



# Infrastructure Funding Statement

2021-2022



Dover District **Local Plan**  
Supporting document



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# Chapter 1 - Introduction

## What is the Infrastructure Funding Statement (IFS)?

1. The Infrastructure Funding Statement (IFS) provides a summary of Planning Obligations (often known as developer contributions) secured by the Council from new developments towards infrastructure, over a particular period. This statement is updated and published annually to reflect the summary of obligations and agreements for each monitoring period. The monitoring period runs from 1<sup>st</sup> April to 31<sup>st</sup> March.
2. It 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 their website on the following link: [Kent County Council's IFS](#). The IFS must be published by 31<sup>st</sup> December each year.

## What are Planning Obligations?

3. Planning Obligations 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.
4. Planning obligations have to meet the following legal tests if they 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.
5. 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. Section 106 (S106) agreements are legal agreements between developers and the local council linked to planning permissions, and this is the system that Dover Council (the Council) uses to secure contributions.
6. CIL can be used alongside S106 agreements and planning conditions to seek contributions from developers for infrastructure. However, at the present time the Council doesn't operate a CIL charging schedule, or intend to implement one, so the Infrastructure Funding Statement (IFS) will be reporting on S106 agreements<sup>1</sup>.

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<sup>1</sup> This IFS may include contributions secured through other methods such as internal DDC transfers for sites delivered by DDC, or contributions secured through other developer obligation methods such as unilateral undertakings.

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

## What should the Infrastructure Funding Statement contain?

8. The Community Infrastructure Levy (CIL) regulations (as amended on 01 September 2019) require 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”.
9. 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
    - 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.

## The Structure of this IFS

10. The IFS provides information on:

- planning obligations within S106 agreements signed within the reporting year, which includes the nature and value of their financial contribution(s);
- details of S106 funding received by the council in the reporting year;
- details of S106 funding spent by the council in the reporting year;
- details of funding received before the monitoring year that is retained and whether it has been allocated or remains unallocated, and
- estimates of future S106 funding and future infrastructure projects and priorities.

11. 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:

*[links to spreadsheets CSV1-4 to be added later once they are live on the website]*

- CSV1 Developer-agreement-2021-22
- CSV2 Developer-agreement-contribution-2021-22
- CSV3 Developer-agreement-transaction-2021-22
- CSV4 Developer-agreement-future-agreed-provision

12. This Infrastructure Statement (IFS) represents the third produced by the District Council and covers the period **01 April 2021 to 31 March 2022**.

## What does ‘Allocated’ and ‘Unallocated’ mean?

13. As set out in the national guidance and for the purpose of this report, “allocated” means a decision has been made by the Council to commit funds to a specific 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.
14. It is however important to note that “unallocated” money still sets out which infrastructure type it applies to and 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, it is just that a specific project has not yet been decided.
15. 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 which can be located on the Councils website through the Planning Application reference details.

## Headline Figures April 2021 to March 2022

Table 1 – Headline Figures for 2021/22

Monetary Contributions	
<b>Total money to be provided</b> through planning obligations agreed in 2021-22	£4,206,094
<b>Total money received</b> through planning obligations (whenever agreed) in 2021-22	£2,450,231
<b>Total money</b> received through planning obligations (whenever agreed), <b>spent</b> in 2021-22	£1,011,876
<b>Total money</b> received through planning obligations (whenever agreed) <b>retained</b> at the end of 2021-22 (excluding “commuted sums” for longer term maintenance)	£5,921,190
<b>Total money</b> received through planning obligations (whenever agreed) <b>retained</b> at the end of 2021-22 as “commuted sums” for longer term maintenance	£1,057,269
Non-Monetary Contributions	
Total number of affordable housing units <b>to be provided</b> through planning obligations agreed in 2021-22	186
Total number of affordable housing units which <b>were provided</b> through planning obligations (whenever agreed) in 2021-22	40
Total number of school places for pupils <b>to be provided</b> through planning obligations agreed in 2021-22	Kent County Council to report
Total number of school places for pupils which <b>were provided</b> through planning obligations (whenever agreed) in 2021-22	Kent County Council to report

16. The 186 affordable housing units are to be provided from the developments at:
- 20/00419 Land at Almond House, Betteshanger Sustainable Parks, Sandwich – 63 affordable units.
  - 19/00447 Connaught Barracks, Dover Road, Guston – 90 affordable units.
  - 21/00402 Land south west of Sandwich Road, Sholden – 33 affordable units.
17. Further non-monetary obligations that have been agreed during 2021-22 for a Visitor Centre are from the development at:
- 20/00419 Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden
18. Further information on S106 funding received during 2021-22 can be found on spreadsheet CSV3 *[link to spreadsheet to be added later]*.

