CIL and S106 Infrastructure Funding Statement

01 April 2023 - 31 March 2024



Heathfield Playground

Contents

1 Introduction 3
2. Infrastructure List – Where we spend the funding 6
3 Community Infrastructure Levy (CIL) Report for 2023/2024 12
4 Section 106 (Planning Obligations) Report for 2023/2024 29
5 Projected Expenditure for 2024/2025 43
6 Conclusions 45

Appendix

Appendix 1: SANGS and SAMMS funding transferred from S106 Agreements
Appendix 2: Monetary Contributions secured pursuant to Planning Obligations entered during the 2023/2024 Reporting Period
Appendix 3: Monetary Contributions secured pursuant to Planning Obligations entered during the 2023/2024 Reporting Period for SANGS and SAMMS only.

Tables

Table 1:CIL rates for the fiscal year 2023/2024 4
Table 2: The Infrastructure List for 2024/2025 7
Table 3:CIL Receipts and Expenditure Headline Figures for 2023/2024 12
Table 4: CIL Collection, Receipts and Expenditure in 2023/2024 12
Table 5: Summary of CIL Receipts collected by WDC or for WDC before 1 April 2023 16
Table 6: Breakdown of Wealden District Council CIL Expenditure including allocations for 2023/2024 18
Table 7: Relationship between CIL and Neighbourhood Plans 23
Table 8: Breakdown of CIL Payments made to Town or Parish Council in 2023/2024 excluding interest 23
Table 9: CIL Receipts retained by Wealden on 31 March 2024 28
Table 10: S106 Receipts and Expenditure Headline Figures for 2023/2024 29
Table 11: S106 Collection, Receipts and Expenditure in 2023/2024 30
Table 12: Total Financial Planning Obligations by type as agreed in 2023/2024 34
Table 13: Non-monetary contributions agreed for 2023/2024 35
Table 14: The items of infrastructure on which that money (received under planning obligations) was spent in 2023/2024 39
Table 15: Summary of Section 106 monies retained as of 31 March 2024 40
Table 16: Section 106 maintenance payments held at the end of 2023/2024 42
Table 17: Projected residual CIL receipts available at end of 2024/25 43

Figures

Figure 1: Value of Demand Notices issued by Year from 2018 15
Figure 2: CIL Income by Year since adoption of the CIL Levy in 2016 16
Figure 3: Total (actual) Expenditure by Year excluding allocations 19
Figure 4: The proportion of CIL Receipts allocated by infrastructure project but not yet spent at end of the reported year 2023/2024. 20
Figure 5: Total amount of CIL passed to Parish and Town Councils by year 22
Figure 6: Town and Parish Council CIL purchases in 2023/2024 26

1 Introduction

1.1. The Infrastructure Funding Statement (IFS) is an annual report published by Wealden District Council (WDC) that provides a summary of all financial and non-financial contributions sought and received from developers in relation to infrastructure provision within the district, excluding the South Downs National Park, (SDNP) during a reported year. This report covers details of all contributions secured in the reported year 2023/2024.

1.2. This report includes the mandatory requirements as set out in the CIL Regulations 2010 (as amended)[1]. Regulation 121A[2] requires the contribution receiving authority (i.e. in this case WDC) to publish an IFS which includes:

- a statement of the infrastructure projects or types of infrastructure which the authority intends will be, or may be, funded at least in part by CIL;
- a CIL report in relation to the previous financial year; and
- a planning obligations (or Section 106) report in relation to the previous financial year.

1.3. This report also aligns with Schedule 2[3] of the CIL Regulations 2010 (as amended by the 2019 Regulations) and the Planning Practice Guidance (PPG)[4] that sets out the detailed information that should be included in the IFS.

1.4. WDC seeks and receives developer contributions from relevant development through the Community Infrastructure Levy (CIL) and Planning Obligations (also known as “Section 106 legal agreements”).

1.5. The developer contributions presented in this report translates the data into the standard format recommended by the Government.

Community Infrastructure Levy (CIL)

1.6. CIL is a tariff-based charge on new development which local authorities can introduce to help deliver the infrastructure needed to support development in its area. It takes the form of a charge applied to floorspace, as measured in square metres (sqm). CIL was introduced by the Planning Act 2008 and is governed by the Community Infrastructure Levy Regulations 2010 (as amended).

