Swanley. This project included the provision of sheltered and secure cycle spaces, a bus and taxi drop off/pick up point, improved signage and implementing a one-way system. Additionally, it is also included proposals to improve pedestrian and cycling routes from the Town Centre.



- Otford health pod - £2500
The Council's CIL Spending Board awarded money to the Otford Patient Participation Group for a new health pod within the surgery at Otford. This Pod allowed patients to check their own blood pressure, weight, pulse etc, which could be reviewed by GPs and saved valuable face time.
- Fordcombe Village Community Hall - £185 000
Money was awarded to the Village Hall Committee in Fordcombe to replace their run down village hall with a larger Hall and Sports Pavilion.

Before:



Current:



- Darent Valley Path enhancements - £101, 365.
Here, SDC awarded CIL to the Kent Downs AONB, working with the Darent Valley Landscape partnership towards a project which sought improve the standard of the Darent Valley path. The project aimed to create an integrated sustainable transport corridor through the Darent Valley providing a viable alternative to the car for residents and visitors.
- Bat & Ball Community Centre - £1, 200, 000
Money was awarded to fund the redevelopment of the Bat and Ball Community Centre in Sevenoaks. This project provides an improved facility for the local community used by many clubs and groups.



- Swanley Disabled Play Equipment - £10,000
This money was awarded to Swanley Town Council to provide additional play equipment for the disabled. The play equipment was fitted into the existing play area and included a swing and a roundabout and was DDA compliant.
- Edenbridge Public Toilets – £34, 000
Edenbridge Town Council were awarded money towards the refurbishment of town centre toilets to provide modern attractive facilities to comply with current standards, to improve hygiene with the addition of hot water supply.
- Sevenoaks Day Nursery – £100,000
The CIL Spending Board awarded money towards a project that replaced the nursery’s existing modular down buildings to allow the nursery to continue to provide low cost day care for working parents who resided in the Sevenoaks Area.

6.0 Other infrastructure funded by CIL in 2019/20

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 spent
Parish & Town Council CIL – Equalisation	£319, 791.97
Parish and Town Council CIL – through the CIL Spending Board	£2, 382, 865
Total	£2, 702,656.97

Parish/Town Council	CIL amount provided
Parish & Town Council CIL passed under regulation 59A or 59B	£ 270,057.47

7.0 Other CIL expenditure in 2019/20

- 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 2018/20 and the amount expressed as a percentage of the total CIL received in 2019/20:

CIL spent on Administration	Percentage of total CIL received
£26,966.14	1.50%

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 have not had to do this so the money recovered = £0.
- 8.2 Therefore the infrastructure to which CIL receipts to which 59E and 59F applied have been allocated or spent = £0
- 8.3 See table below for more details:

	Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F	CIL Amount
j)	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
(i)	the total CIL receipts that regulations 59E and 59F applied to;	None
(ii)	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent,	None

	Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F	CIL Amount
	and the amount of expenditure allocated or spent on each item;	
k)	summary details of any notices served in accordance with regulation 59E, including;	
(i)	the total value of CIL receipts requested from each parish council;	None
(ii)	any funds not yet recovered from each parish council at the end of the reported year;	None
l)	summary details of any notices served in accordance with regulation 59E, including—	
(i)	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
(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	None
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	None
(iv)	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 allocated.
- 9.2 The total amount of CIL receipts, received prior to 2019/20, which had been allocated (to an infrastructure project or item), but not spent, by the end of 2019/20 is **£1,841,375**
- 9.3 The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year is **£1,274, 336.98**
- 9.4 The total amount of CIL receipts, received prior to 2019/20, which had not been allocated (to an infrastructure project or item) by the end of 2019/20: **£1,362,282.72**
- 9.5 The total amount of CIL receipts, whenever collected including 2019/20, which were allocated (whether allocated prior to or during 2019/20) but not spent during 2019: **£1,202,375**
- 9.6 Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including 2019/20, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Project/Type	CIL amount allocated
Bradbourne Lakes landscape improvements. (Blue/Green infrastructure) This is a project lead by Sevenoaks District Council. The project has been delayed due to Covid.	£252,400
Westerham parking project (Highways & Transport). This project is lead by Westerham Town Council.	£49,975
Redevelopment of the White Oak Leisure Centre (Community Facilities). This project is lead by Sevenoaks District Council .	£900,000
<u>Total:</u>	<u>£1,202,375</u>