## Chapter 2 – New Financial Obligations Agreed 21-22

19. The following table provides a breakdown of new S106 contributions agreed in 2021-22 by infrastructure type whilst advising which development is providing the contribution.

**Table 2 - Breakdown of Obligations Agreed - by Infrastructure Type 2021-22**

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
Community Learning	£3,448 towards the provision of additional resources including IT equipment for new learners at Deal Adult Education Centre	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£ 10,647
	£5,311 towards the provision of adult education in Dover Discovery Centre	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	£82 towards the provision of additional equipment and resources for adult learners at Dover Adult Education Centre	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	
	£1,806 towards additional resources, equipment (inc. IT equipment) and classes for new learners at Deal Adult Education Centre	Land southwest of Sandwich Road, Sholden DOV/21/00402	
Library Contribution	£11,644 towards additional services and stock at Deal Library	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£34,315
	£16,295 towards additional library facilities and shelving and display units at Dover Discovery Centre	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	£277 towards the provision of services and stock at St. Margaret's-at-Cliffe Library	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	
	£6,099 towards the provision of additional resources, equipment and book stock (inc. digital infrastructure and resources at Deal Library	Land southwest of Sandwich Road, Sholden DOV/21/00402	
Monitoring fees	£944 Monitoring the performance of the	Land at Almond House, Betteshanger	£3,083



Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
	obligations contained in this Deed	Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	
	£708 towards the Council's costs of monitoring compliance with terms of Agreement	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	£239 towards the District Council's costs of monitoring the implementation of this deed	Land at Kings Farmhouse, r/o 423 Dover Road, Walmer DOV/21/00313	
	£236 towards monitoring the compliance of the Development with the terms of this deed	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	
	£956 towards the costs of monitoring compliance of the Development with terms of Deed	Land southwest of Sandwich Road, Sholden DOV/21/00402	
NHS Contribution	£181,440 towards refurbishment, reconfiguration, improvements and/or extension of primary care facilities within the Deal and Sandwich Primary Care Network	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£491,274
	£26,280 to be used by NHS England and Improvement towards the refurbishment, reconfiguration, improvements and/or extension of primary care health facilities in Dover	Land on south side of Coombe Valley Road, Dover DOV/20/01237	
	£95,040 towards the cost of works to create additional capacity in general practice premises serving the Development	Land southwest of Sandwich Road, Sholden DOV/21/00402	
Healthcare Contribution	£188,514 towards extending and providing additional facilities at Pencester Surgery Dover	Connaught Barracks, Dover Road, Guston DOV/19/00447	
Outdoor Sports Contribution	£94,196 towards improvements to pitch quality at Betteshanger Social and Welfare Sports Club	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£223,093