1.7. The Council first adopted a CIL charging schedule on 25 November 2015 and was implemented on 1 April 2016. The adopted CIL Charging Schedule[5] applies separate charging rates for both residential and retail development on a per square metre basis. All other development types within Wealden District (i.e. offices and warehousing) have a zero CIL charge**.**

---

[1] The Community Infrastructure Levy Regulations 2010 (as amended)
[2] Regulation 121A The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019
[3] Schedule 2 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019
[4] See the PPG on Planning Obligations
[5] Wealden Community Infrastructure Levy (CIL) Charging Schedule, November 2015

1.8. The district is divided into two zones which are considered appropriate to reflect the broad geographical differences of residential viability identified in the viability study considered alongside CIL Charging Schedule, although it is acknowledged that there will be small pockets of variation across a large district such as Wealden.

1.9. The rates for CIL over the 2023/2024 period are set out in Table 1 below:

Table 1:CIL rates for the fiscal year 2023/2024

Chargeable Year	Higher Residential Band	Lower Residential Band	Retail Comparison	Retail Convenience
Rate from 01/01/2023 per m^2	£260.00	£195.05	£26.00	£130.04
Rate from 01/01/2024 per m^2	£278.98	£209.29	£27.90	£139.53

1.10. The money raised by CIL can be used to fund a wide range of infrastructure projects (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 are needed to support new development in its area.

Section 106 Agreements (S106s)

1.11. Section 106 Agreements (S106s) impose planning obligations on developers. They are legal agreements that can be attached to a planning permission to mitigate the impact of a specific development. Planning obligations can only be sought when they are related to the application they refer to; are of reasonable related scale and type to the development and are necessary to make the development acceptable in planning terms.

1.12. Planning Obligations or S106s can be both financial and non-financial and can be provided on-site, such as the provision of affordable housing, or off-site as financial payments, such as a financial contribution to provide for a specific piece of infrastructure. Tables 12 and 13 in the report and Appendices 1, 2 and 3 set out the financial and non-financial contributions that have been agreed in the reported year 2023/2024.

Section 278 agreements

1.13. Section 278 of the Highways Act 1980 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.

1.14. East Sussex County Council (ESCC) is the local highway authority who secures such Section 278 agreements. ESCC will produce its own IFS[6], which will detail the financial position of these agreements.

[6] East Sussex County Council Infrastructure Funding Statement (IFS).

2. Infrastructure List – Where we spend the funding

2.1. 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*")".

2.2. 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.

How Infrastructure Projects are prioritised

2.3. 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 reported year (31 March).

2.4. 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.

2.5. 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.

2.6. Initially, 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 following changes to the CIL Regulations[7].

2.7. A Council decision dated 7 February 2019 reaffirmed the Regulation 123 list and infrastructure priorities. Within the IFS for 2020/2021, it was 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;
- Health and Wellbeing provision, including healthcare facilities; and
- Education provision where required and as established in the Regulation 18 draft Infrastructure Delivery Plan (IDP).

[7] The Community Infrastructure Levy (Amendments)(England) Regulations 2019

2.8. These infrastructure priorities are reaffirmed in this IFS (2023/2024). Table 2 below confirms in detail the current projects that remain the main infrastructure priorities for the Council.

Table 2: The Infrastructure List for 2024/2025

Infrastructure Project	Main Delivery Body
Project 1 - 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, Tandridge District Council and Natural England
Project 2 - Transport Interventions	
A22 Major Road Network (MRN) Scheme	East Sussex County Council
Ersham Road – Diplocks Roundabout Scheme	East Sussex County Council
Sustainable Transport Measures/ Bus Services	East Sussex County Council
Project 3 - Education Provision	
Education infrastructure	East Sussex County Council
Project 4 - Health and Wellbeing	
Wealden Community Sports Hub	Wealden District Council
New medical and wellbeing facilities	Wealden District Council
Project 5 – Climate Change Measures	
Delivering Climate Change measures	Wealden District Council

Project 1 - Ashdown Forest SPA Mitigation

2.9. In 2015/2016, the Council purchased and developed two Suitable Alternative Natural Greenspaces (SANGs), one in Crowborough, Walshes Park[8] and one in Uckfield, Horsted Green Park[9]. They were delivered to mitigate the impacts of development on the Ashdown Forest Special Protection Area (SPA) and ongoing funding is required to maintain these sites through developer contributions. A rate for SANGs of £5,000 per new dwelling is charged for new properties built within the 7km of the Ashdown Forest SPA.

