



Infrastructure Funding Statement 2020-21



**Dover District Local
Plan**
Supporting document



Infrastructure Funding Statement 20-21

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What is the Infrastructure Funding Statement

Planning Obligations or S106 agreements are legal agreements entered into with developers and landowners to mitigate the impacts of a development proposal. Planning obligations can be agreed to mitigate the impact of unacceptable development to make it acceptable in planning terms. Planning obligations have to meet the following tests if there are to constitute a reason to grant planning permission.

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Local authorities can if appropriate decide to set a Community Infrastructure Levy (CIL) for their area which is a fixed charge levied on new development to fund required infrastructure. CIL can be used alongside S106 agreements and planning conditions to seek contributions from developers for infrastructure. However, at the present time Dover District Council doesn't operate a CIL charging schedule so the Infrastructure Funding Statement will only be reporting on S106 obligations.

Further information on legislation governing planning obligations can be found on the following link [Planning Obligations](#)

The Infrastructure Funding Statement (IFS) provides an overview of Section 106 funding at the Council and has been produced following collaborative work with the Council's Accounts department and Kent County Council. Kent County Council are also required to produce their own Infrastructure Funding Statement which can be found on the following link [Kent County Council's IFS](#)

The statement provides information on planning obligations within Section 106 agreements signed in the reporting year. This includes the nature and value of their contribution(s), financial transactions over the reporting year, details of S106 funding received by the district council either during the reporting year or before and whether it has been allocated or unallocated and estimates of future Section 106 funding and future infrastructure projects and priorities.

This statement should be read in conjunction with the following spreadsheets that are available on the Council's website and produced in line with Government guidance;

[CSV1 Developer-agreement-2020-21](#)

[CSV2 Developer-agreement-contribution-2020-21](#)

[CSV3 Developer-agreement-transaction-2020-21](#)

[CSV5 Developer-agreement-financial-contribution-held-pre 2019](#)

[CSV4 Developer-agreement-future-agreed-provision](#)

This Infrastructure Funding Statement (IFS) represents the second produced by the district Council and covers the period 1st April 2020 to 31 March 2021.

What should the Infrastructure Funding Statement Contain

The Community Infrastructure Levy (CIL) regulations as amended on the 1st September 2019 requires Local Authorities to publish a statement at least once a year that provides the following information;

- 1) 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 Community Infrastructure Levy (CIL).
- 2) A report about CIL, in relation to the previous financial year, which includes matters specified within the regulations.

3) A report about planning obligations, in relation to the reported year, which includes matters specified within the regulations This is referred to as the "Section 106 report"

It should be noted that as Dover District Council does not operate CIL there will be no information to report with respect to items 1 and 2 above. This statement is therefore solely concerned with the matters required to be reported with the "Section 106 Report".

The relevant legislation requires the following to be reported in the Section 106 Report.

- the total amount of money to be provided under any planning obligations which were entered into during the reported year;
- the total amount of money under any planning obligations which was received during the reported year;
- the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;
- summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—
 - in relation to affordable housing, the total number of units which will be provided;
 - in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;
- the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;
- the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);
- in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;
- in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—
 - the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;
- the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);
- the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;
- the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.

Developer Contributions

The Council mainly secures developers contributions through the mechanism of Section 106 agreements, but guidance allows for contributions to be provided through planning condition(s), S278 Agreements and the Community Infrastructure Levy (CIL).

Developer contributions collected through Section 106 agreements must be used in accordance with the specific requirements defined in the legal agreement to ensure compliance with this legislation.

What does Allocated/Unallocated Mean?

As set out in the guidance and for the purpose of this report, "allocated" means a decision has been made by the local authority to commit funds to an item of infrastructure or project. For most Section 106 agreements, this decision has been made at the planning application stage with each infrastructure or project requirement specified within the legal agreement.

It is however important to note that "unallocated" money will still be bound by the terms of the Section 106 legal agreement and as a minimum will be required to be spent on the infrastructure type specified within the agreement. Whilst this detail is summarised further within the spreadsheets that accompany this report, for the full details including limitations on spends, reference must always be made back to the individual Section 106 legal agreement.

Headline Figures 2020-21

Table 3.1 Headline Figures

Monetary Contributions	
Total money to be provided through planning obligations agreed in 2020-21	£ 3,571,328
Total money received through planning obligations (whenever agreed) in 2020-21	£ 2,555,275
Total money , received through planning obligations (whenever agreed), spent in 2020-21	£ 138,738
Total money , received through planning obligations (whenever agreed), retained at the end of 2020-21 (excluding "commuted sums" for longer term maintenance).	£ 4,733,451
Total money , received through planning obligations (whenever agreed), retained at the end of 2020-21 as "commuted sums" for longer term maintenance.	£ 806,943
Non-Monetary Contributions	
Total number of affordable housing units to be provided through planning obligations agreed in 2020-21	108
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2020-21	75
Total number of school places for pupils to be provided through planning obligations agreed in 2020-21	Kent County Council to report
Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2020-21	Kent County Council to report

Table 3.1

The 108 affordable housing units are to be provided from the developments at;

- 20/01125 Site at Cross Road, Deal - 30 affordable units.
- 19/00895 Land to the Rear of Freemans Way, Deal - 26 affordable units.
- 19/01462 Land north of Orchard View and west of Saunders Lane, Ash - 23 affordable units.
- 19/01362 Summerfield Nurseries, Barnsole Road, Staple - 6 affordable units.
- 18/00681 Former Kumor Nursery and 121 Dover Road, Sandwich - 17 affordable units.
- 19/00120 Land east of the Courtyard, Durlock Road, Staple - 6 affordable units.

