Wealden District Council

Infrastructure Funding Statement (IFS) 2021-22

December 2022

Wealden
District Council

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1. Introduction

1.1 The Infrastructure Funding Statement (IFS) is a report required to be published annually, and by 31st December each year, to report on the Community Infrastructure Levy (CIL) and section 106 planning obligations received and spent by Wealden District Council ("the Council") for the previous fiscal year. This includes both financial and non-financial planning obligations. The IFS must also report on the infrastructure projects or types of infrastructure that the Council intends to fund wholly or partly by CIL in the future. The IFS reporting requirements are set out in legislation[1].

1.2 This is the Council's third IFS, with earlier versions being available via the Wealden District Council website[2]. This report covers the period from 1st April 2021 to 31st March 2022 and applies to the whole of Wealden District excluding the area of Wealden that is covered by the South Downs National Park (SDNP). The SDNP is the planning authority for their area and has implemented its own CIL for the parts of Wealden District within the SDNP.

What is Community Infrastructure Levy?

1.3 The Community Infrastructure Levy (CIL) is a tariff-based charge which can be levied by local authorities on new development in their area. It is a valuable tool for local authorities to help deliver the infrastructure needed to support development. The 'levy' can only apply where a local planning authority has consulted on, and approved, a 'charging schedule' which sets out its levy rates for different types of development.

1.4 The Council adopted its CIL charging schedule on 25 November 2015, and this became effective on the 1 April 2016. The adopted CIL Charging Schedule applied separate charging rates for both residential and retail development on a per square metre basis. All other development within Wealden District (i.e., offices, warehousing) has a zero CIL charge[3].

1.5 The money raised by CIL can be used to fund a wide range of infrastructure (including roads and transport, flood defences, schools and educational facilities, medical and social care facilities, district heating systems, sporting, recreational or cultural facilities etc.) that is needed to support the development of the area.

What is a Planning Obligation?

1.6 A Planning Obligations is a legal obligation (or set of obligations) entered into, in order to mitigate the impacts of a development proposal. They can be secured via a section 106 agreement or via a unilateral undertaking. Under planning legislation, they must be:

- necessary to make the development acceptable in planning terms.

[1] The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

[2] Infrastructure Funding Statements pre 2021/22

[3] Wealden Community Infrastructure Levy (CIL) Charging Schedule, November 2015

- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

1.7 The main types of planning obligations that are normally secured between developers and local planning authorities include:

- site-specific financial contributions – these are secured and must be used for specific purposes related to that development and could include the provision of education facilities, traffic and transport/highway related works, open space provision and affordable housing contributions (where this is accepted by the local planning authority and not delivered on-site);
- provision of on-site affordable housing or other specific works; and
- non-financial obligations such as construction management plans, sustainable travel plans, or more recently car clubs.

1.8 The main differences between CIL and Planning Obligations are that where CIL is required, then this is non-negotiable and the Council can choose how and where CIL receipts are spent, whilst Planning Obligations have a defined, specific purpose and relate to the acceptability of individual development schemes.

What is a Section 278 Agreement?

1.9 A section 278 agreement is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local highway authority to make permanent alterations or improvements to a public highway, as part of a planning approval. Examples of the works covered by a section 278 agreement include:

- new or changed access into a development site; and / or
- new/alteration of signalised crossings or junctions close to the development site.

1.10 East Sussex County Council (ESCC) is the local highway authority who secures such agreements. ESCC will produce its own IFS[4], which will detail the financial position of these agreements.

[4] East Sussex County Council Infrastructure Funding Statement (IFS) 2021

2. Community Infrastructure Levy (CIL) Report – Collection and Expenditure

2.1 This section sets out those matters that the Council are required to report in relation to CIL in the IFS in accordance with legislation.

Total value of CIL demand notices issued in 2021/2022

2.2 The total value of CIL demand notices issued in 2021/2022 by Wealden District Council amounted to £6,896,065. This is a slight increase on the previous monitoring period (2020/21) where the total value of CIL demand notices issued was £6,115,513. This modest increase and failure to return to pre-Covid-19 pandemic levels is attributable in part to Covid-19 pandemic, uncertainties within the wider economy and issues relating to the supply and rising costs of materials, restricting the ability of developers to commence building work on sites.

Total amount of CIL receipts for 2021/2022

2.3 The total amount of CIL monies received by the local planning authority between 1 April 2021 and the 31 March 2022 was £8,125,600. This was a substantial increase over the amount of CIL receipts received during the previous monitoring period in 2020/21, which amounted to £5,066,021 million. This is a direct result of the opening up of society after the Covid-19 pandemic, and the expiry of the CIL Coronavirus Regulations (2020)[5] that allowed developers the opportunity to defer CIL payments during the peak of the Covid-19 pandemic. Payments that had been due during the previous fiscal year that had been deferred, became liable for payment which in turn has resulted in the increase in CIL revenue. Additionally, a one-off payment for an outstanding CIL liability of £1.1m was paid for development at Bellarby's College, Wadhurst, during this reporting period.

CIL receipts collected and expenditure prior to 1st April 2021

2.4 The table below provides a breakdown of the total amount of receipts collected through CIL contributions and expenditure prior to 1st April 2021.

2.5 It should be noted that the Council's accounts are prepared on an accrual's basis, which means that administration costs were due on 31st March, but are only authorised and paid when the IFS is approved and are accounted for in the following year (i.e., the administration costs for 2020/2021 financial period were approved and paid in the 2021/2022 accounting year).

[5] The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020

Table 1: Summary of CIL Funds on 31 March 2021[6]

	1st April 2016 to 31st March 2021 **£m**
Total CIL Receipts received	**25,452**
Expenditure to April 2021	
Town and Parish Council Payments[7]	3,549
SANGS	2,764
SAMMS	386
Administration Cost	648
Allocated Monies	£4m – Highways Improvement Projects in South Wealden £9m- Health and Wellbeing
Total Expenditure to April 2021	**20,347**
Balance of CIL receipts available	**5,105**

Total amount of CIL expenditure for 2021/2022

2.6 The total amount of CIL expenditure for the reported year was £1,727,256 (rounded to the nearest pound) that includes the transfer of CIL receipts to Parish and Town Councils, expenditure on both Suitable Alternative Green Space (SANGs) projects and Strategic Access Management and Monitoring Strategy (SAMMS) projects, as well as CIL administration costs. The breakdown of CIL expenditure for the 2021/2022 monitoring period is presented in the table below.

Table 2: Breakdown of WDC (Wealden District Council) CIL Expenditure for 2021/2022

Project	**CIL Expenditure for the Financial Year (£)[8]**
Parish 'Meaningful Proportion' Payments	£1,249,816[9]
SAMMS	£72,540
SANGS	£310,000

[6] Rounded to the nearest pound.

[7] This figure includes interest paid to Parish/Town councils during that period.

[8] Rounded to the nearest pound.

[9] This figure excludes any interest accrued

Project	CIL Expenditure for the Financial Year (£)[8]
CIL Admin Costs	£90,000
Other Costs – Fee to Planning Inspectorate - Deallocation of village green application (Hailsham)	£4,900
Total CIL Expenditure	**£1,727,256**

2.7 The Council has previously decided[10] to allocate CIL receipts for a SANGS project and SAMMS projects, with these receipts being spent within the 2021/2022 reporting period.

Image of Walshes Park: A Suitable Alternative Green Space (SANG) in Crowborough



2.8 The Ashdown Forest Special Protection (SPA) is protected in UK law by The Conservation of Habitats and Species Regulations 2017[11]. Under the Habitats Regulations, development proposals must not give rise to adverse effects on the integrity of the Ashdown Forest SPA either alone or in combination with other plans or development proposals. The delivery of new housing will lead to an increase in population within the Districts and Boroughs around the Ashdown Forest SPA and the use of it as a recreational resource.

[10] Infrastructure Funding Statement (CIL Governance) Decision, December 2020

[11] The Conservation of Habitats and Species Regulations 2017

2.9 The focus of mitigation measures is on the impact of new residential development. It is considered that new residential development in the vicinity of the Ashdown Forest SPA is likely to result in an increase in overall visitor numbers and could therefore result in an increase in recreational pressure / disturbance on the protected bird species without mitigation in place.