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
	£105,970 towards the provision of a 4G pitch at Dover Christ Church Academy	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	*£22,927 towards costs of improvements to sports pitches in the Deal area and serving the proposed residents of the Development	Land southwest of Sandwich Road, Sholden DOV/21/00402	
Primary Education	£747,362 towards additional primary school places within the Sandwich & Eastry, and Deal Primary School Planning Areas	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£1,270,609
	£516,447 towards educational purposes within 3 miles of the Application Site	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	£6,800 towards the provision of new 2FE Whitfield Aspen Primary School	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	
Public Open Space Contribution	£20,085 towards the provision of accessible green space and children's equipped play space at Pencester Gardens, Dover and outdoor sports facilities at Danes Recreation Ground, Dover; and/or allotments or community gardens within Dover Town.	Land on south side of Coombe Valley Road, Dover DOV/20/01237	£20,085
Secondary Education	£730,940 towards the expansion of Goodwin Academy	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£1,895,816
	£639,361 towards the expansion of Dover Christ Church Academy	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	£21,575 towards the provision of secondary education in Dover District and/or for other such purposes as agreed between the Owner and the County Council	Land on south side of Coombe Valley Road, Dover DOV/20/01237	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
	£4,540 towards the expansion of Dover Christ Church Academy	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	
	£499,400 towards the expansion of Deal and Sandwich non-selective and Dover District selective secondary schools	Land southwest of Sandwich Road, Sholden DOV/21/00402	
Special Educational Needs	£115,700 towards the expansion of Beacon School Satellite at Walmer	Land southwest of Sandwich Road, Sholden DOV/21/00402	£115,700
Social Care Contribution	£30,844 towards the provision of specialist care accommodation within the District	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£63,816
	£16,081 towards the cost of providing a Social Care Hub in Dover Discovery Centre	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	£734 towards the provision of specialist care accommodation within Dover District	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	
	£16,157 towards the provision of specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting community facilities, sensory and changing places within Dover District	Land southwest of Sandwich Road, Sholden DOV/21/00402	
SPA Mitigation	£12,381 towards mitigation measures to avoid adverse impacts on the Thanet Coast and Sandwich Bay SPA	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£29,697
	£12,840 towards the cost of providing a mitigation strategy relating to Thanet Coast SPA	Connaught Barracks, Dover Road, Guston DOV/19/00447	
	£2,358 towards the Thanet Coast and Sandwich Bay	Land on south side of Coombe Valley Road, Dover DOV/20/01237	

Infrastructure type	Provision in S106 agreement	Development providing contribution	Total amount agreed
	SPA and Ramsar Mitigation Strategy		
	*£2,118 towards Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Land southwest of Sandwich Road, Sholden DOV/21/00402	
Sustainable Travel	£26,400 towards: (a) new bus stop shelter adjacent to the Development (southeast bound and heading towards Deal) on the A258; and (b) new or relocated bus stop shelter opposite the Development (northwest bound and heading towards Sandwich on the A258	Land southwest of Sandwich Road, Sholden DOV/21/00402	£26,400
Waste Services	£272 towards the improvement of Dover Household Waste Recycling Centre	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	£272
Youth Services	£13,755 towards additional resources for Deal Youth Service	Land at Almond House, Betteshanger Sustainable Parks, Sandwich Road, Sholden DOV/20/00419	£21,287
	£327 towards the provision of additional resources for Dover Youth Service	Land at Coastguard Cottages, Bay Hill, St. Margaret's Bay DOV/21/00317	
	£7,205 towards the provision of additional resources and services for Dover Youth Service at the District Youth Hub in Deal	Land southwest of Sandwich Road, Sholden DOV/21/00402	
<b>Total</b>			<b>£4,206,094</b>

\* These are minimum figures secured as on an outline application, contributions are calculated on final dwelling size which is yet to be determined by the Reserved Matters application.

18. The table above shows that the largest contribution category is Education with Primary, Secondary and Special Educational Needs contributions totalling £3,282,125. When collected, this sum will be transferred to Kent County Council as education providers.

19. The details above can also be found on spreadsheet CSV2 - Developer agreement contribution 2021-22. *[link to spreadsheet to be added]*

## Chapter 3 - S106 Funds Retained

20. This section sets out S106 funds which were received prior to 2021-22 that are yet to be spent and remain 'held' by the Council. As set out above in this report "allocated" means a decision has been made by the local authority to commit funds to an item of infrastructure or project and "unallocated" money still sets out which infrastructure 'type' it applies to, but a specific project has not yet been decided.

**Table 3 - S106 Receipts Retained (Allocated and Unallocated)**

<b>The total amount of money</b> received through planning obligations prior to 2021-22 which had <b>not been allocated</b> (to an infrastructure project or item) by the end of 2021-22.	£2,045,583
<b>The total amount of money</b> received under any planning obligation in any year, which had been <b>allocated</b> (to an infrastructure project or type) for spending by the end of 2021-22 but which had not been spent.	£4,762,058

21. Table 4 below provides summary details of infrastructure with **allocated** S106 funding that has not yet been spent, this is for all funding held by the Council at 31 March 2022, irrespective of when it was collected.