Further non-monetary obligations that have been agreed during 2020-21 for Open Space Land are from the developments at;

- 19/00895 Land to the Rear of Freemans Way, Freemans Way, Deal.
- 19/01462 Land north of Orchard View and west of Saunders Lane, Ash.

Further information on S106 funding received during 2020-21 can be found here - [CSV3 Developer-agreement-transaction-2020-21](#)

Obligations Agreed in 2020-21

Table 4.1 Breakdown of Obligations by Infrastructure Type 2020-21

The following table provides a breakdown of S106 contributions agreed in 2020-21 by Infrastructure type whilst advising which development is providing this contribution.

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
Adult Social Services	Towards Dover Adult Education Centre	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	£ 279
Affordable Housing	£93,000 towards the provision of affordable housing in the Dover district	Land south west of Hammill Brickworks, Woodnesborough DOV/19/00746	£ 276,500
Affordable Housing	£25,000 towards the provision of affordable housing in the Dover district	Deacon Landscape Management, Wootton Lane, Wootton DOV/16/00032	
Affordable Housing	£158,500 towards the provision of affordable housing in the Dover district	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
Children's equipped play space	£32,933 Towards the enhancement of the equipped play provision at Ash Recreation Ground	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	£ 70,763
Children's equipped play space	£10,394 towards enhancement of equipped play space at Pencester Gardens in Dover.	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	
Local equipped play space	£27,437 towards the costs of improving the facilities at the Travers Park (Road) play area	Land north west of Pegasus, London Road, Sholden DOV/19/00216	
Community Development Officer	£32,513 funding towards the Community Development Officer role at Aylesham development	Aylesham Development DOV/19/00821	£ 32,513
Community Learning	£1,642 towards additional resources including IT equipment for new learners at Deal Adult Education Centre	Site at Cross Road, Deal DOV/20/01125	£ 6,742
	£ 2,256 towards the cost of providing IT equipment for the new learners at the Deal Adult Education Centre	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	
	£ 359 towards the additional resources including IT equipment for the new learners at Deal Adult Education Centre	Land off Church Lane, Deal DOV/19/01260	
	£1,247 towards the costs of providing portable equipment for additional classes for the new learners in Sandwich	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
	£903 towards the costs of the provision of portable equipment for the new learners at classes with Sandwich	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£154 towards provision of community learning services at Deal Education Centre	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
	£181 towards the provision of portable equipment for additional classes for the new learners in Sandwich	Summerfield Nurseries, Barnsole Road, Staple DOV/19/01362	
Health Centre Rent	£36,268 towards renting accommodation and facilities at the Aylesham Health Centre	Aylesham Development DOV/19/00821	£ 36,268
Independent Living	£1,301 towards assistive home digital care technology for the elderly and vulnerable in Aylesham	Aylesham Development DOV/19/00821	£ 1,301
Library Contribution	£5,545 toward provision of additional resources and stock at Deal Library	Site at Cross Road, Deal DOV/20/01125	£ 29,985
	£4,225 towards the additional book stock at Deal Library	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	
	£2,017 towards Deal Library additional services, resources and book stock	Land north west of Pegasus, London Road, Sholden DOV/19/00216	
	£776 towards additional services and stock at Deal Library	Land off Church Lane, Deal DOV/19/01260	
	£4,214 towards the costs of providing portable equipment for additional services and stock for the local library in Ash	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	
	£943 towards additional services and book stock at Dover Library	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	
	£8317 towards stocking Aylesham library with books and facilities	Aylesham Development DOV/19/00821	
	£3050 towards the costs of provision of additional stock at Sandwich Library	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£288 towards book stock for Deal Libraries	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
	£610 towards the services and stock to be made available at the mobile library service attending Staple	Summerfield Nurseries, Barnsole Road, Staple DOV/19/01362	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
Monitoring fees	£717 towards the District Council's costs of monitoring the compliance of this development with the terms of this Deed	Site at Cross Road, Deal DOV/20/01125	£4,260
	£944 towards the District Council's costs of monitoring the compliance of this development with the terms of this Deed	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	
	£472 towards the District Council's costs of monitoring the compliance of this development with the terms of this Deed	Land north west of Pegasus, London Road, Sholden DOV/19/00216	
	£472 towards the District Council's costs of monitoring the compliance of this development with the terms of this Deed	Land off Church Lane, Deal DOV/19/01260	
	£944 towards the District Council's costs of monitoring the compliance of this development with the terms of this Deed	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	
	£236 towards the Council's costs of monitoring the Development and checking compliance with the provisions of this Deed and the Planning Permission	Land east of the Courtyard, Durlock Road, Staple DOV/19/00120	
	£239 towards the district council's costs of monitoring the implementation of this Deed.	Land south west of Hammill Brickworks, Woodnesborough DOV/19/00746	
	£236 towards the district council's costs of monitoring the implementation of this Deed.	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
NHS contribution	£86,400 towards the costs of refurbishment/and or extension of general practice premises within the Deal/Sandwich Primary Care Network and or new provision of new general practice premises to serve the development.	Site at Cross Road, Deal DOV/20/01125	£ 163,425
	£66,300 towards increasing capacity in the Deal and Sandwich Primary Care Network	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
	£10,725 towards providing additional capacity in the Deal and Sandwich Primary Care Network for the provision of primary care services	Land off Church Lane, Deal DOV/19/01260	
Outdoor sports contribution	£ 45,880 towards the costs of pitch improvements at the Deal & Betteshanger Rugby Club	Site at Cross Road, Deal DOV/20/01125	£ 99,270
	£ 17,975 towards the cost of improving the quality of the pitches at the Deal and Betteshanger Rugby Club	Land north west of Pegasus, London Road, Sholden DOV/19/00216	
	£ 32,161 towards the enhancement of the equipped play provision at Ash Recreational Ground	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	
	£3,254 towards an enhanced maintenance regime at Deal Betteshanger Rugby Club	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
Play area/space contribution	£21,338 towards the costs of upgrading the facilities at Wootton & Denton cricket recreation ground	Deacon Landscape Management, Wootton Lane, Wootton DOV/16/00032	£ 26,305
	£4967 enhancement of strategic play space at Marke Wood Recreation Ground, Walmer	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
Primary Education	£292,512 towards the expansion of Deal Primary School Planning Group	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	£ 906,546
	£140,364 towards additional primary places within the Deal Primary Schools planning area	Land north west of Pegasus, London Road, Sholden DOV/19/00216	
	£46,536 towards the expansion of Deal Primary School	Land off Church Lane, Deal DOV/19/01260	
	£224,370 additional one form of entry at St Joseph's Primary School which expenditure arises as a consequence of the development	Aylesham Development DOV/19/00821	
	£182,820 towards increasing the capacity of primary education provision in Sandwich	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£19,944 towards the expansion of Deal Parochial Primary School	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
Public Realm Management	£161,000 for the management & maintenance of existing & proposed public realm areas of open space	Aylesham Development DOV/19/00821	£ 161,000