2.10. Both parks offer residents the opportunity to exercise and undertake outdoor activities closer to home reducing the pressure on the Ashdown Forest SPA by lowering the number of visitors that travel distances to access green space.

2.11. In 2023/2024 the Council collected a total amount of **£227,315** for SANGS and SAMMS from S106 agreements. This incorporated £171,884 for SANGS and £55,431 for SAMMS. Further details of the SANGS and SAMMS funding transferred from S106 agreements is shown in Appendix 1.

2.12. A further £1,258,720 was transferred from CIL, where payment was taken as the alternative to paying via S106 agreement, giving a total of **£1,486,035** raised for the SANGS and SAMMS projects in the reported year 2023/2024 through CIL and S106 agreements.

2.13. The SANGs, as well as offering a raft of health and wellbeing benefits for both existing and future users also offer substantial ecological and biodiversity improvements to former agricultural land. This supports the Council's climate change and net zero priorities.

2.14. A rate of £1,170 is charged per new dwelling in agreement with the other members of the management and monitoring partnership, with the funding raised by the SAMM tariff. The members of this partnership include Wealden District Council, Mid Sussex District Council, Lewes District Council, Tandridge District Council, Sevenoaks District Council and Tunbridge Wells Borough Council, working with the Conservators of Ashdown Forest and Natural England.

2.15. Both the SANGS and SAMMS contributions are collected in accordance with the legal agreement signed by all the relevant local authorities.

Project 2 – Transport Interventions

[8] Wealden District Council (2023) Healthy Wealden Website (Walshes Park). Available at https://healthywealden.co.uk/test-page/walshes-park/

[9] Wealden District Council (2023) Healthy Wealden Website (Horsted Pond Park). Available at https://healthywealden.co.uk/test-page/horsted-green-park/

2.16. Highway improvements, particularly in the south of the district proximate to major housing and employment development that has taken place in recent years continues to be a priority.

2.17. An outline business case and the associated technical documents for the A22 Major Road Network (MRN) junction improvement package were submitted to Department for Transport (DfT) by ESCC. The MRN bid has now been confirmed by National Highways.

2.18. WDC has currently earmarked a £4.35 million contribution raised from development contributions and CIL monies for the MRN bid. The package of capacity improvements to five roundabouts will support housing and employment development in Eastbourne and the South Wealden area, with many of these development sites having already obtained planning permission.

2.19. The Council has also earmarked £3.2 million of CIL for critical improvements at the Ersham Road/Diplocks Roundabout, which are required to support the level of housing development in the area. As the location of the proposed roundabout would impact on the green space at this junction, a new village green has been developed further down Ersham Road which is significantly more accessible and links into the Cuckoo Trail.

2.20. The status of the Ersham Road roundabout project is now at the detailed design stage, which is being undertaken by contractors on behalf of ESCC. WDC is working with ESCC to identify the preferred option for this scheme, in consultation with residents. The final cost of the proposed upgrade is not yet known and is subject to change through this detailed design phase. We are working with ESCC to limit any cost increases, whilst noting the impact of inflation.

Project 3: Education Provision

2.21. 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 as part of the emerging Local Plan. The details of this were published within an updated Interim IDP that supported the draft Regulation 18 Wealden Local Plan[10]. The Interim IDP will be updated as the emerging Local Plan is progressed.

2.22. ESCC has identified that Special Education Needs places are urgently required across the district, and it is anticipated that this will be a priority moving forward.

Project 4: Health and Wellbeing Infrastructure

2.23. The Council's current evidence base includes the Indoor/ Built Sports Facilities Needs Assessment (March 2022)[11], Open Space Assessment Report (April

[10] Wealden District Council – Interim Infrastructure Delivery Plan Part 2 (March 2024)
[11] Wealden District Council – Indoor Sports Facility Needs Assessment (March 2022)

2022)[12] the Playing Pitch and Outdoor Sports Strategy (April 2022)[13] and the Action Plan (2023)[14]. These reports identify the current status of the district's sports and leisure provision. They also provide a breakdown on the quality and quantity of sports provision and open spaces found within the district. They were used to prioritise funding through CIL receipts in the 2023/24 reporting period.