**Table 4 - Infrastructure with allocated S106 funding held by DDC**

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
	£71,438	Affordable housing project at Foxborough Close, Woodnesborough	Blue Berries Care Centre, 10 Dover Road, Sandwich DOV/14/01192
	£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 rebuilding Preston Village Hall	Land at Salvatori, north and south of Grove Road, Preston DOV/14/00842

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
Community Development Officer	£60,664	Community Development Officer for the Aylesham development	Aylesham Development DOV/19/00821
Education	£596,563	Contribution to works or refurbishment of Aylesham & St Joseph's Primary Schools	Aylesham Development DOV/19/00821
Health Centre Rent	£47,704	Contribution to rent of facilities/ accommodation at Aylesham Health Centre	Aylesham Development DOV/19/00821
Independent Living	£6,270	Contribution to Independent Living technology equipment	Aylesham Development DOV/19/00821
Leisure Needs Contributions	£859,837	Provision of a 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
	£236	Towards the Council's costs of monitoring the development and checking compliance with the provisions of S106 deed and the planning permission	The Courtyard, Durlock Road, Staple DOV/19/00120
	£239	Towards the Council's costs of monitoring the implementation of S106 deed	Layham Garden Centre DOV/19/01317
	£236	Towards the Council's costs of monitoring the implementation of S106 deed	Land at Kimberley Close, Dover DOV/20/00187
	£258	Towards the Council's costs of monitoring the implementation of S106 deed	Land south west of Hammill Brickworks DOV/19/00746
NHS Contributions	£68,326	Towards GP practices near Church Lane	Land to the rear of Hyton Drive &

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
		and/or Manor Road, Golf Road, Cedars or Balmoral	Roman Close, Deal DOV/16/01476
	£17,274	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
Open Space, Play and Sports	£4,612	Towards the provision of additional play equipment at Gun Park Recreation Ground	Land east of 1 & 2 Woodnesborough Lane, Eastry DOV/16/00017
	£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
	£21,348	Towards the provision of additional capacity at North Deal Playing Field play area	Land at Albert Road/ Southwall Road, Deal DOV/15/01290
	£6,727	Provision of play equipment and facilities at North Deal Playing Field	Cannon Street, Deal DOV/09/00873
	£129	Improvements at Colton Crescent	Land rear of Old Park Close, Dover DOV/12/00045
	£6,483	Increasing the capacity of play facilities at William Pitt Avenue	Land at 104-106 Church Lane, Deal DOV/15/01167
	£22,765	Towards the provision of additional play equipment at Marke Wood Play Area	Land at the former Barracks site (east section), Trafalgar Drive, Walmer DOV/16/00017
	£69,681	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	Aylesham Development DOV/13/00120



Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
		Facility Strategy within Aylesham	
	£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
	£6,009	Towards increasing the capacity of the hard courts at Victoria Park, Deal	Dola Avenue, Deal DOV/15/00327
	£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
	£101,002	Towards the resurfacing of one Aylesham Leisure Centre 3G Football pitch	Aylesham Development DOV/19/00821
	£29,335	Towards refurbishment of a playing pitch at Marke Wood Recreation Park	Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476
	£25,806	To upgrade local sports facilities	Singledge Lane, Whitfield DOV/16/00136
Public Realm Management	£1,057,269	Contribution to management/maintenance of existing and proposed public realm open space areas	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



Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
Sustainable/ Public Transport Contributions	£705,790	Provision of additional bus service to link the development to the surrounding area	Aylesham Development DOV/19/00821
	£24,994	Provision of bus service connecting the land with Deal town centre along a route agreed between the bus operator and the District Council	Church Lane, Sholden (Timperley Place) DOV/10/01012
Southwall Road Ditch Contribution	£62,244	Towards the costs of 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
	£1,844	Thanet Coast SPA Mitigation Strategy	Former South Deal County Primary DOV/12/00311
	£693	Thanet Coast SPA Mitigation Strategy	Former Bede and Dunstan house, College Road, Deal DOV/13/00522
	£5,211	Thanet Coast SPA Mitigation Strategy	Whitfield Phase 1A DOV/10/01011
	£10,820	Thanet Coast SPA Mitigation Strategy	Church Lane, Sholden (Timperley Place) DOV/10/01012
	£1,668	Thanet Coast SPA Mitigation Strategy	Hammill Brickworks DOV/12/00460
	£ 6,042	Thanet Coast SPA Mitigation Strategy	Land at Salvatori, north and south of Grove Road, Preston DOV/14/00842