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
Secondary Education	£362,120 towards the expansion of Goodwin Academy and or/ Sir Roger Manwood School	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	£ 1,510,235
	£172,830 towards additional places with the Deal and Sandwich non-selective and Dover selective planning areas	Land north west of Pegasus, London Road, Sholden DOV/19/00216	
	£57,610 towards expansion at Dover Grammar School for Girls	Land off Church Lane, Deal DOV/19/01260	
	£312,740 towards the expansion of the Sir Roger Manwood Secondary School expansion project or for provision of additional secondary school places within the Deal and Sandwich non selective and Dover District selective planning groups	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	
	£30,865 towards expansion at Dover Christchurch Academy.	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	
	£277,790 towards the expansion of secondary school places within 5 miles of the development which expenditure arises as a consequence of the development	Aylesham Development DOV/19/00821	
	£ 226,325 towards the increasing the capacity of secondary education provision within the district of Dover	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£ 24,690 towards the expansion of Goodwin Academy and or Sir Roger Manwood's school	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
	£45,265 towards the expansion of Sir Roger Manwood School Sandwich	Summerfield Nurseries, Barnsole Road, Staple DOV/19/01362	
Social Care	£14,688 towards the provision of specialist care accommodation within Dover District	Site at Cross Road, Deal DOV/20/01125	£ 49,792
	£12,925.44 towards the provision of extra care accommodation within Dover District	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	
	£ 2,056.32 towards specialist care accommodation with Dover District	Land off Church Lane, Deal DOV/19/01260	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
	£11,162.88 towards the cost of providing specialist care accommodation within the Dover District	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	
	£8078 towards the costs of the provision of social care services in the district of Dover	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£ 881 provision of social care services within the district	Tonkers, Hawksdown Road, Walmer DOV/19/00947	
SPA Mitigation	£956.80 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	62 Castle Street, Dover DOV/18/00221	£ 31,745
	£6066.43 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Site at Cross Road, Deal DOV/20/01125	
	£4401.32 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Land to the rear of Freemans Way, Freemans Way, Deal DOV/19/00895	
	£2322.43 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Land north west of Pegasus, London Road, Sholden DOV/19/00216	
	£4476.68 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	
	£804 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	
	£8,948 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Aylesham Development DOV/19/00821	
	£2,641 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£1,129 Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Summerfield Nurseries, Barnsole Road, Staple DOV/19/01362	
Specialist Care Accommodation	£2,497 towards specialist care accommodation within Dover District	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	£ 4,113
	£1,616 towards specialist care accommodation within Dover District	Summerfield Nurseries, Barnsole Road, Staple DOV/19/01362	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
Sports Facilities	£6,809 towards and enhanced maintenance regime at Dover Rugby Football Club	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	£ 6,809
Sustainable Transport	£87,992 towards the provision of additional bus services to link the development to the surrounding area	Aylesham Development DOV/19/00821	£ 87,992
Waste Services	£18,053.04 towards improvements to waste transfer stations and household waste recycling centres within the District of Dover to increase capacity	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	£ 37,769
	£4,038 towards new works at waste transfer stations & household waste recycling centres within the district of Dover to increase capacity	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	
	£13,065 towards the increasing of waste disposal capacity within the Dover district	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£2,613 towards new works at WTS and HWRC to increase capacity in the Dover District	Summerfield Nurseries, Barnsole Road, Staple DOV/19/01362	
Youth Services	£6,560 towards the provision of additional resources for the Deal Youth Service	Site at Cross Road, Deal DOV/20/01125	£ 27,716
	£917 towards the additional resources for Deal Youth Service	Land off Church Lane, Deal DOV/19/01260	
	£4,978 towards additional resources for the youth service within the District including the Linwood Youth Hub at Deal	Land north of Orchard View and west of Saunders Lane, Ash DOV/19/01462	
	£1,113 towards additional resources for youth services in the district of Dover	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu, Dover DOV/19/01364	
	£9,825 to be used by the Kent Youth Service for additional resources for Pie Factory Music, detached youth work covering anti-social behaviour & normal & preventative services.	Aylesham Development DOV/19/00821	
	£3,602 towards provision of youth services within the district of Dover	Former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681	
	£720 towards the provision of youth services at Linwood Youth hub in Deal	Summerfield Nurseries, Barnsole Road, Staple DOV/19/01362	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
		Total	£ 3,571,328

Table 4.1

The table shows that the largest contribution category is Education with Primary and Secondary contributions totalling £2,416,781. If collected this sum will be transferred to Kent County Council as Education providers.