2.10 The complementary use of SANGs and SAMMS as a mitigation measure has been recommended by Natural England. The aim of SANGs is to ensure that visitor rates do not increase on the Ashdown Forest SPA because of new development. Together with the provision of strategic access management, this is considered an essential and effective mitigation measure whereby new or enhanced green space is provided to draw potential users away from the Ashdown Forest SPA.

The total amount of CIL receipts, which were allocated but not spent in 2021/2022

2.11 In May 2019, the Council supplied a letter of comfort to ESCC confirming the sum of £2.5 million would be allocated from CIL receipts for five junction improvements in South Wealden. This is a contribution to the total cost of the project of £34.238m, which is currently the subject of a Major Road Network (MRN) funding bid, the details of which can be found on the ESCC website[12]. These improvements are considered to be critical infrastructure required to support growth within the south of the district.

2.12 In July 2019, the Council provided a further letter of comfort to ESCC confirming the sum of £1.5 million from CIL receipts to support the interventions required at the Ersham Road/Diplocks Roundabout Scheme. These improvements are also identified as critical infrastructure needed to support growth in the area.

2.13 It was therefore agreed in February 2020 that the sum of £4 million of CIL receipts was to be allocated to those identified transport interventions. These monies were not spent in the 2021/2022 monitoring period and are still held as earmarked funds pending the outcome of the ESCC MRN bid.

2.14 On 17 December 2021, Full Council made the decision to allocate £9 million from CIL receipts to fund improvements to health and wellbeing infrastructure within the district through the investment into a Community Sports Park in Hellingly, Crowborough Leisure Centre and the Hailsham Aspires project.

2.15 In total, the Council has earmarked £13 million of CIL funds for projects due to be delivered outside this reporting year.

Amount of CIL spent on repaying money borrowed

2.16 In 2021/2022, the Council did not spend any money repaying money it had borrowed.

Amount of CIL spent on administrative expenses

[12] East Sussex County Council Major Road Network A22 Outline Business Case Submission.

2.17 In 2021/2022, 1.2% of CIL receipts has been included for administration costs of CIL that totalled £92,000.00, but due to the manner in which the Council accounts for funding, these will be approved and charged in the 2022/2023 financial reporting period. These funds have been spent on the management, staffing, administration, information technology and legal costs involved in:

- The collection of CIL.
- The setting up and maintenance of software systems to coordinate the administration of CIL.
- The monitoring of CIL compliance; and
- The ongoing management of CIL spending including to support the spending and the review of governance arrangements.

2.18 Included within this year's administration reporting figure are charges from the fiscal year 2020/2021, which were not allocated and approved until approval of IFS in December 2021. The figure of £90,000 (1.8% of CIL Receipts for 2020/2021) was therefore charged for administration in 2020/2021 but was deducted from the accounting figures in financial reporting period 2021/2022.

CIL passed to Parish and Town Councils in 2021/2022

2.19 The Council has a statutory duty to pass on a proportion of CIL receipts to local neighbourhood areas, which, for Wealden District, is made up of both Parish and Town Council areas (this is known as the 'meaningful proportion'[13]). Where all or part of a chargeable development is within a Parish, the respective Council (Parish or Town) must use the CIL receipts passed to it to support development within that parish by funding the provision, improvement, replacement, operation, or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on the area.

2.20 The proportion of the levy passed to parish/town council's is dependent on whether the parish/town council area has a neighbourhood development plan[14] in place. When development takes place in an area where there is no neighbourhood development plan in place, up to 15% of the relevant receipts must be passed to the parish councils in which the development took place. For areas where a neighbourhood development plan is in place, this rises to 25% of the relevant receipts. As of 31 March 2022, there were three 'made' neighbourhood development plans in place for the parishes of Herstmonceux[15], Hailsham[23] and Hellingly[24], so, these parishes are eligible

[13] The Community Infrastructure Levy - Planning Practice Guidance (PPG)

[14] Or neighbourhood development order.

[15] Herstmonceux Neighbourhood Development Plan, July 2019

[23] Hailsham Neighbourhood Plan July 2021

[24] Hellingly Neighbourhood Plan July 2021

for 25% of the relevant CIL receipts for the reporting year. No other neighbourhood development plans have been 'made' at this stage.

Table 3: Relationship between CIL and Neighbourhood Plans

Neighbourhood Plan in Place	Levy Proportion
Yes	25% uncapped, paid to parish each year.
No	15% capped at £100/dwelling (indexed for inflation), paid to parish each year.

2.21 The Council has passed on CIL receipts to parish and town councils since 1 April 2016. A full list of parish and town council's that have been passed CIL monies by the Council for the 2021/2022 reporting period is shown below.

Table 4: CIL Payments to Parish/Town Council's for the 2021/2022 Reporting Period

Parish/Town Council	CIL Amounts Paid (2021/2022) in £[16]
Arlington Parish Council	NIL
Berwick Parish Council	NIL
Buxted Parish Council	£10,801
Chalvington and Ripe Parish Council	£1,967
Chiddingly Parish Council	NIL
Crowborough Town Council	£161,784
Danehill Parish Council	NIL
East Hoathly and Halland Parish Council	NIL
Fletching Parish Council	£2,930
Forest Row Parish Council	£840
Framfield Parish Council	NIL
Frant Parish Council	£10,240
Hadlow Down Parish Council	NIL
Hailsham Town Council	£10,738
Hartfield Parish Council	NIL
Heathfield and Waldron Parish Council	£35,557
Hellingly Parish Council	£144,767
Herstmonceux Parish Council	£34,588

[16] These figures includes the interest accrued while the funds were held by WDC (in total £933)

Parish/Town Council	CIL Amounts Paid (2021/2022) in £[16]
Hooe Parish Council	NIL
Horam Parish Council	£10,502
Isfield Parish Council	£40,104
Laughton Parish Council	£1,588
Maresfield Parish Council	£94,449
Little Horsted Parish Meeting	NIL
Mayfield and Five Ashes Parish Council	£31,860
Ninfield Parish Council	£94,746
Pevensey Parish Council	NIL
Polegate Town Council	NIL
Rotherfield Parish Council	£12,006
Uckfield Town Council	£24,498
Wadhurst Parish Council	£142,017
Warbleton Parish Council	£19,192
Wartling Parish Council	£330
Westham Parish Council	£143,249
Willingdon and Jevington Parish Council	£203,088
Withyham Parish Council	£17,975
Total	**£1,249,816**

2.22 It should be noted that both parish and town councils who have received CIL payments from the Council since 1st April 2016 should also provide information in relation to the total CIL funds received, what CIL funding has been spent on each project and the total amount of CIL funds received at the end of the reported year and any previous years. The Council has published such information on its website[17] and this may also be available on individual parish and town council websites.

2.23 It is within the power of the Council to request CIL Funds passed to the parish and town councils, which have not been used by them within five years, are returned. While it is also required that this returned money is used to the benefit of the specific parish or town council, currently the Council believes it is in the interest of the parishes for the money to be retained at this local level and will not seek for it to be returned at this stage.

2.24 It should be noted that the Council's accounts are prepared on an accrual's basis, which means that parish/town council payments due on 31st March, but paid in April, are accounted for in the year they were due, not the year they were paid. Parish and Town council account for payments in the year they receive the income; this does result in an ongoing timing difference between the Council's and the town/parish council figures.

CIL Retained at the end of year

2.25 £5,105,287 of unallocated funding was retained by the Council at the end of the 2020/21 fiscal year as highlighted in Table 1 of this report. It should be noted that the Council has allocated £4 million on transport infrastructure projects and £9 million on health and wellbeing infrastructure projects as discussed above, but this has not yet been spent.

2.26 Of the money received in the 2021/2022 period, £6,398,344 was retained by the Council on 31 March 2022. This is shown in the table below.

Table 5: 2021/2022 Retained CIL monies

	Total CIL Receipts 2021/2022
A	£8,125,600
	Total CIL Expenditure 2021/2022
B	£1,727,256
	Total CIL Monies Retained on 31st March 2022
=A-B	£6,398,344

2.27 The total amount of CIL monies retained at the end of March 2022 from both the reported year and carried over from 2020/21 year is therefore £11,503,631.