10.0 The (CIL) 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, we looked at what we had spent CIL on in the past, we looked at the priorities already adopted by the CIL Spending Board and also considered what projects had been identified as priorities in the Council’s Infrastructure Delivery Plan. You can see all this evidence provided in a report to the Council’s Cabinet using the following link: [Infrastructure Delivery Plan Cabinet Report](#)

10.3 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. They are laid out below:

- The projects fall within the infrastructure types/projects identified by Sevenoaks District Council. Provided in the above report (link in paragraph 9.2)
- The projects have been identified in our Infrastructure Delivery Plan. This ensures that the infrastructure prioritised supports the Local Plan.
- The projects clearly relate to proposed or allocated development in the Local Plan. There is therefore a strong link between development and the proposed project.
- That there is a strong social, environmental or economic justification for the scheme.
- That the scheme addresses a clear local need for infrastructure.
- That the specific projects have not received CIL previously.
- The scheme has support from infrastructure providers.
- That 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 fully funded.

Infrastructure Delivery Plan Priorities

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

10.5 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 to Bat & Ball
- Edenbridge Junction improvements
- 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.

10.6 Utilities

- Badgers Mount water supply upgrades
- Swanley supply water upgrades

10.7 Health and Social care

1. CIL funding is provided to deliver the additional capacity required in the next 6 – 10 years to health services in the following areas:
 - Northern Sevenoaks Health
 - Swanley,
 - Hextable,
 - Farningham,
 - New Ash Green,
 - Hartley,
 - Fawkham,
 - South Darent
2. Expansion of GP Practices in the Sevenoaks Urban Area (Time scale 11- 15 years)
3. To increase the capacity of Otford Health Services (related to Fort Halstead) (Timescale 6 – 10 years).

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.

10.8 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 therefore 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.

10.09 Local Infrastructure

Looking at the criteria that have been agreed to assess the bids put to the CIL Spending Board, as well as the large strategic projects, there is a clear aim by the Council to support local community projects. These local projects include those submitted by infrastructure bodies and also those submitted by Parish and Town Councils or local community groups who put forward projects to benefit their local community.

Whilst not listing any specific projects, in addition to the above, it is suggested that one of the Council's priorities for infrastructure, for the next year, should be to partially fund local community or infrastructure projects that show a clear public benefit or support a clear local need. Therefore, this means that CIL priorities will not only be made with reference to the Local Plan. If a local

body comes forward with a worthy CIL application the Board must be free to consider it as long as it is of community or local benefit, it supports new development in their area and is infrastructure.

Whilst community projects or infrastructure to address flooding issues have not been identified above as being a priority, any local project that provides evidence to show that it addresses a clear community need or provides a clear community benefit will be considered a priority. This could include the provision of community, flood or education (inc. nurseries etc.) infrastructure.

10.10 Net Zero

The leader of Sevenoaks District Council brought a report to Full Council on 19th November 2019. The report set out a clear ambition for the Council to achieve net zero greenhouse gas emissions by 2030. The Cabinet working group which was set up to oversee and lead on this ambition agreed that the Council would be a “community leader” and encourage low carbon measures across the District through education, best practice, incentives, policy and opportunities.

It is therefore suggested, following on from this Council’s clear ambition and the desire to be community leaders, that over the next year any infrastructure projects which clearly support our ambition to achieve net zero greenhouse emissions should be considered as a priority to receive CIL funding

10.11 Broadband

In looking at the requirements in the Local Plan, and also in light of the current Covid situation, there is a clear need in this District for improvements to our rural broadband. It is recognised that some areas have poor connection.