Further information on contributions agreed by Dover District Council in 2020-21 can be found here [CSV2 Developer agreement contribution 2020-21](#).

S106 receipts retained (allocated and unallocated)

Table 5.1 S106 receipts retained (allocated and unallocated)

Table 5.1 shows unallocated S106 funding received prior to 2020-21 and allocated S106 funds that are yet to be spent (whenever they were received).

The total amount of money , received through planning obligations prior to 2020-21 which had not been allocated (to an infrastructure project or item) by the end of 2020-21.	£ 1,002,191
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 the 2020-21 but which had not been spent.	£ 4,454,213

Table 5.1

£848,474 of the unallocated funding figure seen in table 4.1 relates to affordable housing contributions. The Council is working hard to allocate and spend this funding on deliverable affordable housing projects in the district. The Council has committed £282,316 of affordable housing contributions during this reporting year on projects in Napchester Road, Whitfield (£162,316) and Foxborough Close, Woodnesborough (£120,000) which will show as expenditure in 2021-22.

The Council received a further £83,987 during the reporting year 20-21 which is yet to be allocated to an infrastructure project.

Table 5.2 Infrastructure with allocated S106 funding

Table 5.2 below provides summary details of infrastructure with allocated S106 funding that has not yet been spent by the local authority, this is for all funding held by the Council as at the 31st March 2021 irrespective of when it was collected.

Infrastructure Type	Amount	Project/or Item (provision in S106 agreement)	Development that provided contribution
Affordable Housing	£48,562	Affordable housing project at Foxborough Close, Woodnesborough	Laslett's Yard, Marshborough Road, Woodnesborough DOV/14/01192
Affordable Housing	£71,438	Affordable housing project at Foxborough Close, Woodnesborough	Blue Berries Care Centre, 10 Dover Road, Sandwich DOV/12/00700
Affordable Housing	£162,316	Affordable housing project at Napchester Road, Whitfield	New Dover Road, Capel le Ferne DOV/15/00525
Community Building	£267,843	Extending, modernising or re-building Preston Village Hall	Land at Salvatori, north and south of Grove Road, Preston DOV/14/00842
Community Development Officer	£27,072	Funding Community Development Officer for the Aylesham development	Aylesham Development DOV/19/00821

Infrastructure Type	Amount	Project/or Item (provision in S106 agreement)	Development that provided contribution
Education	£977,872	Contribution To Works/Refurbishment Of Aylesham Primary & St Joseph'S Primary	Aylesham Development DOV/19/00821
Social Care Contribution	£10,950	Towards increased capacity and delivery of the new Buckland Mill Adult Social Care Facility in Dover	Singledge Lane, Whitfield DOV/16/00136
Health Centre Rent	£23,292	Contribution To Rent Of Facilities/Accommodation at Aylesham Health Centre	Aylesham Development DOV/19/00821
NHS Contribution	£68,326	Towards GP practices near Church Lane and or Manor Road, Golf Road, Cedars or Balmoral	Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476
NHS Contribution	£8178	Towards investment in Wingham Surgery to support additional patients which will be generated by the development	Part of Wingham Court, Hawarden Place, Canterbury Road, Wingham DOV/17/00387
Independent Living	£6,270	Contribution To Independent Living Technology Equipment	Aylesham Development DOV/19/00821
Leisure Needs Contribution	£859,837	Provision Of New Sports Hall & Facilities at Aylesham And District Welfare Club	Aylesham Development DOV/19/00821
Monitoring Costs	£10,235	To monitor compliance with the S106 agreement	Whitfield Urban Extension DOV/10/01011
Monitoring Costs	£236	Towards the Council's costs of monitoring the development and checking compliance with the provisions of this deed & the planning permission	The Courtyard, Durlock Road, Staple DOV/19/00120
Monitoring Costs	£239	Towards the Council's costs of monitoring the implementation of this deed	Layham Garden Centre DOV/19/01317
Monitoring Costs	£236	Towards the Council's costs of monitoring the implementation of this deed	Land at Kimberley Close, Dover DOV/20/00187
Open Space	£4,612	Towards the provision of additional play equipment at Gun Park Recreation Ground	Land east of 1 & 2 Woodnesborough Lane, Eastry DOV/16/00521
Open Space	£10,945	Towards increasing the capacity of existing open space provision within the Marke Wood Site	Land at the former Barracks site (east section) Trafalgar Drive, Walmer DOV/16/00017