[17] Town and Parish Council Annual Accounts

[26] Regulation 59E of the CIL Regulations 2010 (as amended)

Regulation 59E and 59F

2.28 Regulation 59E relates to CIL monies received by a Parish or Town Councils that have not been spent within 5 years of receipt or has been spent but not in accordance with the regulations. Regulation 59F relates to CIL monies received in areas which do not have local councils (i.e., Parish and Town Councils).

Receipts and expenditure where 59E or 59F applied

2.29 There have been no receipts or expenditure where regulations 59E and 59F apply in 2021/2022.

Notices served in accordance with regulation 59E

2.30 The Council did not serve any notices in accordance with regulation 59E of the CIL regulations during 2021/2022.

Amount retained at the end of the reported year to which regulations 59E or 59F applied

2.31 No monies retained at the end of the 2021/2022 fiscal year relate to regulations 59E or 59F.

3. Section 106 Report – Collection and Expenditure

Introduction: This section sets out those matters that the Council are required to report in relation to Planning Obligations in the IFS in accordance with legislation.

3.1 The Council's statutory development plan[18] outlines planning policies that seek to ensure the appropriate provision of infrastructure and that affordable housing is secured through new development proposals. Such planning obligations are negotiated through planning applications for new development, with the Council's priorities including affordable housing, transport infrastructure improvements (including public transport), tackling climate change (e.g., flood risk management) and the provision of education and healthcare facilities.

3.2 All the figures here relate to the monies received and spent by Wealden District Council. In some instances, money is transferred to external bodies, namely, ESCC and in some instances Town or Parish Councils as detailed by the respective Planning Obligation. ESCC will be producing its own IFS for the 2021/2022 monitoring period and as such, any money that the Council has transferred to ESCC will be reported in its own IFS.

The total amount of money to be provided under any planning obligations which were entered into during 2021/2022

3.3 The table provided in Appendix 2 of this report provides all the Planning Obligations that were entered into during the 2021/2022 reporting period that provided financial sums for specific infrastructure items. It should be noted that all Planning Obligations entered into each year are also displayed on the Council's planning and building control register[19].

3.4 The total amount of money to be provided under planning obligations signed in the 2021/2022 reporting period was £4,840,205 with 62 of the 82 planning obligations relating to mitigation for the Ashdown Forest SPA in the form of SAMMS (£342,606) and SANGS (£1,383,838) contributions. There have also been significant contributions secured with regards to transport mitigation that includes travel plans, Traffic Regulation Orders (TROs), bus service contributions and highway agreements that will be transferred to or managed by ESCC.

3.5 £1,680,760 was secured for Affordable Housing projects within the district, which will be allocated to the Housing Team, whilst £715,000 and £575,000 were secured respectively for public transport and highways infrastructure across the district, with a further £40,000 secured for Rights of Way works, all of which are key objectives for delivering development within the district.

[18] This includes Wealden District Core Strategy Local Plan (February, 2013), the 'saved' policies of Wealden Local Plan (1998), and the Affordable Housing Delivery Local Plan (May, 2016).

[19] Planning and Building Control Register

The total amount of money under Planning Obligations received in 2021/22

3.6 In 2021/2022, a total of £1,271,848 was received by the Council in section 106 contributions. This figure is significantly lower than in previous years and is attributed to the ongoing impact of Covid-19 on the economic climate and labour/supply issues for building materials that have reduced the level of development commencing, which is a usual trigger for S106 payments.

The total amount of money under a planning obligation which was received before the 1st of April 2021, which has not been allocated by the authority

3.7 The total amount of money under a planning obligation, which was received before the 1 April 2021, which has not been allocated by the local authority was £14,522,363.

Summary details of any non-monetary contributions to be provided under planning obligations entered into during 2021/22

3.8 The table below provides a summary of the non-monetary contributions that were secured through Planning Obligations in the fiscal year 2021/2022. The non-monetary contributions included affordable housing units, self-build and custom-build units, green infrastructure, play space, community facilities and highway works/agreements, amongst other matters.

Table 6: Non-Monetary Contributions entered into during the 2021/2022 Reporting Period

Location	Contribution Type Secured
The Cart Barn, Burwash Road, Heathfield	15 Affordable Housing units
Land East of Michael Way, Ashdown Business Park, Maresfield	Travel Plan
Land North of Sunflower Lane, Polegate	5 Affordable Housing units
Horselunges, Mill Lane, Hellingly	S278 Agreement for Highways works
Orchid Riding Centre, Walshes Road, Crowborough	53 Affordable Housing units 7 Custom Build / Self Build plots Sustainable Urban Drainage System Youth & Adult Play space off site

Location	Contribution Type Secured
	Active Green Infrastructure[20] Passive Green Infrastructure[21] S278 Agreement for Highways works Car Club Travel Plan Management Company
Land at Brook View, Land north of Walshes Road, Crowborough	47 Affordable Housing units 7 Custom Build / Self Build plots Youth & Adult Play space off site S278 Agreement for Highways works Management Company Travel Plan Car Club Open Amenity Green Space Residual Open Space scheme
Land R/O St Peter's R.C. Church, St Peter's Mead, Rotherfield	3 Affordable Housing units 1 Custom Build / Self Build plot
Land to the East of Robin Post Lane, Hailsham	5 Custom Build / Self Build plots
Land off Eastbourne Road, Uckfield	32 Affordable Housing units 5 Custom Build / Self Build plots Active Green Infrastructure Passive Green Infrastructure Youth and Adult Playing space onsite Children's informal and equipped playing space onsite Footpath 38 – Improvements S278 Agreement for Highways works Management Company Travel Plan

[20] Onsite Children's Play parks

[21] Green and natural areas within development to be maintained in perpetuity

Location	Contribution Type Secured
Lambs Farm, Tanyard Lane, Danehill	Reinstatement of Hedgerow
Land North of Beacon Road, Crowborough	6 Affordable Housing units 1 Custom Build / Self Build plot S278 Agreement for Highways works Management Company Private Footway works
Land West and South of Poplar Cottage, Amberstone, A271, Hailsham	16 Affordable Housing units 2 Custom Build / Self Build plots Active Green Infrastructure Passive Green Infrastructure Children's informal and equipped playing space onsite Youth and Adult Playing space offsite S278 Agreement for Highways works Management Company Travel Plan
Land East of Hadlow Down Road, Crowborough	9 Affordable Housing units 1 Custom Build / Self Build plot
Land East of North Street, Lower Horsebridge, Hailsham	46 Affordable Housing units 7 Custom Build / Self Build plots Active Green Infrastructure Passive Green Infrastructure Youth and Adult Playing space offsite Children's informal and equipped playing space onsite S278 Agreement for Highways works Management Company Travel Plan
Hedgerows, Horam Road, Horam	19 Affordable Housing units 7 Custom Build / Self Build plots Active Green Infrastructure

Location	Contribution Type Secured
	Passive Green Infrastructure Children's informal and equipped playing space onsite Youth and Adult Playing space offsite S278 Agreement for Highways works Management Company Travel Plan
Hesmonds Stud, Waldron Road, East Hoathly	72 Affordable Housing units 10 Custom Build / Self Build plots Active Green Infrastructure Passive Green Infrastructure Children's informal and equipped playing space onsite Youth and Adult Playing space offsite S278 Agreement for Highways works Sustainable Urban Drainage System
Pixton House, Hartfield Road, Forest Row	5 Affordable Housing units
The Horseshoe Inn, Comphurst Lane, Windmill Hill, Herstmonceux	Creation of 5 public parking spaces on Posey Green
Deanland Wood Park Ltd, Deanland Road, Golden Cross, Hailsham	Travel Plan
Land Adjacent to Walsh Manor Farm, Crowborough	25 Affordable Housing units 4 Custom Build / Self Build plots Active Green Infrastructure Passive Green Infrastructure Children's informal and equipped playing space onsite Youth and Adult Playing space offsite S278 Agreement for Highways works Management Company

Location	Contribution Type Secured
Land to the West of Park Farm, New Road, Hellingly	130 Affordable Housing units 19 Custom Build / Self Build plots Active Green Infrastructure Passive Green Infrastructure Children's informal and equipped playing space onsite Youth and Adult Playing space offsite S278/38 Agreement for Highways works Management Company Travel Plan Hellingly Green Footway works Sustainable Urban Drainage System
Harecombe Nursing Home, Southview Road, Crowborough	Travel Plan
Land at Summerhill, West of Ersham Road, Hailsham	84 Affordable Housing units 12 Custom Build / Self Build plots Active Green Infrastructure Passive Green Infrastructure Children's informal and equipped playing space onsite Youth and Adult Playing space offsite S278/38 Agreement for Highways works Management Company Travel Plan Sustainable Urban Drainage System Traffic Regulation Order (TRO)

3.9 As can be seen above, a substantial number of non-monetary contributions from Planning Obligations related to affordable housing provision, which equates to a total of 556 affordable dwellings, with a further 74 self-build / custom build plots secured. There were also several highway works secured through Section 278 agreements that are listed above. These are agreed by ESCC through their legal agreements with the developer and will be reported within the IFS that will be published by ESCC. There were also contributions towards children's onsite play space, offsite youth and adult play space, active and passive green infrastructure, and landscaping.