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
	£52,064	Thanet Coast SPA Mitigation Strategy	Whitfield Urban Expansion (land south east of Archers Court Road) Phase 1 DOV/10/01010
	£45,015	Thanet Coast SPA Mitigation Strategy	Aylesham Development DOV/19/00821
	£2,172	Thanet Coast SPA Mitigation Strategy	Land at Canterbury Road, Lydden DOV/15/01184
	£1,351	Thanet Coast SPA Mitigation Strategy	Bisley Nursery, The Street, Worth DOV/15/00749
	£727	Thanet Coast SPA Mitigation Strategy	The Qube, St Radigund's Road, Dover DOV/17/00776
	£1,919	Thanet Coast SPA Mitigation Strategy	Land at the former Barracks site (east section), Trafalgar Drive, Walmer DOV/16/00017
	£1,077	Thanet Coast SPA Mitigation Strategy	Land at former Barwick Site, Coombe Valley Road, Dover DOV/13/00261
	£9,060	Thanet Coast SPA Mitigation Strategy	Singledge Lane, Whitfield DOV/16/00136
	£2,132	Thanet Coast SPA Mitigation Strategy	Former William Muge House & Snelgrove House, Leyburne Road, Harold Street & Godwyn Road, Dover DOV/18/00777
	£11,647	Thanet Coast SPA Mitigation Strategy	Station Road, Walmer DOV/14/00361
	£13,092	Thanet Coast SPA Mitigation Strategy	Willowbank (Land north of the River

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
			Stour) DOV/16/00046
	£655	Thanet Coast SPA Mitigation Strategy	1 Malvern Road, Dover DOV/18/00468
	£2,410	Thanet Coast SPA Mitigation Strategy	New Dover Road, Caple-le-Ferne DOV/15/00525
	£3,723	Thanet Coast SPA Mitigation Strategy	Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476
	£1,082	Thanet Coast SPA Mitigation Strategy	Land at Weighside House, Sandwich Road, Whitfield DOV/17/00826
	£762	Thanet Coast SPA Mitigation Strategy	Former Greyhound Public House, Dorman Avenue South DOV/17/00892
	£976	Thanet Coast SPA Mitigation Strategy	2-9 Cambridge Terrace, Dover DOV/17/00962
	£5,960	Thanet Coast SPA Mitigation Strategy	Land at Woodnesborough Road, Sandwich DOV/19/00243
	£6,931	Thanet Coast SPA Mitigation Strategy	Land at Albert Road/ Southwall Road, Deal DOV/15/01290
	£306	Thanet Coast SPA Mitigation Strategy	Land at Kimberley Close, Dover DOV/20/00187
	£1,331	Thanet Coast SPA Mitigation Strategy	Land rear of and including 147 St Richard's Road, Deal DOV/18/00682
Tree Contribution	£15,000	Towards off-site tree planting including the long term maintenance of such trees within Deal town centre	Land at Co-op food store, Park Street, Deal DOV/18/01084

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
Youth Provision	£105,222	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 4

22. Table 5 below provides a broader picture of S106 funding held - by infrastructure type, for both allocated and unallocated funding.