Infrastructure Type	Amount	Project/or Item (provision in S106 agreement)	Development that provided contribution
Outdoor Sports Contribution	£6,009	Towards increasing the capacity of the hard courts at Victoria Park, Deal	Dola Avenue, Deal DOV/15/00327
Outdoor Sports Contribution	£34,050	To carry out works at Preston, Ash, or Wingham recreation grounds	Land at Salvatori, north and south of Grove Road, Preston DOV/14/00842
Pitch Contribution	£57,766	Towards the creation of open space/sports facilities at Ratling Road, and/or Aylesham Primary School or facilities to meet need as identified in the Council's playing fields and outdoor sports facility strategy within Aylesham	Aylesham Development DOV/13/00120
Pitch Contribution	£14,552	Towards refurbishment of a playing pitch at Marke Wood Recreation Park	Land to the rear of Hyton Drive and Roman Close, Deal DOV/16/01476
Play Space	£6,727	Provision of play equipment and facilities at North Deal playing field	Cannon Street, Deal DOV/09/00873
Play Space	£129	Improvements at Colton Crescent	Land rear of Old Park Close, Dover DOV/12/00045
Play Space	£85,181	Towards the creation of open space/sports facilities at Ratling Road, and/or Aylesham Primary School or facilities to meet need as identified in the Council's playing fields and outdoor sports facility strategy within Aylesham	Aylesham Development DOV/13/00120
Play Space	£6,483	Increasing the capacity of play facilities at William Pitt Avenue	Land at 104-106 Church Lane, Deal DOV/15/01167
Play Space	£22,765	Towards the provision of additional play equipment at the Marke Wood Play Area	Land at the former Barracks site (east section) Trafalgar Drive, Walmer DOV/16/00017
Public Realm Management	£806,943	Contribution to management/maintenance of existing and proposed public realm open space areas	Aylesham Development DOV/19/00821
Public Transport	£2,198	Dover Transportation Study	Old Park Barracks, Dover DOV/05/00228
Bus Service Contribution	£24,994	Provision of bus service connecting the land with Deal town centre along a route	Church Lane, Sholden (Timperley Place) DOV/10/01012

Infrastructure Type	Amount	Project/or Item (provision in S106 agreement)	Development that provided contribution
		agreed between the bus operator and the district council.	
Southwall Road Ditch Contribution	£62,244	Towards the costs of the long term maintenance of the Southwall Road ditch	Church Lane, Sholden (Timperley Place) DOV/10/01012
ECO Mitigation	£570	Removal of specified trees and vegetation, levelling and compacting, monitoring of butterfly populations	Land between 82 and 92 Wellington Parade, Walmer DOV/12/00770
SPA Mitigation	£497	Thanet Coast SPA Mitigation Strategy	Land rear of Old Park Close, Dover DOV/12/00045
SPA Mitigation	£1,844	Thanet Coast SPA Mitigation Strategy	Former South Deal County Primary DOV/12/00311
SPA Mitigation	£693	Thanet Coast SPA Mitigation Strategy	Former Bede and Dunstan House, College Road, Deal DOV/13/00522
SPA Mitigation	£5,211	Thanet Coast SPA Mitigation Strategy	Whitfield Phase 1A DOV/10/01011
SPA Mitigation	£10,820	Thanet Coast SPA Mitigation Strategy	Church Lane, Sholden (Timperley Place) DOV/10/01012
SPA Mitigation	£1,668	Thanet Coast SPA Mitigation Strategy	Hammill Brickworks DOV/12/00460
SPA Mitigation	£6,042	Thanet Coast SPA Mitigation Strategy	Land at Salvatori, north and south of Grove Road, Preston DOV/14/00842
SPA Mitigation	£55,854	Thanet Coast SPA Mitigation Strategy	Whitfield Urban Expansion (land south east of Archers Court Road) Phase 1 DOV/10/01010
SPA Mitigation	£45,015	Thanet Coast SPA Mitigation Strategy	Aylesham Development DOV/19/00821
SPA Mitigation	£2,172	Thanet Coast SPA Mitigation Strategy	Land at Canterbury Road, Lydden DOV/15/01184
SPA Mitigation	£1,351	Thanet Coast SPA Mitigation Strategy	Bisley Nursery, The Street, Worth DOV/15/00749
SPA Mitigation	£727	Thanet Coast SPA Mitigation Strategy	The Qube, St Radigunds Road, Dover DOV/17/00776
SPA Mitigation	£1919	Thanet Coast SPA Mitigation Strategy	Land at the former Barracks site (east section) Trafalgar Drive, Walmer DOV/16/00017
SPA Mitigation	£1,077	Thanet Coast SPA Mitigation Strategy	Land at the former Barwick Site, Coombe Valley Road, Dover DOV/13/00261

Infrastructure Type	Amount	Project/or Item (provision in S106 agreement)	Development that provided contribution
SPA Mitigation	£9,060	Thanet Coast SPA Mitigation Strategy	Singledge Lane, Whitfield DOV/16/00136
SPA Mitigation	£2,132	Thanet Coast SPA Mitigation Strategy	Former William Muge House & Snelgrove House, Leyburne Road, Harold Street & Godwyne Road, Dover DOV/18/00777
SPA Mitigation	£11,647	Thanet Coast SPA Mitigation Strategy	Station Road, Walmer DOV/14/00361
SPA Mitigation	£13,092	Thanet Coast SPA Mitigation Strategy	Willowbank (Land north of the River Stour) DOV/16/00046
SPA Mitigation	£655	Thanet Coast SPA Mitigation Strategy	1 Malvern Road, Dover DOV/18/00468
SPA Mitigation	£2410	Thanet Coast SPA Mitigation Strategy	New Dover Road, Capel-le-Ferne DOV/15/00525
SPA Mitigation	£3,723	Thanet Coast SPA Mitigation Strategy	Land to the rear of Hyton Drive and Roman Close, Deal DOV/16/01476
SPA Mitigation	£1,082	Thanet Coast SPA Mitigation Strategy	Land at Weighside House, Sandwich Road, Whitfield DOV/17/00826
SPA Mitigation	£762	Thanet Coast SPA Mitigation Strategy	Former Greyhound Public House, Dorman Avenue South, Aylesham
SPA Mitigation	£976	Thanet Coast SPA Mitigation Strategy	2-9 Cambridge Terrace, Dover DOV/17/00962
SPA Mitigation	£5,960	Thanet Coast SPA Mitigation Strategy	Land at Woodnesborough Road, Sandwich DOV/19/00243
SPA Mitigation	£6,931	Thanet Coast SPA Mitigation Strategy	Land at Albert Road/Southwall Road, Deal DOV/15/01290
SPA Mitigation	£306	Thanet Coast SPA Mitigation Strategy	Land at Kimberley Close, Dover DOV/20/00187
Sustainable Transport Contribution	£459,635	Provision of additional bus service to link the development to the surrounding area	Aylesham Development DOV/19/00821
Tree Contribution	£15,000	Towards off site tree planting including the long term maintenance of such trees within Deal town centre	Relating to Land at Co-op Foodstore, Park Street, Deal DOV/18/01084