3.10 It should be noted that the Council does not provide educational facilities.

Total amount of money (received under any planning obligations) which was allocated but not spent during 2021/2022

3.11 In the last fiscal year, no section 106 monies were allocated but not spent in the same financial period.

Total amount of Section 106 expenditure for 2021/2022 period

3.12 The total amount of money (received under any planning obligations), which was spent by the local planning authority (including transferring it to another person/body to spend) was £4,000,069 in the 2021/2022 period. All the monies classed as 'spent,' were transferred to external bodies, with the exception SANGS and SAMMs payments and some offsite play space that was spent by the Council.

3.13 During the reporting period, the Council has commenced two significant infrastructure projects, the first being the Community Sports Hub proposals at Knights Farm East between the A271 and A267 to the northwest of Hailsham. The Council has spent during the reporting period £418,932 to fund initial plans and research for the project, the details of which can be found on the Council's website[22].

3.14 £43,001 of funding has also been provided to fund the initial phases and design and delivery of a community Health and Wellbeing Hub within the centre of Hailsham. The Council is working with NHS providers to bring the project to fruition.

The table in Appendix 3 shows the recipient body, the infrastructure type/project, the site, and the money transferred to other external bodies to spend on infrastructure in the 2021/2022 period. Table 7 below provides summary information for the period.

Table 7: Total section 106 monies transferred in 2021/2022

Type	Recipient	Monies Transferred in £
Education (Nursery)	ESCC	£163,848
Education (Primary	ESCC	£585,363
Health	WDC	£43,001
Highways	ESCC	£1,455,051
Library	ESCC	£45,702
LSAIC	ESCC	£16,411
Playspace Offsite	WDC (Sports Park)	£418,932
Playspace Offsite	Crowborough Town Council	£60,759
Playspace Offsite	Polegate Town Council	£300,198
Playspace Offsite	Wadhurst Parish Council	£4,827
Playspace Offsite	Westham Parish Council	£20,548
Rights of Way	ESCC	£23,128

[22] Wealden Community Sports Hub

Type	Recipient	Monies Transferred in £
Bus Service Contributions	ESCC	£13,937
SAMMS	WDC	£160,872
SANGS	WDC	£687,491
Total		**£4,000,069**

Image of Playspace at Hellingly Community Hub, The Drive



3.15 In terms of section 106 monies transferred to other bodies in the 2021/2022 monitoring period, £2,303,439 was transferred to ESCC and this included funding for education, transport, libraries, footpaths, and Local Sustainable Accessibility Improvement Contributions (LSAIC).

3.16 In addition, some s106 monies were also transferred to Parish and Town Councils for the provision or maintenance of offsite and onsite play space within their respective parishes. For each Parish/Town Council transfer, an indemnity agreement was signed between WDC and the respective Parish/Town Council to ensure that the funding transferred was spent in accordance with the terms of the original Planning Obligations.

3.17 £418,932 was spent by the Council to pay for initial consultations and design work in relation to Wealden's proposed Community Sports Hub – on a 20-acre parcel of land at Knights Farm East between the A267 and A271. The proposed onsite sports facilities are for two full size 3G floodlit football pitches, four dual use floodlit tennis/netball courts, two Padel tennis courts along with a walking and cycle route, skate/BMX area, children's play area, outdoor tennis tables, outdoor gym equipment and a community café.

3.18 This facility mix is informed by a mix of leisure research including the Playing Pitch Strategy[23], as well as the results of our public consultation and stakeholder engagement undertaken during 2021.

3.19 As plans for the site develop, officers will continue to engage with key stakeholders such as sport governing bodies, sports clubs and town and

[23] Wealden District Council – Playing Pitch and Outdoor Sports Strategy – Assessment Report (April 2022).

parish councils to further develop and agree the preferred operating model and programming.

Money borrowed in 2021/2022 period

3.20 In the last fiscal year, no section 106 monies were spent repaying money borrowed.

Section 106 monitoring Fees

3.21 The Council does not currently request monitoring fees in relation to the delivery of Planning Obligations.

Total amount of Section 106 monies retained as of the 31st of March 2022

3.22 The table below shows the total amounts of monies received under any Planning Obligations retained at the end of the fiscal year, including those that are currently held by the Council and ESCC for respective project areas.

Table 8: Summary on Money Section 106 Monies Retained as of 31 March 2022

Infrastructure Type	Sum of (1) Held by ESCC	Sum of (2) Held by Wealden District Council (excludes interest received)	Sum of (1+2) Total Held available to spend (Excludes interest received)
Affordable Housing	NIL	£1,156,229	£1,156,229
Education Early Years	NIL	£363,036	£363,036
Education Primary	NIL	£3,166,707	£3,166,707
Education Secondary	£5,166,363	£883,043	£6,049,406
Education Sixth Form	NIL	£265,230	£265,230
Education SEN (Special Educational Needs)	£190,744	£0.00	£190,744
Landscape Areas – Maintenance	NIL	£2,258	£2,258
Library	£112,626	£243,276	£355,902
Highways Agency	£126,234	£101,699	£227,933
ESCC - Highways	NIL	£1,722,651	£1,722,651
Onsite Playspace	NIL	£537,756	£537,756
Offsite Playspace	NIL	£451,365	£451,365
Community Halls	NIL	£287,998	£287,998
Community Benefit Schemes	NIL	£26,936	£26,936

Infrastructure Type	Sum of (1) Held by ESCC	Sum of (2) Held by Wealden District Council (excludes interest received)	Sum of (1+2) Total Held available to spend (Excludes interest received)
Passenger Transport	£221,610	£1,475,387	£1,696,997
Rights of Way	£93,715	£69,269	£162,984
Waste & Recycling	£164,224	£29,861	£194,085
LSAIC	£29,125	£1,397,835	£1,426,960
Highways – TRO	£64,500	£12,097	£76,597
Highways – Travel Plan	NIL	£53,244	£53,244
Health	NIL	£991,389	£991,389
Ecological Works	NIL	£15,215	£15,215
Replacement Village Green Fence and Ramp	NIL	£24,000	£24,000
Uckfield Town Centre	NIL	£476,482	£476,482
SANGS	NIL	£31,316	£31,316
SAMMS	NIL	£51,696	£51,696
Totals	**£6,169,141**	**£13,835,975**	**£20,005,116**

3.23 As can be seen above, the amount monies retained at the end of the 2021/2022 period was £13,835,975 (excluding interest) for Wealden District Council. There is also a sum of £6,169,141 held by ESCC for projects in Wealden District, providing a combined amount of section 106 agreements monies held at the end of the 2021/22 fiscal period totalling £20,005,116. Much of this money has been retained for education (primary or secondary) at over £9 million and a substantial amount is also held for local transport and highways schemes at almost £4.5 million, in addition WDC also hold £1.1 million for affordable housing schemes.