2.24. The Council agreed on 22 November 2023 to allocate an additional £5.183m from unallocated CIL monies to assist with the delivery of the Wealden Community Sports Hub to the north west of Hailsham. The total capital funding for the sports hub is £16,682,545.

2.25. The sports hub project seeks to provide a state-of the-art leisure and sports facility, creating a variety of new outdoor sport and leisure facilities for local communities. The site will include two full size 3G floodlit football pitches, four floodlit multi-use games areas for tennis / netball, two padel tennis courts along with a walking and cycle route, skate area, children's play area, outdoor tennis tables, outdoor gym equipment and a community café. The new Wealden Community Sports Hub at Knights Farm East in Hellingly (see the full planning application - WD/2023/2100) was partially funded by CIL and S106 receipts. The planning permission for the sports hub was approved in January 2024.

2.26. In September 2024, WDC began construction work, in partnership with the Football Foundation, to deliver the new Community Sports Hub. It is expected to open in 2026.

2.27. Additionally, the project includes a range of energy efficiency measures to reduce operational costs and contribute to the net-zero aspirations for the Council. These include a solar PV system, EV (Electric Vehicle) car chargers and battery storage for efficient use of the energy generated. The buildings will use air source heat pumps for heating the buildings and the water used on site. There will be storage areas for bicycles to promote sustainable travel alongside the pedestrian/cycle entrance to the south of the site that will link the Sports Hub with the Cuckoo Trail and the town of Hailsham.

2.28. Wealden has three leisure centres located in Hailsham, Crowborough and Uckfield. WDC owns Hailsham Leisure Centre and has a long-term lease from Crowborough Town Council and Uckfield Leisure Centre (dual-use site with Uckfield Community College), which are owned by ESCC but leased to WDC. All three sites are operated, on WDC's behalf, by Freedom Leisure.

2.29. The contract for the management of these sites expires in March 2027. As part of a new leisure contract several improvement projects including revisiting the construction of a new learner pool at Crowborough Leisure Centre and works to

[12] Wealden District Council Open Space – Assessment Report (April 2022)
[13] Wealden District Council – Playing Pitch and Outdoor Sports Strategy – Assessment Report (April 2022)
[14] Wealden District Council - Playing Pitch Outdoor Sports Strategy and Action Plan 2023

improve the energy efficiency of the centres, both for customers and the environment, will be considered.

2.30. CIL funding towards improvement to the Beacon Academy hockey pitch saw £311,000 of CIL funding for its replacement as a community use Artificial Grass Pitch (AGP), approved in May 2023 and opened in late 2024. With a further £300,000 (CIL and S106) towards a 3G football pitch on the same site, which is anticipated to be completed in 2025/26. In addition, CIL monies were secured for Hailsham Community College for community-use, AGP for hockey has also been agreed. A £216,000 contribution was agreed by Cabinet in March 2024. It is earmarked towards the resurfacing and improving the lighting of this hockey pitch. This work will be completed by 2025.

2.31. The Council is currently exploring other projects with partners to improve the health and wellbeing of our community, using both CIL and S106 contributions, including, inter alia, upgrades to Maurice Thornton Playing fields in Hailsham and the Wolfe Recreation Ground in Crowborough.

Project 5: Climate Change Measures

2.32. The Council will actively look at potential climate change measures that can be delivered to support addressing the Council's Climate Emergency and to ensure the Council reaches net zero carbon by 2050. This will be a combination of ensuring policies in the emerging Wealden Local Plan are fit for purpose to deliver climate change mitigation and adaptation, but also will involve supporting district wide projects that can contribute to net zero carbon. The Council can use CIL monies to help deliver some of these projects.

3 Community Infrastructure Levy (CIL) Report for 2023/2024

3.1. This section of the IFS sets out those matters that the Council is required to report in relation to CIL in the IFS in accordance with the CIL Regulations 2010 (as amended)[15].