Infrastructure Type	Amount	Project/or Item (provision in S106 agreement)	Development that provided contribution
Youth Provision	£23,866	For Recreation And Youth Schemes And Works To Be Used By Children And Young Persons In Aylesham Up To The Age Of 18	Aylesham Development DOV/19/00821

Table 5.2

Table 5.3 Overview of the retained S106 funding by infrastructure type.

Table 5.3 provides a broader picture of S106 funding held by Infrastructure type.

Infrastructure Type	Status of retained funding		Total Held by Authority as at 31/03/2021
	Allocated	Unallocated	
Affordable Housing Contribution	£282,316	£990,054	£1,272,370
Community Development Officer Contribution	£27,072		£27,072
Community Building Contribution	£267,843		£267,843
Education Contribution	£977,872		£977,872
Health Care Contribution	£99,796		£99,796
Independent Living Contribution	£6,270		£6,270
Leisure Needs Contribution	£859,837		£859,837
Monitoring Fees Contribution	£10,945		£10,945
Off Site Contribution		£25,806	£25,806
Open Space Contribution	£15,557	£40,389	£55,946
Outdoor Sports Contribution	£40,059		£40,059
Pitch Contribution	£87,100		£87,100
Play Space Contribution	£114,135	£95,278	£209,413
Public Realm Management Contribution	£806,943		£806,943

Infrastructure Type	Status of retained funding		Total Held by Authority as at 31/03/2021
	Allocated	Unallocated	
Public Rights of Way Contribution		£91	£91
Public Transport/Sustainable Transport Contribution	£486,826		£486,826
Social Care Contribution	£11,200		£11,200
Southwall Ditch Contribution	£62,244		£62,244
SPA Mitigation Strategy Contribution	£194,198		£194,198
Tree Contribution	£15,000		£15,000
Youth Provision	£23,866		£23,866
Total	£4,380,729	£1,159,968	£5,540,697

Table 5.3

The Council are in the process of transferring the Education contribution and Health Centre Rent contribution to Kent County Council which will reduce the amount of S106 funding being held by the authority and show as expenditure in 2021-22.

Further details on allocated S106 funding retained by the authority but not yet spent can be found here [CSV5 Developer agreement financial contributions held pre 2019](#) and [CSV3 Developer agreement transaction 2020-21](#)

Table 6.1 S106 Expenditure during 2020-21

The Council spent £138,738 of S106 contributions during 2020-21, this figure includes monies transferred to Kent County Council. Table 5.1 takes a closer look at the infrastructure provided with this S106 funding.

Infrastructure Project or Item	Amount Spent	Development Providing Contribution
Improvements to tennis courts at Victoria Park, Deal, including perimeter fencing, surface and line markings, tennis nets and posts and gate security.	£30,642	Sholden (Land north east of Sandwich Road (A258) and north west of Sholden New Road DOV/10/01065
Affordable Housing in the Dover district.	£16,823	Laslett's Yard, Marshborough Road, Woodnesborough DOV/14/01192
Bus Service (provided by Stagecoach) serving the development at Timperley Place, Church Lane, Deal.	£50,000	Sholden, Church Lane (Timperley Place), DOV/10/01012
Aylesham Feasibility Study.	£15,500	Aylesham Development DOV/13/00120
Update to the SPA Mitigation Strategy (Blackwood Bayne Consulting).	£7,556	Whitfield Urban Expansion (land south east of Archers Court Road) Phase 1 DOV/10/01010
Funds transferred to Ash Parish Council for the renovation of the play area at Ash Recreational Ground. (This project was delivered with other funding from the Jack Foat Trust and Ash Parish Council).	£6,358	Land adjoining Millfield, New Street, Ash DOV/15/01225
Transferred to Kent County Council to deliver new adult education centre in the Dover Discovery Centre.	£1,666	Former William Muge House & Snelgrove House, Leyburne Road, Harold Street & Godwyne Road, Dover DOV/18/00777
Transferred to Kent County Council to deliver a social care hub in the Dover Discovery Centre.	£3,801	Former William Muge House & Snelgrove House, Leyburne Road, Harold Street & Godwyne Road, Dover DOV/18/00777
Transferred to Kent County Council Highways Department to provide walking & cycling guides to every new household occupying the site.	£552	Station Road, Walmer DOV/14/00361
Transferred to Kent County Council to provide additional book stock at Aylesham Library.	£836	Former Greyhound Public House, Dorman Avenue South, Aylesham DOV/17/00892
Transferred to Kent County Council to provide library infrastructure.	£1,254	2-9 Cambridge Terrace, Dover DOV/17/00962

Infrastructure Project or Item	Amount Spent	Development Providing Contribution
Transferred to Kent County Council for equipment and resources for the additional learners at Dover Adult Education Centre.	£263	Land at Kimberley Close, Dover DOV/20/00187
Transferred to Kent County Council for additional resources, services and stock and Dover Library.	£887	Land at Kimberley Close, Dover DOV/20/00187
Transferred to Kent County Council for specialist care accommodation within Dover District.	£2,600	Land at Kimberley Close, Dover DOV/20/00187

Table 6.1

Money Borrowed

During 2020-21 reporting year no S106 funding was spent on repaying borrowed money.