**Table 5 - Overview of the held S106 funding - by Infrastructure Type**

Infrastructure Type	Status of retained funding		Total Held by Authority as at 31/03/2022
	Allocated	Unallocated	
Affordable Housing Contribution	£282,316	£1,884,019	£2,166,335
Community Building	£267,843		£267,843
Community Development Officer Contribution	£60,664		£60,664
Education Contribution	£596,562		£596,562
Health Centre Rent	£47,704		£47,704
Independent Living Contribution	£6,270		£6,270
Leisure Needs Contribution	£859,837		£859,837
Monitoring Fee	£11,204		£11,204
NHS Contribution	£85,600		£85,600
Open Space Contribution	£36,905	£40,389	£77,294
Sports Contribution	£228,162	£25,806	£253,968
Play Space Contribution	£105,785	£95,278	£201,063
Public Realm Management Contribution	£1,057,269		£1,057,269
Public Rights of Way Contribution		£91	£91

Infrastructure Type	Status of retained funding		Total Held by Authority as at 31/03/2022
	Allocated	Unallocated	
Social Care Contribution	£10,950		£10,950
Sustainable/Public Transport	£730,784		£730,784
Southwall Ditch Contribution	£62,244		£62,244
Eco Mitigation	£570		£570
SPA Mitigation Strategy	£191,167		£191,167
Tree Contribution	£15,000		£15,000
Youth Provision	£105,222		£105,222
<b>Total</b>	<b>£4,762,058</b>	<b>£2,045,583</b>	<b>£6,807,641</b>

Table 5

23. Further details on allocated S106 funding retained by the authority but not yet spent can be found here on spreadsheet CSV3 *[links to spreadsheets to be added]*.

## Chapter 4 - S106 expenditure during 2021-22

24. The Council spent **£1,012,163** of S106 contributions during 2021-22 monitoring year, this figure includes monies transferred to Kent County Council. Table 6 takes a closer look at the infrastructure provided with this S106 funding.

**Table 6 - S106 Expenditure during 2021-22**

Infrastructure Project or Item	Amount Spent	Development Providing Contribution
Transferred to Kent County Council for the refurbishment of Aylesham Primary School and St Joseph's Primary School	£977,872	Aylesham Development DOV/13/00120
Tennis Court surfacing at Victoria Park, Deal	£8,350	Sholden (Land north east of Sandwich Road and north west of Sholden New Road DOV/10/01065
Affordable Housing	£22,151	Laslett's Yard, Marshborough Road, Woodnesborough DOV/14/01192
SPA Mitigation	£3,790	Whitfield Urban Expansion (Land south east of Archers Court Road) DOV/10/01010

Table 6

### Money Borrowed

25. During 2021-22 reporting year no S106 funding was spent on repaying borrowed money.

### Money Returned

26. The Council has not returned any S106 funding to developers during 2021-22 for a failure to perform obligations set out in any S106 agreement.

27. Further details of S106 expenditure during 2021-22 can be found on spreadsheet CSV3 - Developer agreement transaction 2021-22 [link to spreadsheet to be added]

## Chapter 5 - Future Spending Priorities

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

### Local Plan Infrastructure requirements

29. The Council has recently published the new [Local Plan](#) for the district (Regulation 19 Submission Version), open for public consultation until 9<sup>th</sup> December 2022. Ensuring that the right infrastructure is provided in the right place, at the right time, to support the scale of growth identified in the Plan will be integral to its successful delivery.

30. The Local Plan therefore includes Policy SP11 - Infrastructure and Developer Contributions. This policy will enable the Council to require new or enhanced infrastructure through Planning Obligations. This policy will apply to all major development proposals.

31. The need for Affordable housing is essential and the future requirements are set out in a separate Strategic Policy in the Local Plan, Policy SP5. This sets out a requirement that 30% of housing in new developments must be affordable housing, with the exception of the existing Dover Urban Area, where viability work has concluded that it is not economically viable to provide affordable housing.

32. Strategic Transport improvements are also a key infrastructure priority for the district. The Local Plan contains Policy SP12 - Strategic Transport Infrastructure, which covers the Highway Network, and Bus and Rail infrastructure. The policy specifically covers the Strategic Highway network improvements needed at Whitfield and Duke of York Roundabouts and other A2 strategic junctions. In addition, it supports the longer-term improvements proposed by National Highways to implement the A2 Dover Access Project. With regards to Rail and Bus infrastructure, the policy supports the reduced journey time proposals for HS1, the continued delivery of the Dover Fastrack bus service which has commenced and other local bus service provision.

33. The Local Plan also includes additional Development Management policies which set out how some of the more local infrastructure requirements set out in Policy SP11 should be provided / calculated to meet the needs of new development. These include Providing Open Space, Sports Provision and Community Facilities and Services, and several in relation to local transport and active travel.