The total amount of commuted sums maintenance payments that were retained at the end of 2021/2022

3.24 The table below shows the total amount of section 106 payments retained at the end of 2021/2022 period where long-term maintenance provision has been made. This amounts to £749,769 This forms a small part overall of the section 106 payments retained at the end of 2021/2022 (as discussed above) and includes landscape areas and play space maintenance sums.

Table 9: Section 106 maintenance payments held at the end of 2021/2022

Areas of Maintenance	Amount Held (exc. interest)
Landscape Areas	£2258
Onsite Play space	£537,756
Offsite Play space	£209,754
Totals	**£749,769**[24]

4. Infrastructure List

4.1 Regulation 121A(1)(a) of the CIL Regulations 2010 requires an infrastructure funding statement to include:

> "a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list")"

4.2 This section therefore provides the Council's statement of the infrastructure projects that either will be or may be wholly or partly funded by CIL.

Infrastructure Priorities

4.3 In November 2014, the Council agreed governance arrangements setting out how CIL receipts would be spent. It was agreed for CIL funds to be allocated based on funds available as at the end of the fiscal year (31 March).

4.4 A subsequent Council decision in August 2015 confirmed the governance arrangements and the prioritisation of CIL receipts to repay the Council's investment in the provision and maintenance of Suitable Alternative Natural Greenspace (SANGS) and Strategic Access Management and Monitoring (SAMM) Strategy and any further investment required to deliver the mitigation to support the growth identified in the adopted Core Strategy Local Plan 2013. The next priority was agreed as a combination of highways improvements, education provision and healthcare facilities, depending on the development requirements in terms of timing and other funding sources. These recommendations were agreed by Full Council on 25 November 2015.

4.5 The Council's adopted CIL charging schedule (November 2015) included a Regulation 123 list, which set out the infrastructure projects the Council intended would be or may be wholly or partly to be funded by CIL. However, as of the 1 September 2019, the Regulation 123 list no longer has any legal status.

4.6 A Council decision dated 7 February 2019 reaffirmed the Regulation 123 list and infrastructure priorities. Within the IFS for 2020/2021 it was also

[24] This figure differs from last year's IFS, as previously provision and maintenance figures had been added together with provision costs, but for 2021/2022 these figures have been separated and the full amount of maintenance figures have been established.

confirmed that the Council would also prioritise Wellbeing alongside the Health commitment. For the avoidance of doubt, the priorities currently include:

- Supporting bidding for highway improvements in the south – A27/A22/A2270 etc. through 'top up' funding.
- Education provision – according to new priorities established through feasibility work underway; and
- Healthcare provision.
- Wellbeing provision

These infrastructure priorities are reconfirmed in this IFS (2021/2022)

Given the above, the Council confirms within the table below the main infrastructure priorities for the Council are:

Table 10: The Infrastructure List

Infrastructure Project	**Main Delivery Body**
Ashdown Forest Special Protection Area (SPA) mitigation	
Suitable Alternative Natural Greenspace (SANG)	Wealden District Council
Strategic Access Management and Monitoring Strategy	Wealden District Council in partnership with Mid Sussex District Council, Tunbridge Wells Borough Council, Lewes District Council, Sevenoaks District Council and Tandridge District Council
Transport Interventions	
Major Road Network (MRN) Schemes	East Sussex County Council
Ersham Road – Diplocks Roundabout Scheme	East Sussex County Council
Health and Wellbeing	
Wealden Community Sports Hub	Wealden District Council
Crowborough Leisure Centre Upgrade	Wealden District Council
Hailsham Aspires	Wealden District Council

Ashdown Forest SPA Mitigation

4.7 Two Suitable Alternative Natural Greenspaces (SANGs) have been provided at Crowborough and Uckfield to mitigate the impacts of development on the Ashdown Forest SPA and funding is required to maintain these sites through developer contributions. The Council has calculated that £859,990 was collected for SANGs via CIL and S106 contributions, in the 2021/2022 reporting period.

4.8 These greenspaces provide significant additional benefits to the incoming residents of the associated developments and existing Wealden residents and visitors. The SANGS are accessible to all users and offer a pleasant environment to visit and spend time. The SANGS also offer substantial ecological and biodiversity improvements to this former agricultural land.

4.9 Wealden, Mid Sussex, Lewes, Tandridge and Sevenoaks District Councils and Tunbridge Wells Borough Council work in partnership with the Conservators of Ashdown Forest and Natural England in developing a Joint Strategic Access Management and Monitoring (SAMM) Strategy. A SAMM tariff for relevant development is set at £1,170 per dwelling. The Council has been collecting a SAMM tariff using either Section 106 planning obligations / planning conditions (since 1st April 2015) or alternatively via CIL (since 1st April 2016) where developments are CIL liable. Funds collected via CIL and S106 contributions are transferred to the Joint SAMM Strategy account to pay for projects in the coming year and Council has calculated that £220,386 was collected in 2021/2022 period for SAMMS. This is in accordance with the legal agreement signed by all relevant local authorities

Image of the Ashdown Forest



Transport Interventions

4.10 Highway improvements, particularly in the south of the district proximate to major growth that has taken place in recent years continues to be a priority. An outline business case for the A22 Major Road Network (MRN) junction improvement package was submitted to DfT (Department for Transport) in 2019 for around £35m including a 15% contribution coming from development contributions and CIL monies. The package of capacity improvements to five roundabouts will support housing and employment growth in the Eastbourne and South Wealden area and many of the development sites already have planning permission. The outcome of the MRN bid is unlikely to be known until 2023. The Council has already earmarked £2.5 million to be allocated from CIL receipts towards this project. This is in addition to section 106 monies that have been allocated towards major trunk road improvements to the A22 and A27.

4.11 However, due to the issues associated with the downturn in the wider economy (including inflation) and labour supply issues, as well as costs increasing for materials, the cost of the proposed MRN scheme has increased to £46.4m. To support the MRN bid and to maintain the 15% contribution as agreed by the Council, an additional £1.85m will be earmarked from the retained CIL funds in 2021/22.

4.12 There does remain a significant risk that if the MRN bid is not successful, that infrastructure funding requirements for these junctions would further increase and the Council would not currently have enough CIL monies secured to fund the entirety of the transport interventions needed. It is therefore considered prudent at this stage, to work to accrue CIL funding to ensure that the Council could, if necessary, contribute further funding if this is required.

4.13 The Council has also earmarked £1.5 million CIL receipts to support interventions required at the Ersham Road/Diplocks Roundabout Scheme, which are also identified as critical improvements required to support the level of growth. The Ersham Road/Diplocks Roundabout Scheme will also help deliver an improved village green within Hailsham, accessible to all residents of the town via a direct link to the Cuckoo Trail.

4.14 It is also proposed to earmark a further £0.5m in support of the Ersham Road/Diplocks Roundabout Scheme for similar reasons as outlined for the MRN reserves that are noted above.

Education Provision

4.15 The Council will continue to prioritise the provision of necessary education infrastructure across the district, working with partners at ESCC to establish needs and plan for provision early as part of the local plan review. The details of this will published within the Infrastructure Topic Paper in early 2023 in support of the regulation 18 consultation for the Council's Local Plan and later within the updated Infrastructure Development Plan (IDP).

Health and Wellbeing Infrastructure

4.16 The Council's current evidence base for both indoor/ built sports facilities[25] and playing pitch and outdoor sport's needs[26], along with the Open Space Assessment report [27] identifies those areas of the district that have deficits in such facilities. Given the projects underway in Hailsham, Crowborough and Hellingly and the need for such community/sport facilities within the district, such items have started to be prioritised for funding through CIL receipts in the 2021/22 period.

4.17 The Council is currently seeking to progress the Hailsham Aspires Project[28] that aims to regenerate the centre of Hailsham and deliver a revitalised town centre in line with the 'Vision for Hailsham,' as identified in the Hailsham Neighbourhood Plan, and offer Hailsham a bright future as the key growth town in East Sussex. The proposals are expected to deliver a new indoor leisure centre with integrated healthcare facilities.

4.18 The Council is also bringing forward plans to deliver a new Community Sports Hub on Council owned land at Knights Farm East, to the northwest of Hailsham. Finally, following the outcome of the Councils leisure review, plans are being progressed for improvements at Crowborough Leisure Centre, including the provision of an additional teaching pool.