Money Returned

The Council has not returned any S106 funding to developers during 2020-21 for a failure to perform obligations set out in any S106 agreement.

Further details of S106 expenditure during 2020-21 can be found here [CSV3 Developer agreement transaction 2020-21](#).

Future Delivery and Provision of Infrastructure

Future Spending Priorities

Government guidance states that Infrastructure Funding Statements should set out future spending priorities on infrastructure & affordable housing in line with up to date or emerging plan policies.

Dover District Council is currently reviewing its Core Strategy (2010) and other development plan documents and is undertaking a number of [evidence base studies](#) to inform the new local plan including a [Local Plan Viability Study](#) and an Infrastructure Delivery Plan (IDP). The IDP will set out the council's broader infrastructure requirements for the district over the plan period to 2040, and once in place, the IFS will then report on short and medium-term priorities for S106 expenditure. The level and timing of S106 funding received will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc. Due to the Local Plan current stage and uncertainty created by the COVID-19 pandemic, the council cannot forecast all future spending priorities at this time.

As at the end of the reporting year 2020-21 a significant amount of unallocated funding held by the Council relates to affordable housing provision, with £990,054 available funding for this purpose and although the Council has made progress in committing funds to affordable housing projects this year. Allocating funding to other appropriate affordable housing project remains a spending priority over the next year.

Table 8.1 Estimated future S106 income by infrastructure type

At the end of the reporting year 2020-21 the Council holds £5,540,394 in Section 106 funding. This figure includes the balance of any receipts held before 2020-21 and the net result of any financial transactions from this reporting year as identified earlier in this report.

Whilst it is difficult to predict what future Section 106 income might look like due to a number of uncertainties the council is able to examine the current levels of infrastructure provision in existing Section 106 agreements that are yet to be realised. Providing a picture of how much funding could be received from developer contributions if everything that has been agreed is paid at current amounts.

Table 8.1 provides an estimated future infrastructure income figure by broad infrastructure type. This figure has been calculated by adding up all the pending Section 106 payments (on extant planning permissions) that have been agreed but not yet triggered.

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium (3-5 years)	Long (5+ years)	
Adult Social Services	£1,433	£49,956	£92,149	£143,538
Affordable Housing Units	91	138	95	324
Affordable Housing Contribution	£1,423,730	£94,200	£79,800	£1,597,730
Bus Services/Public and or/Sustainable Transport Contributions	£1,096,668	£1,243,996	£543,996	£2,884,660
Play Space Contributions	£54,517	£43,094	£113,370	£210,981
Community Development Officer Contribution	£32,513			£32,513
Community Learning Contributions	£4,314	£11,871	£5,735	£21,920
Healthcare/NHS contributions	£46,694	£511,861	£186,515	£745,070
Independent Living		£5,250	£1,301	£6,551
Library Contributions	£45,178	£64,312	£33,747	£143,237
Monitoring Fees	£15,475	£17,444	£57,105	£90,024

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium (3-5 years)	Long (5+ years)	
Open Space Contributions/Green Infrastructure	£80,044	£81,270	£91,260	£252,574
Outdoor Sports/Sports Facilities/Play Pitch Contributions	£232,464	£95,400	£705,715	£1,033,579
Primary Education	£1,449,215	£1,288,224	£4,216,247	£6,953,686
Public Realm Management	£200,000	£400,000	£161,000	£761,000
Restricted Age Dwelling units		10		10
Secondary Education	£1,017,614	£1,379,663	£1,792,420	£4,189,697
Social Care/Specialist Care Accommodation Contributions	£75,366	£35,166	£37,977	£148,509
SPA Mitigation Strategy	£22,552	£29,813	£63,447	£115,812
Waste & Household Recycling Services	£19,716		£18,053	£37,769
Youth Services	£178,815	£26,163	£38,619	£243,597
Total financial contributions	£5,996,308	£5,377,683	£8,238,456	£19,612,447

Table 8.1

Forecasting when potential S106 funding should be available to the Council to spend, will assist in the planning and delivery of infrastructure projects. Further details of the developments providing the S106 contributions can be found at [CSV4 developer-agreement-future-agreed-provision-21-09-13](#).

Appendix 1 - Examples of Infrastructure funded by S106 Contributions

The images below display some local infrastructure projects delivered in 2020-21 that have benefited from S106 funding.

Newly renovated Play Area at Ash Recreation Ground



Picture 1.1 Play Area at Ash Recreation Ground



Picture 1.2 Play Area Ash Recreation Ground

Ash Parish Council used £6,358 in S106 funding provided from the development at Millfield, New Street Ash DOV/15/01225 alongside other funding to deliver the renovation of the play area at Ash Recreation Ground.

Renovated Tennis Courts at Victoria Park, Deal



Picture 1.3 Tennis Courts at Victoria Park



Picture 1.4 Tennis Courts at Victoria Park

The tennis courts at Victoria Park benefited from £30,642 S106 funding from the development at Sholden New Fields, Sholden DOV/10/01065. This funding was used to replace perimeter fencing, surface and line markings, tennis nets & posts and gate security access for pay and play.

Whitfield Aspen School



Picture 1.5 Whitfield Aspen School

The new Whitfield Aspen School has opened this year after being delivered by Kent County Council on land provided under the provision of the S106 agreement for the Whitfield Urban Extension DOW/10/01010. Further details of this project are available at Kent County Council.