Table 3:CIL Receipts and Expenditure Headline Figures for 2023/2024

CIL Receipts and Expenditure	Headline Figures for 2023/2024
Total value of CIL Demand Notices in 2023/2024	£18,232,640
Total amount of CIL Receipts (Income) in 2023/2024	£19,069,827
Total CIL Receipts that 59E and 59F applied to in 2023/2024	£0
Total amount of CIL Expenditure (including Allocations) in 2023/2024	£4,556,236
CIL retained at the end of 2023/2024	£14,513,591

3.2. Table 4 (below) provides the details of the CIL monies sought/requested (demand notices), received/collected, committed and/or spent during the reported year (2023/2024) as well as retained at the end of reported year as per the CIL Regulations 2010 (as amended) under Regulation 121A Schedule 2.

Table 4: CIL Collection, Receipts and Expenditure in 2023/2024

Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2023-2024 (rounded to the nearest pound)
A	The total value of CIL set out in all demand notices issued in the reported year:	£18,232,640
B	The total amount of CIL receipts (income) for the reported year;	£19,069,827

[15] Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2023-2024 (rounded to the nearest pound)
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	£16,263,685
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.	£31,794,327
E	Total amount of CIL Expenditure for the reported year.	£4,556,236
F	Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.	£18,918,308
G	In relation to CIL expenditure for the reported year, summary of details of:	
g (i)	the items of infrastructure on which CIL (including land payment) has been spent, and the amount of CIL spent on each item;	£0.00
g (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);	£0.00
g (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.	£91,000 (0.5%)
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:	**£18,918,308**
	Highways - Ersham Road Project	£2,000,000
	Highways – A22 MRN upgrade	£4,350,000
	Health & Wellbeing - Hailsham Community Sports Hub	£7,000,000
	Health and Wellbeing – New Medical and Wellbeing Facilities	£5,000,000

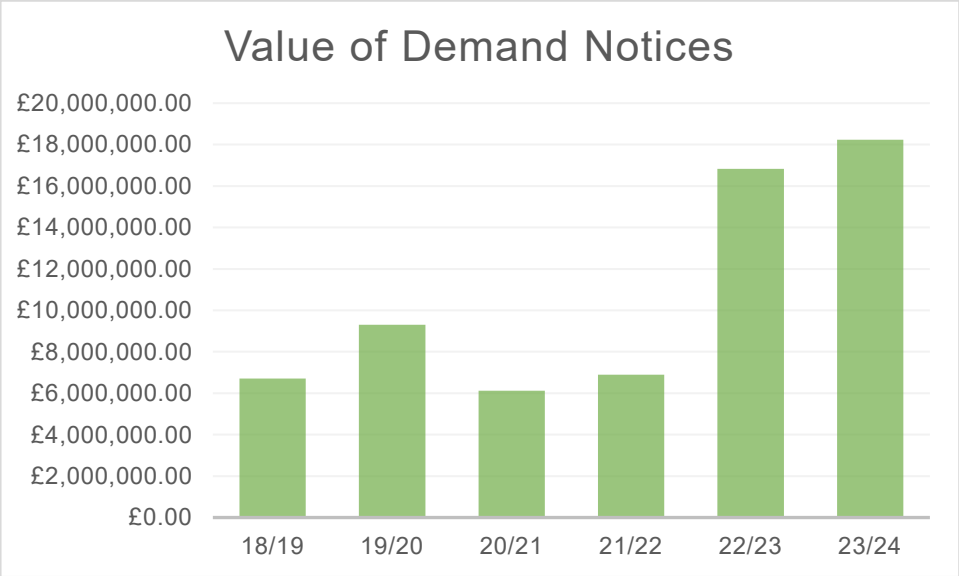
Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2023-2024 (rounded to the nearest pound)
	Health and Wellbeing – Beacon Academy hockey pitch	£311,000
	Health and Wellbeing – Beacon Academy 3G football pitch	£257,308
I	The amount of CIL passed to:	
I (i)	any Parish Council under regulation 59A or 59B;	£3,654,738
I (ii)	any person under regulation 59 (4);	£0.00
J	Summary details of receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:	
j (i)	total CIL receipts that 59E and 59F applied to;	£0.00
j (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.	£0.00
K	Summary details of any notices served in accordance with regulation 59E including:	
k (i)	the total of CIL receipts requested from each Parish Council;	£0.00
k (ii)	any funds not yet recovered from each Parish Council at the end of the reported year.	£0.00
L	Total amount of:	
L(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;	£14, 513,591
L(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;	£16,263,685
L(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00

Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2023-2024 (rounded to the nearest pound)
L(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0.00

A) Total value of CIL demand notices issued in 2023/2024

3.3. The total value of CIL demand notices issued in 2023/2024 by WDC amounted to **£18,232,640**. This is a small increase on the previous monitoring period (2022/2023) where the total value of CIL demand notices issued was £17,633,330.