4.19 In order to ensure that these projects can proceed without unnecessary delay and in line with the budget projections built into the Councils Medium Term Financial Strategy, it was approved in 2021 that £9 million be allocated to these projects. In addition, the Council anticipates that the proposal for a new indoor leisure centre and integrated healthcare facilities will require additional monies to deliver and the Council considers expedient to allocate a further £5 million towards this. The majority of the spend of these monies will not all take place in the 2022/23 fiscal year; however, as with the transport monies, it is important to note that these monies are earmarked to these projects and not available for wider infrastructure investment.

4.20 The Council will continue to review its infrastructure needs, with its local authority partners, as part of its new Local Plan and will consider whether any updates are required as part of the next IFS.

Neighbourhood CIL

4.21 The Council has a statutory duty to pass on a proportion of CIL receipts to local neighbourhood areas, which for Wealden District incorporates Parish and Town Council areas. The Town or Parish council must use the CIL receipts passed to it to support the development of the Town or Parish council area by funding the provision, improvement, replacement, operation, or maintenance of infrastructure; or anything else that is concerned with

[25] Wealden District Council – Indoor Sports Facility Needs Assessment (March 2022)

[26] Wealden District Council – Playing Pitch and Outdoor Sports Strategy – Assessment Report (April 2022)

[27] Wealden District Council Open Space – Assessment Report (April 2022)

[28] Hailsham Aspires Project

addressing the demands that development places on the area. For example, this could include:

- Improvements to streets and local green spaces.
- Youth facilities and play areas.
- Public realm works (e.g., street furniture);
- Community halls; and
- Drainage improvements (e.g., SUDs).

4.22 The decision for the expenditure of neighbourhood CIL monies rests with the Parish or Town Council that hold these funds, but there is a requirement that this must relate to infrastructure provision, maintenance etc.

4.23 The Council regularly communicates with the Parish and Town Councils regarding their CIL expenditure to ensure that where possible, this funding is used to align with the overall goals of the District and County Council and is defined as 'infrastructure.' A full list of each Parish and Town Council accounts for CIL expenditure (and income) is provided on the Council's website[29].

Projected CIL Expenditure for 2022/23 and resulting available balance

4.24 Drawing together the CIL spend recommendations above, table 11 below sets out the impact on the CIL monies held.

4.25 This does not include any allowance for CIL that will be received during the 2022/23 fiscal year, or the commensurate spend on Neighbourhood CIL. It also does not account for the CIL administration costs for 2022/23 or SANGS and SAMMS payments that are all paid in arrears.

Table 11: Projected residual CIL receipts available at end 2022/23 fiscal year

Balance of CIL receipts available 01 April 2022	£24,503,631
Allocated Monies for Highway Improvement Projects in South Wealden	£6,350,000
Transfer of CIL Receipts to the Joint Authorities SAMMS project	£44,142
Allocated Monies for Health and Wellbeing projects	£14,000,000
Projected Balance of CIL receipts available	**£4,109,489**

[29] Town and Parish Council Annual Accounts

4.26 At the time of writing (9 December 2022) the Council has received a further £8,160,317 on in CIL receipts since the end of the 2021/2022 fiscal year. A portion (approximately £1,115,490 of monies received to date) of this has been passed to Parish and Town Councils as 'meaningful proportion' payments and a further small amount has been accounted for in terms of administration costs and further SANGS and SAMMS costs. However, the majority will be available for allocation in the IFS to be published at the end of 2023, as determined by the priority list set out above.

Planning Obligations Expenditure

4.27 As discussed above, the amount of section 106 monies retained at the end of the 2021/2022 period was £13,835,979 for Wealden District Council. There is also a sum of £6,169,141 held by ESCC for projects in Wealden District, providing a combined amount of section 106 agreements monies held at the end of the last financial period totalling £20,005,120.

4.28 The Council transferred approximately £2,689,772 to ESCC and Parish/Town Council's in the 2021/2022 period for several infrastructure projects that included:

- Offsite play space projects.
- Library provision.
- Footpaths and Rights of Way.
- Education provision including nursery and primary schools; and
- Transport contributions.

4.29 It is anticipated that the Council will continue to transfer Section 106 contributions to both ESCC and Parish/Town Councils to fund such projects in the future. In terms of the remaining balance, the Council will seek to spend these monies in line with the legal framework within the corresponding Planning Obligations, as well as the wider funding and policy context.

5. Conclusions

5.1 The Government requires that an IFS is published by the 31 December each year. The Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure, transport infrastructure and environmental improvements.

5.2 The Council has identified a need to improve the planning and delivery of CIL and Section 106 income and expenditure to respond to ever growing levels of funding received. In conjunction with the work being undertaken during the production of the new Local Plan, the Council will be reviewing the governance of CIL and S106 income and expenditure and identifying whether a full review of the CIL charging schedule is required. The Council has commissioned Wealden's viability report for the emerging Local Plan (regulation 18) that considers all emerging planning policies in line with paragraph 34 of the National Planning Policy Framework (July 2021). This will

also consider the viability of the Council's existing CIL charging schedule in light of these new policies and whether there is a case to review CIL.

5.3 Furthermore, during the local plan process the IDP, the live working document for the delivery of infrastructure related to development throughout the district, is being updated, which on completion will assist in the allocation of funding from both CIL and S106.

5.4 However, with the current uncertainty regarding the CIL and the possible introduction of a new 'Infrastructure Levy', as identified in the Levelling Up and Regeneration Policy Paper (May 2022), the final decision to review the CIL Charging schedule will be on hold until the future of CIL is ascertained.

5.5 The Council does welcome suggestions on any future actions the Council may take to help support infrastructure in Wealden District. If you do have any suggestions on further measures the Council can take to support infrastructure within Wealden, please contact us using the following details:

E-mail: planningpolicy@wealden.gov.uk

Telephone: 01892 602008

Address: Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX

Appendix 1: Community Infrastructure Levy Matters Summary

A1.1 The table below provides the information that the Council is required to publish to meet the CIL regulations as set in Schedule 2[30]. It should be noted that regulations 59E and 59F refers to unspent CIL monies passed to parish and town councils. The parish and town councils have five years in which to spend their 'meaningful proportion,' after which it is within the power of the Council to request CIL Funds passed to the parish and town councils, which have not been used with the five years since they were paid, are returned.

A1.2 While it is also required that this returned money is used to the benefit of the specific parish or town council, currently the Council believes it is in the interest of the parishes for the money to be retained at this local level and will not seek for it to be returned at this stage.

Table A1: Community Infrastructure Levy Matters

CIL Regulations		Total in £[31]
(a)	Total value of CIL set out in all demand notices issued in the reported year.	£6,896,065
(b)	Total value of CIL receipts (income) for the reported year.	£8,125,600
(c)	Total amount of CIL receipts, collected by the authority, or by another person on its behalf before the reported year but which have not been allocated.	£5,105,287
(d)	Total amount of CIL receipts, collected by the authority, or by another person on its behalf before the reported year and which have been allocated in the reported year.	£90,000.00
(e)	Total amount of CIL Expenditure for the reported year.	£1,727,256
(f)	Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.	£13,000,000
(g)	In relation to CIL expenditure for the reported year, summary of details of:	
	(i) the items of infrastructure on which CIL (including land payment) has been spent, and the amount of CIL spent on each item;	£72,540 (SAMMS)

[30] Schedule 2 of Regulation 121A of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019.

[31] Rounded to the nearest pound.

	(i) the items of infrastructure on which CIL (including land payment) has been spent, and the amount of CIL spent on each item;	£310,000 (SANGS)
	(i) the items of infrastructure on which CIL (including land payment) has been spent, and the amount of CIL spent on each item;	£4,900[32] (Highways)
	(ii) the amount of CIL spent on repaying money borrowed, including interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0
	(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£90,000 **(1% retained)[33]**
(h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item.	£4,000,000 (Transport Interventions in South Wealden) £9,000,000 (Health and Wellbeing Projects within the District) **Total is £13,000,000**
(i)	The amount of CIL passed to:	
	(i) any Parish Council under regulation 59A or 59B;	£1,249,816
	(ii) any person under regulation 59(4).	£0
(j)	Summary details of receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:	
	(i) total CIL receipts that 59E and 59F applied to;	£0

[32] Fee to Planning Inspectorate for Deallocation of village green application (Hailsham) which was approved.