Appendix 2 - Major Site Specific Requirements



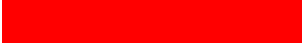
Aylesham Village Expansion

This section of the IFS will look at major or strategic sites with strong build out rates, to highlight agreed S106 funding and identify specific infrastructure requirements for these important sites. The figures contained in this section of the report are included in the main body of the IFS but it is important that information about these strategic sites can be looked at in isolation from the rest of the district to effectively monitor the delivery of infrastructure at these locations.

To date 1,350 units have been granted planning permission at Aylesham as part of the village expansion with an approximate 917 ¹units being delivered on this site since 2015. The following table examines the S106 provision for the development at Aylesham in more detail, providing details of ;

- funding held by the council for the development detailing what infrastructure projects it will help to deliver
- future S106 provision that has yet to be collected or triggered and details of the infrastructure this will provide; and
- expenditure of S106 funding with details of the infrastructure it has delivered

Table 2.1 S106 Provision for Aylesham

	Funding held by the Council
	Trigger for contribution met invoice pending
	Contribution not yet triggered

1 this figure is calculated with the latest available housing completion figures up until 31 March 2021

Contribution	Infrastructure Provision in S106 agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at present time	Future provision
Community Development Officer	To fund the Community Development Officer role to be provided by the Council for the development.	£238,998	£211,926	Funding for the Community Development Officer role	£27,072	£32,513
Education (Primary) Contribution	Contribution To Works/Refurbishment Of Aylesham Primary & St Joseph'S Primary. The new additional Primary Education Contribution provides provision for - additional one form of entry at St Joseph's Primary School.	£1,353,952	£376,080	Transferred to KCC as education providers	£977, 872	£401,914 £224,370
Secondary Education Contribution	To be used towards the expansion of secondary school places within 5 miles of the development which expenditure arises as a consequence of the development.	£0	£0	n/a	£0	£277,790
Health Centre Rent	Contribution To Rent Of Facilities/Accommodation At Aylesham Health Centre.	£44,785	£21,493	Funding spent by KCC on the costs of renting accommodation and facilities at Aylesham Health Centre (lease of a room at Aylesham Health Centre by Carers's Support East Kent)	£23,292	£19,504 £270,316
Independent Living	Contribution to Independent Living Technology Equipment.	£6,270	£0	n/a	£6,270	£6,551

Contribution	Infrastructure Provision in S106 agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at present time	Future provision
Leisure Needs	Provision of new sports hall and facilities at Aylesham and District Welfare Club.	£859,837	£0	n/a	£859,837	£0
Library	Towards stocking Aylesham Library with books and facilities.	£27,502	£27,502	Amount transferred to KCC towards additional stock for Aylesham Library	£0	£47,254
Off Site Contribution	Towards the re-surfacing of one Aylesham Welfare Leisure Centre 3G football pitch	£0	£0	n/a	£0	£97,758
Public Realm Management	For the management and maintenance of existing and proposed public realm areas of open space.	£806,943	£0	n/a	£806,943	£200,000
						£561,000
Youth Provision	For recreation and youth schemes and works to be used by children and young persons in Aylesham up to the age of 18. The new additional Youth Provision contribution makes provision - to be used by the Kent Youth Service for additional resources for Pie Factory Music, detached youth work covering anti-social behaviour and normal and preventative services	£103,905	£80,039	£80,039 paid to Aylesham parish council to support the development of a detailed project proposal for youth provision/to support the skate park project.	£23,866	£65,000
						£9,825

Contribution	Infrastructure Provision in S106 agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at present time	Future provision
Sustainable Transport Improvement	For subsidies towards the provision of additional bus services to the link the development to the surrounding area	£459,635	£0	The council is in the process of finalising arrangements with Stagecoach to deliver a 'dialup' minibus service to serve the development. This service is due to start in November 21. The full costs of the scheme are still being determined.	£459,635	£196,668
						£87,992
SPA Contribution	Towards the SPA Mitigation Strategy	£45,015	£0	n/a	£45,015	£29,280
Aylesham Primary School Pitch Contribution	Towards the creation of open space/sports facilities at Ratling Road and/ or Aylesham Primary School or facilities to meet need as identified in the Council's playing fields and outdoor sports facility strategy within Aylesham	£96,116	£38,350	£5,000 was paid to Aylesham Parish Council for a detailed survey of ASSWS natural grass pitches at the recreation ground by a specialist consultant. A further £33,350 was spent to fund the conversion of the MUGA into an artificial grass pitch.	£57,766	£0
Ratling Road and Play Area Contribution	Towards the creation of open space/sports facilities at Ratling Road and/or Aylesham Primary School or facilities to meet need as identified in the Council's playing fields and outdoor sports facility strategy within Aylesham	£100,852	£31,172	£15,672 has been spent to fund a skate park project in Aylesham A further £15,500 has been spent on a Aylesham Feasibility Study	£69,680	£0
Totals		£4,143,810	£786,562		£3,357,248	£2,527,735

Table 2.1

Out of the 2,527,735 future provision that has yet to be collected £1,013,357 has recently been triggered and will be invoiced shortly. All of the S106 funding held by the Council for the Aylesham development has been allocated to an infrastructure project as per the provision in the S106 agreement and £806,943 has been retained as a commuted sum for long term maintenance of the public realm within the development. The Education Contribution of £977,872 and the Health Centre Contribution of £23,292 will be transferred to KCC shortly.

Further provision of infrastructure has been secured for this development through the use of planning conditions. The following list indicates some of the infrastructure that has been secured in this way.

- Affordable Housing - 22%² of housing units to be provided as affordable
- Allotment provision
- Play Space provision
- Additional bus stops and shelters

Further information about the Aylesham planning application and S106 agreement can be found on the following link. [Aylesham Village Expansion](#)

2 average rate across all of the phases of development