Currently there is a clear switch in the community to people working from home, therefore, increasing the need for an improvement in broadband services. In addition, this is expected to lead to a reduction in car journeys and encourage job growth in rural areas. Therefore, any infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas will also be considered as a priority.

11.0 Planning Obligations (Section 106)

11.01 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.

11.02 Headline Figures:

Monetary Contributions

Total money to be provided through planning obligations agreed in 2019/20	<u>£92,055.90</u>
Total money received through planning obligations (whenever agreed) in 2019/20	<u>£1,048,720.46</u>
Total money , received through planning obligations (whenever agreed), spent in 2019/20	<u>£2,928,353.49</u>
Total money , received through planning obligations (whenever agreed), retained at the end of 2019/20 (excluding “commuted sums” for longer term maintenance).	<u>£5,079,487.21</u>
Total money , received through planning obligations (whenever agreed), retained at the end of 2019/20 as “commuted sums” for longer term maintenance.	<u>£5,079,487.21</u>

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2019/20	<u>22</u>
Total number of school places for pupils to be provided through planning obligations agreed in 2019/20	<u>0</u>

12.0 Section 106 Infrastructure expenditure in 2019/20

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 some community facilities, medical facilities to increase the capacity at Doctor's surgeries due to new development and an increase of population in their area. As we have a number of Air Quality Improvement Areas in the District we have also secured funding towards monitoring and projects to improve air quality in these areas.



12.2 Please see below a summary of the infrastructure and projects funded by Planning Obligations in 2019/20:

Infrastructure Project/Type	Planning Obligation receipts spent
Affordable housing	£2,685,449.82
Community facilities- Dunton Green community project	£52,112.44
Community facilities -Horton Kirby & South Darenth Parish Council project	£ 9,469.81
Community facilities total	£61,582.25
Medical facilities- Amherst Medical Practice:	£119,500
Medical facilities: South Park Medical	£40,980
Medical facilities total- transferred to NHS	£160,480
Air quality towards Greatness	£6370.08
Air quality towards Bat & Ball	£9,384.54
Air quality facilities	£2644.80
Air quality total	£18,399.42
Police contribution- transferred to Kent Police	£2442
Non affordable housing total:	£242,903.67
<u>Total:</u>	<u>£2,928,353.49</u>

13.0 Other expenditure of Section 106 Receipts in 2019/20

13.1 Sevenoaks District Council have not spent in 2019/20 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).

Infrastructure item	Planning obligation spent repaying money borrowed
NA	£0

13.2 Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2019/20 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: £300

14.0 Section 106 receipts retained (allocated and unallocated)

14.1 The total amount of money, received through planning obligations prior to 2019/20, *which had not been allocated* (to an infrastructure project or item) by the end of 2019/20: £4,744,685.03

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) for spending by the end of 2019/20 but which had not been spent: £334,802.18

14.3 Summary details of the infrastructure projects or items to which receipts from planning obligations, whenever collected including 2019/20, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Project/Type	Planning Obligation receipts allocated
Review of viability assessments (Affordable Housing)	£5,000
Energy efficiency/hard to treat homes 2 (Affordable Housing)	£12,000
Hard to treat homes 1 (Affordable Housing)	£461.76
Mobile homes energy pilot 2 (Affordable Housing)	£6,105.46
Older persons' housing stock and needs analysis revised - 13 (2018/19) (Affordable Housing)	£6,420.00
PSL Offer to LandLords 18 (2018/19) (Affordable Housing)	£39,382.10
Hospital Discharge Packs 21 (2018/19) (Affordable Housing)	£249.56
Quercus Housing - Gladedale House acquisition 25(2018/19) (For the provision of Affordable Housing)	£265,183.30
Total	<u>£334,802.18</u>

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,	£98,815	This provided for new entrances and Junctions
b)	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	£11,475.94	Edenbridge High Street project (traffic calming and/or environmental enhancements).

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 2019/20.
- 16.2 The Council will continue to monitor and review its infrastructure needs and priorities, for the next financial year.