[33] It should be noted that the amount of CIL for the 2021/2022 monitoring period spent on administrative expenses is the subject of a separate Council decision that has not yet been determined.

	(ii) the items of infrastructure to which 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item.	£0
(k)	Summary details of any notices served in accordance with regulation 59E including:	
	(i) the total of CIL receipts requested from each Parish Council;	£0
	(ii) any funds not yet recovered from each Parish Council at the end of the reported year.	£0
(l)	Total amount of:	
	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£6,398,344
	(ii) CIL receipts from the previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£18,105,287.13
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00
	(iv) CIL receipts for the previous year to which regulations 59E or 59F applied retained at the end of the reported year.	£0.00

Appendix 2: Monetary Contributions secured pursuant to Planning Obligations entered into during the 2021/2022 Reporting Period

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
RED THIMBLES, THE DRIVE, MARESFIELD PARK MARESFIELD, TN22 3ER	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
FLITTERBANK FARM, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER	SAMMS SANGS	£3,510.00 £15,000.00	£18,510.00
THE OAKS, PRIORY ROAD, FOREST ROW, RH18 5HR	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
LAND AT LITTLE OAKS & ADJ. TO KOBEK, BLACKNESS ROAD, CROWBOROUGH,	SAMMS SANGS	£3,510.00 £15,000.00	£18,510.00
SHEFFIELD PARK FARM, SHEFFIELD PARK, UCKFIELD TN22 3QR	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
LAND AT SUMMERHILL, WEST OF ERSHAM ROAD, HAILSHAM	TRO Public Transport Improvements Contribution Travel Plan Monitoring Fee	£5,000.00 £150,000.00 £6,000.00	£161,000.00
RUMSDEN, STEEP ROAD, CROWBOROUGH, TN6 3RX	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
HARECOMBE NURSING HOME, SOUTHVIEW ROAD, CROWBOROUGH, TN6 1HG	Travel Plan Monitoring Fee	£6,000.00	£6,000.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
LAND TO THE WEST OF PARK FARM, NEW ROAD, HELLINGLY	Bus Service Contribution Bus Stop RTPI Contribution Bus Stop Clearway Contribution Footway Improvement Contribution Highway improvement Contribution Travel Plan Audit Fee Hellingly Green Contribution LSAIC	£370,000.00 £48,000.00 £2,000.00 £40,000.00 £575,000.00 £6,000.00 £15,000.00 £12,000.00	£1,056,000.00
DEWLANDS MANOR GOLF COURSE, COTTAGE HILL, ROTHERFIELD, TN6 3JN	SAMMS SANGS	£2,340.00 £10,000.00	£12,340.00
LAND ADJACENT TO WALSH MANOR FARM, CROWBOROUGH, TN6 3RB	SAMMS SANGS	£83,070.00 £355,000.00	£438,070.00
DEANLAND WOOD PARK LTD, DEANLAND ROAD, GOLDEN CROSS, HAILSHAM, BN27 3RN	Offsite Affordable Housing Contribution Travel Plan Audit Fee	£897,750.00 £6,000.00	£903,750.00
CADENCE, BATTLE ROAD, PUNNETTS TOWN, HEATHFIELD, TN21 9DR	Offsite Affordable Housing Contribution	£132,506.00	£132,506.00
THE HORSESHOE INN, COMPHURST LANE, WINDMILL HILL, HERSTMONCEUX, BN27 4RU	Bus Service Contribution	£12,000.00	£12,000.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
PIXTON HOUSE, HARTFIELD ROAD, FOREST ROW, RH18 5JX	SAMMS SANGS	£17,550.00 £75,000.00	£92,550.00
HESMONDS STUD, WALDRON ROAD, EAST HOATHLY, BN8 6QH	Travel Plan Contribution Bus Service Contribution	£6,000.00 £63,000.00	£69,000.00
LAND WEST OF TANYARD LANE AND NORTH OF BAXTERS LANE, CHELWOOD GATE, RH17 7LY	SAMMS SANGS	£4,680.00 £20,000.00	£24,680.00
LAND ADJACENT TO THE OAKS, SCHOOL LANE, HADLOW DOWN TN22 4JE	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
THE WELCOME STRANGER, CROWBOROUGH HILL, JARVIS BROOK, CROWBOROUGH TN6 2JL	SAMMS SANGS	£3,510.00 £15,000.00	£18,510.00
THE GRANARY, HIGH STREET, BUXTED, TN22 4JZ	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
HEDGEROWS, HORAM ROAD, HORAM, TN21 0LJ	Travel Plan Fee	£4,500.00	£4,500.00
LYNTON, FIVE ASH DOWN, UCKFIELD, TN22 3AH	SAMMS SANGS	£2,340.00 £10,000.00	£12,340.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
LAND EAST OF NORTH STREET, LOWER HORSEBRIDGE, HAILSHAM, BN27 4DR	SAMMS SANGS Travel Plan Audit Fee TRO	£30,420.00 £130,000.00 £6,000.00 £5,000.00	£171,420.00
1 BEACON ROAD, CROWBOROUGH, TN6 1AF	SAMMS SANGS	£3,510.00 £15,000.00	£18,510.00
LAND EAST OF HADLOW DOWN ROAD, CROWBOROUGH	SAMMS SANGS	£30,420.00 £130,000.00	£160,420.00
LAND OPPOSITE NORFOLK COTTAGES, WALSHES ROAD, CROWBOROUGH, TN6 3RE	SAMMS SANGS	£2,340.00 £10,000.00	£12,340.00
LAND OPPOSITE NORFOLK COTTAGES, WALSHES ROAD, CROWBOROUGH, TN6 3RE	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
LAND AT ST PETERS MEAD, ST PETERS MEAD, ROTHERFIELD, TN6 3TP	SAMMS SANGS	£4,680.00 £20,000.00	£24,680.00
POPESWOOD BARN, POUND GREEN LANE, BUXTED, TN22 4PL	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
FRAMFIELD CHILDREN'S HOME, BLACKBOYS ROAD, FRAMFIELD, TN22 5PN	SAMMS SANGS	£7,020.00 £30,000.00	£37,020.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
LAND AT FORGE WOOD/GREAT ROBBINS SHAW, SHAM FARM ROAD, ERIDGE	SAMMS	£17,588.64	£17,588.64
LAND NORTH OF BEACON ROAD, CROWBOROUGH, TN6 1UB	SAMMS SANGS RTPI Contribution	£21,060.00 £90,000.00 £25,000.00	£136,060.00
TOP BARN, HAM FARMHOUSE, WITHYHAM ROAD, WITHYHAM, TN7 4BJ	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
THE STABLES, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2XA	SAMMS SANGS	£2,340.00.00 £10,000.00	£12,340.00
LAND OFF EASTBOURNE ROAD, UCKFIELD	Travel Plan Auditing Fee	£4,500.00	£4.500.00
LAND R/O ST PETER'S R.C. CHURCH, ST PETER'S MEAD, ROTHERFIELD, TN6 3TP	SAMMS SANGS	£10,560.00 £45,000.00	£55,560.00
THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
DANEFIELD FARM, ERIDGE ROAD, BOARS HEAD, TN6 3HD	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
LAND AT WHITE GATES, REGENCY CLOSE, UCKFIELD, TN22 1DS	SAMMS SANGS	£10,530.00. £45,000.00	£55,530.00
LAND ADJACENT TO PRIMROSE COTTAGE, GALLIPOT HILL, HARTFIELD, TN7 4AL	SAMMS SANGS	£4,680.00 £20,000.00	£24,680.00
LAND AT THE REGENT, THE BROADWAY, CROWBOROUGH TN6 1DA AND CAR PARK NORTH WEST OF CROHAM ROAD	SAMMS SANGS	£14,040.00 £60,000.00	£74,040.00
MAPLE BARN, BEECHES FARM ROAD, BUCKHAM HILL, ISFIELD, TN22 5QD	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
BROILER HOUSE PADDOCK, INGRAMS FARM, BEXHILL ROAD, NINFIELD, TN33 9EE	Offsite Affordable Housing Contribution	£341,810.00	£341,810.00
LAND ADJACENT TO 33 TOLLWOOD PARK, CROWBOROUGH, TN6 2XR	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
HOME FARM, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
LITTLE ORCHARD, CROWBOROUGH HILL, CROWBOROUGH, TN6 2DD	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
ASHGROVE, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
LAND AT BROOK VIEW, LAND NORTH OF WALSHES ROAD, CROWBOROUGH, EAST SUSSEX	Travel Plan Fee TRO Contribution	£6000.00 £15,000.00	£21,000.00
THE CHESTNUTS, EDENBRIDGE ROAD, HARTFIELD, TN7 4JG	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
LAND AT WHITE LODGE, CHURCH ROAD, BUXTED, EAST SUSSEX	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
THE YARD, TANYARD LANE, CHELWOOD GATE, RH17 7LX	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
SYCAMORE, ROTHERFIELD ROAD, ROTHERFIELD, TN6 3HH	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
PERRYHILL ORCHARD, EDENBRIDGE ROAD, HARTFIELD, TN7 4JJ	SAMMS SANGS	£4,680.00 £20,000.00	£24,680.00
HASTINGFORD FARM, HASTINGFORD LANE, HADLOW DOWN, TN22 4DY	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
HAILWELL HOUSE, HAMMONDS GREEN, FRAMFIELD, TN22 5HB	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
ABBEY HOUSE AND GRASMERE, FRAMFIELD ROAD, BUXTED TN22 4LE	SAMMS SANGS	£5,850.00 £25,000.00,	£30,850.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
FLITTERBANKS BARN, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER	SAMMS SANGS	£2,340.00 £10,000.00	£12,340.00
OLIVES YARD, MALTMEAD COTTAGE, HIGH STREET, UCKFIELD, TN22 1QP	SAMMS SANGS	£2,340.00 £10,000.00	£12,340.00
LEALANDS FARM, STATION ROAD, GROOMBRIDGE, TN3 9NB	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
ROYAL MIRES GARDEN CENTRE, LYE GREEN, CROWBOROUGH, TN6 1UU	SAMMS SANGS Offsite Affordable Housing Contribution	£5,850.00 £25,000.00 £308,694.00	£339,544.48
ORCHID RIDING CENTRE, WALSHES ROAD, CROWBOROUGH, TN6 3RE	Travel Plan Fee	£6000.00	£6000.00
LOWER TOTEASE FARM, OAKS BARN, FRAMFIELD ROAD, BUXTED, TN22 4LF	SAMMS SANGS	£390.00 £1,667.00	£2,057.00
SEYMOURS YARD, CATT'S HILL, TOWN ROW	SAMMS SANGS	£2,340.00 £10,000.00	£12,340.00
COBDOWN FARM, COBDOWN LANE, FIVE ASH DOWN, UCKFIELD, TN22 3AR	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
THE COTTAGE, CHILLIES LANE, HIGH HURSTWOOD, TN22 4AA	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
MILLWOOD, MILLWOOD LANE, MARESFIELD, TN22 3AS	SAMMS SANGS	£1,170.00 £5,000.00	£6,170.00
PERRYHILL FARM, BEECH GREEN LANE, HARTFIELD, TN7 4DB	SAMMS	£1,170.00	£1,170.00
4 BROWNS CLOSE, UCKFIELD, TN22 1UL	SAMMS SANGS	£2,340.00 £10,000.00	£12,340.00
LAND NORTH OF GREY TIMBERS, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 2HD	SAMMS SANGS	£3,510.00 £15,000.00	£18,510.00
BULLFINCHES FARM, FORGE ROAD, ERIDGE, TN3 9LJ	SAMMS SANGS	£585.00 £2,500.00	£3,085.00
LAND EAST OF MICHAEL WAY, ASHDOWN BUSINESS PARK, MARESFIELD	Travel Plan Fee	£10,500.00	£10,500.00
TOTAL CONTRUBUTIONS			**£4,789,441.12**