### Infrastructure Delivery Plan

34. The Local Plan is supported by a number of [background documents](#), some of which include an audit of current infrastructure provision and highlights the future needs for certain types of infrastructure across the district. For site specific

allocations within the Local Plan, the priority for Infrastructure is set out in the policy wording. This is all then detailed within the [Infrastructure Delivery Plan \(IDP\) draft October 2022](#).

35. The IDP identifies specific infrastructure needs for the District over the plan period, covering all types of infrastructure services such as education, health, community, sports and open spaces, transport, water and other utilities which relate to Policy SP11. It sets out the priority of the infrastructure and expected delivery methods where this is known. It also includes detail of already planned infrastructure improvements / projects and how and when it will be delivered.

### **Priorities for Section 106 spending**

36. As at the end of the reporting year March 2022, a significant amount of unallocated funding held by the Council relates to affordable housing provision, with £2,166,335 available funding for this purpose. Allocating this funding to appropriate affordable housing projects within the district remains a spending priority.

37. The level and timing of S106 funding received will depend on the nature and scale of the developments that come forward, the number of implemented planning permissions, build-out rates, and the phasing of development etc. Future versions of this IFS will report on short and medium-term priorities for S106 expenditure as set out in the most up to date [Infrastructure Delivery Schedule \(Appendix 1 of the draft IDP\)](#).



## Chapter 6 - Estimated Future Income from signed S106 agreements

38. Whilst it is difficult to predict what future S106 income might look like due to a number of uncertainties around site delivery, the Council is able to examine the current levels of infrastructure provision in existing S106 agreements that are yet to be realised. This section provides a picture of how much funding could be received from developer contributions (S106 agreements) if everything that has been agreed is paid at current amounts (note many financial contributions are subject to indexation so figures may alter as they are collected in future years).

39. Table 7 provides this estimated future infrastructure figure by broad infrastructure type. This figure has been calculated by adding up all the pending S106 payments (on extant planning permissions) that have been agreed but not yet triggered, up to 31<sup>st</sup> March 2021.

40. Note that this table does not include a duplicate of new signed agreements and contributions in the 21/22 monitoring year (set out in Table 2 above) to avoid duplication but when added together create a 'best estimate' of total future income expected through S106 developer obligations.

41. The anticipated payment terms have been estimated based on the current status of the development, for example whether the site has full consent or is under construction, and the 'trigger points' set out for payment terms in the S106 agreement i.e. 'prior to commencement', 'upon completion of 50 dwellings' or 'upon occupation of all dwellings'. Where there are several trigger points, one S106 infrastructure requirement could be split over more than one payment term.

42. The total estimated future income figure is **£20,613,505**. made up of £16,407,411. agreed prior to 1<sup>st</sup> April 2021 (see table 7), and £4,206,094 from S106 agreements secured this monitoring year from 1<sup>st</sup> April 2021 to March 2022 (see table 2).

43. Further details of the developments providing the estimated S106 contributions listed in Table 7 can be found in CSV4 [\[Add link to CSV4 Spreadsheet\]](#).

**Table 7 - Estimated future S106 income by infrastructure type**

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium(3-5years)	Long (5+ years)	
Adult Social Services	£5,250	£51,536	£94,776	£146,312

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium(3-5years)	Long (5+ years)	
Aylesham Health Centre Rent (Adult Social Services)	£234,048	£36,268	0	£270,316
Affordable Housing Contribution	£158,500	£25,000	£179,800	£363,300 <sup>2</sup>
Bus Services/Public and or/Sustainable Transport/ Footpath and/or road Contributions	£769,996	£1,236,996	£703,000	£2,709,992
Children's Equipped Play Space Contributions	£65,383	£64,706	£92,530	£222,619
Community Learning Contributions	£5,544	£11,871	£4,505	£21,920
Education (All)	£1,680,904	£2,287,115	£2,074,916	£6,042,935
Healthcare/NHS contributions	£65,364	£153,300	£139,521	£358,185
Library Contributions	£85,947	£21,715	£26,219	£133,882
Monitoring Fees (s106)	£10,000	£17,444	£56,633	£84,549

<sup>2</sup> Affordable Housing total contributions are difficult to estimate in all circumstances as many are granted under outline consents and the full details of the requirement that will be required as part of the Reserved Matters/Full applications are unknown. Most Affordable Housing provision is required as on-site delivery rather than off-site contribution so actual Affordable Housing delivery is higher than financial contributions alone.

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium(3-5years)	Long (5+ years)	
Open Space Contributions/Green Infrastructure	£0	£48,848	£53,000	£101,848 <sup>3</sup>
Outdoor Sports/Sports Facilities/Play Pitch Contributions	£722,354	£136,009	£166,155	£1,024,518
Social Care/Specialist Care Accommodation Contributions	£56,727	£30,677	£30,655	£118,059
SPA Mitigation Strategy	£35,355	£31,288	£42,253	£108,896
Waste & Household Recycling Services	£15,678	£4,038	£18,053	£37,769
Youth Services	£59,430	£22,364	£32,788	£114,582
<b>Total S106 financial contributions expected</b>	<b>£7,962,067</b>	<b>£4,830,068</b>	<b>£3,614,804</b>	<b>£16,407,411<sup>4</sup></b>

<sup>3</sup> Note that some open space provisions are unknown, in particular for Whitfield Urban Extension which are to be agreed at each phase of development and most Open Space is provided on site, not as an off-site financial contribution.

<sup>4</sup> There are 2 Outline applications where the financial contributions are yet to be decided by the reserved matters applications - DOV/14/00058 and DOV/15/00260. There are other contributions where there are more than one payment term and are unable to split in the short/medium/long so total calculations in payment terms will not add to full total in the final cell.

## Appendix 1 - Major Sites Specific S106 Requirements

This appendix looks 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 strategic sites can be looked at in isolation from the rest of the district to effectively monitor the delivery of infrastructure at these locations.

At present, this appendix includes only Aylesham Village Expansion, but it is intended that the 22/23 report will include Whitfield Urban Expansion S106 details.

### Aylesham Village Expansion

To date, 1,350 units have been granted planning permission at Aylesham as part of the village expansion with an approximate 949 units being delivered on this site since 2015. The table on the following page 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.

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2022	Future provision
Community Development Officer	To fund the Community Development Officer role to be provided by the Council for the development.	£272,590	£211,926	Funding for the Community Development Officer role.	£60,664	£0
Education (Primary) Contribution	Contribution to Works/ Refurbishment of Aylesham Primary & St Joseph'S Primary. The additional Primary Education Contribution provides provision for - additional one form of entry at St Joseph's Primary School.	£1,950,515	£1,353,952	Transferred to KCC as education providers.	£596,563	£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 (Adult Social Care)	Contribution to rent of Facilities/ Accommodation at Aylesham Health Centre.	£69,197	£21,493		£47,704	£270,316
Independent Living	Contribution to Independent Living Technology Equipment.	£6,270	£0	n/a	£6,270	£6,551
Leisure Needs	Provision of new sports hall and facilities at Aylesham and District Welfare Club	£859,837	£0	n/a	£859,837	£0

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2022	Future provision
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
Outdoor Sports	Towards the re-surfacing of one Aylesham Welfare Leisure Centre 3G football pitch	£101,002	£0	n/a	£101,002	£0
Public Realm Management	For the management and maintenance of existing and proposed public realm areas of open space.	£1,057,269	£0	n/a	£1,057,269	£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 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	£185,261	£80,039	£80,039 transferred to Aylesham Parish Council to support the development of a details project proposal for youth provision/to support the skate park project.	£105,222	£9,826
Sustainable Transport Improvement	For subsidies towards the provision of additional bus services to the link the development to the surrounding area.	£705,790	£0	n/a	£705,790	£87,992

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2022	Future provision
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 & Snowdown Social Welfare Scheme who commissioned 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 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 Aylesham Feasibility Study.	£69,680	£0
<b>Totals</b>		<b>£5,477,216</b>	<b>£1,764,434</b>		<b>£3,712,782</b>	<b>£1,514,379</b>

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