Appendix 3: Breakdown of all monies received pursuant to Planning Obligations and transferred for the 2021/2022 period

Recipient	Site	Infrastructure Type / Project	Monies Transferred in £[34]
Bus Service Contribution ESCC	Tall Trees, Nevin, Tree View, Orchard View, Crowborough Hill, Crowborough, TN6 2RS	Bus Service Contribution	£13,937.16
Health Wealden District Council	Land East of Battle Road and South of A271, Amberstone Road, Hailsham	Health Contribution	£43,001.29
Education Nursery ESCC	Land at Walsh Manor Farm, Walshes Road, Crowborough	Nursery Education	£163,847.50
Education Primary ESCC	Land at Walsh Manor Farm, Walshes Road, Crowborough	Primary Education	£585,362.50
Library ESCC	Land at Walsh Manor Farm, Walshes Road, Crowborough	Library	£45,702.14
Local Sustainable Accessibility Improvement Contributions (LSAIC) ESCC	Land at Ketcham Corner, Peelings Lane, Westham	LSAIC	£16,410.92
Playspace Offsite & Onsite Wadhurst Parish Council	Land East of Lower High Street, Wadhurst	Playspace (offsite)	£4,827.29

[34] Rounded to the nearest pound.

Recipient	Site	Infrastructure Type / Project	Monies Transferred in £[34]
Crowborough Town Council	Land at Southdown Warehousing, Western Road, Jarvis Brook, Crowborough	Playspace (offsite)	£35,216.86
Crowborough Town Council	Rose Cottage, Blackness Road, Crowborough	Playspace (offsite)	£25,542.39
Westham Parish Council	Stone Cross Nursery, Rattle Road, Stone Cross	Playspace (offsite)	£20,548.40
Wealden District Council	Land between Arlington Road East / South Road and A22, Hailsham	Playspace (offsite)	£84,777.01
Wealden District Council	Land West of Park Road, Hailsham	Playspace (offsite)	£334,155.16
Polegate Town Council	Land East of Shepham Lane, Polegate	Playspace (offsite)	£300,198.21
Public Rights of Way (99ROW) ESCC	Land at Welbury Farm, Hempstead Lane, Hailsham	ROW	£8,250.36

Recipient	Site	Infrastructure Type / Project	Monies Transferred in £[34]
ESCC	Former Hellingly Hospital, The Drive, Hellingly	ROW	£9,483.69
ESCC	Land at Woodholm Farm, Lundy Walk, Hailsham	ROW	£2,380.38
ESCC	Land East of Battle Road and South of A271, Amberstone Road, Hailsham	ROW	£3,013.62
Highways ESCC	Land to the North of Dittons Road, Polegate	Highways	£269,059.47
ESCC	Land west of Greenfields Lane, Hempstead Lane, Hailsham	Highways	£5,009.83
ESCC	Land East of Shepham Lane, Polegate	Highways	£448,018.16
ESCC	Land at Welbury Farm, Hempstead Lane, Hailsham	Highways	£267,305.14

Recipient	Site	Infrastructure Type / Project	Monies Transferred in £[34]
ESCC	Land to the South of Lynholm Road, Polegate	Highways	£44,434.01
ESCC	Land East of Battle Road & South of A271, Amberstone Road, Hailsham	Highways	£73,907.55
ESCC	Land east of Woodside Farm, Hempstead Lane, Hailsham	Highways	£49,308.61
ESCC	Land east of Battle Road and adjoining the Leisure Centre Car Park, Hailsham	Highways	£143,306.83
ESCC	Land between Arlington Road East / South Road and A22, Hailsham	Highways	£19,110.39
ESCC	Former Hellingly Hospital, The Drive, Hellingly	Highways	£98,653.02
ESCC	Land at Woodholm Farm, Lundy Walk, Hailsham	Highways	£36,937.81

Recipient	Site	Infrastructure Type / Project	Monies Transferred in £[34]
SANGS & SAMMS SANGS Account (WDC)	Land North of Mallard Drive	SANGS	£687,490.54
SAMMS Account (WDC)	Land North of Mallard Drive	SAMMS	£160,872.79
Total			**£4,000,069.13**

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