Figure 1: Value of Demand Notices issued by Year from 2018



3.4. Figure 1 illustrates the value of CIL demand notices issued since 2018/19. There was a significant decrease in the number of demand notices issued in 2023/24 reported period compared to the 2022/23 period, but also a significant increase in the average cost per demand notice issued during the period. In the reported year (2023/2024), 54 demand notices were issued at an average cost of £459,224. In the previous reporting period (2022/2023) there was 126 demand notices issued at an average cost of only £133,528.

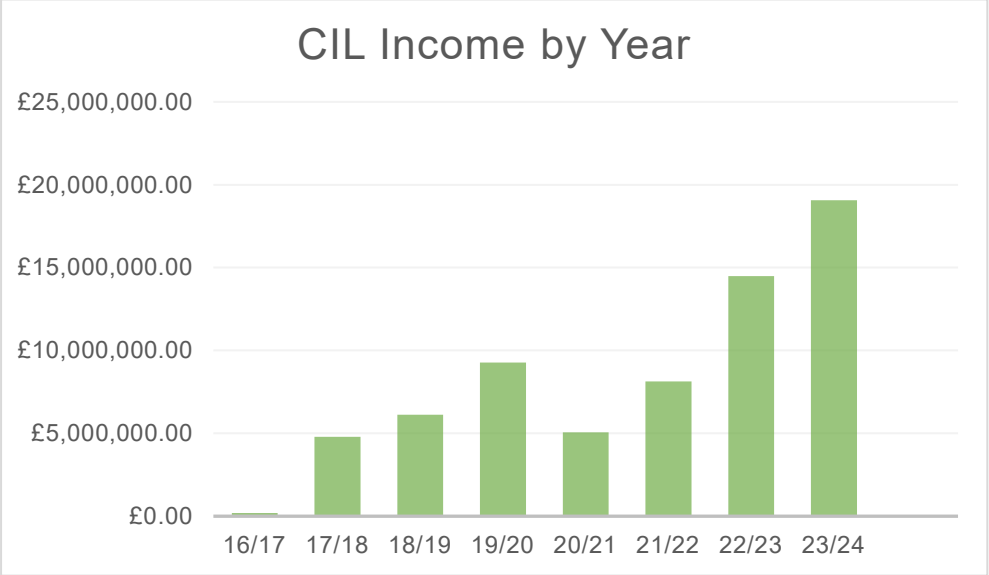
B) Total amount of CIL receipts (income) for 2023/2024

3.5. The total amount of CIL monies received by WDC between 1 April 2023 and 31 March 2024 was **£19,069,827**.

3.6. This represents an increase of 32% over the amount of CIL receipts received during the previous monitoring period in 2022/23, which amounted to £14,484,199.

3.7. Table 2 below shows the growth of CIL income since the adoption of the CIL Levy by WDC in 2016, with the lower values collected in 2020/21 and 2021/22 reflecting the impact of the Covid-19 pandemic.

Figure 2: CIL Income by Year since adoption of the CIL Levy in 2016



C) and D) Total amount of CIL receipts collected by WDC or for WDC before 1 April 2023

3.8. Table 5 below provides the details of the total amount of CIL receipts collected through CIL contributions which were allocated and unallocated prior to 1 April 2023.

Table 5: Summary of CIL Receipts collected by WDC or for WDC before 1 April 2023

Total CIL Receipts	**01/04/2016 to 31/03/2023 (£)**
Total CIL receipts received (**A**)	£48,058,012
Total CIL Receipts allocated (Expenditure)	**01/04/2016 to 31/03/2023 (£)**
Town and Parish Council Payments	£7,033,745
SANGS	£3,074,000
SAMMS	£502,682
Administration Costs	£829,000
Allocated Funding pre 01/04/2023	£20,350,000
Other costs	£4,900
Total CIL allocated before 1 April 2023 (B) = (D)	**£31,794,327**

Total CIL Receipts	01/04/2016 to 31/03/2023 (£)
Total CIL receipts unallocated before 1 April 2023 ([(A)-(B)] = (C)	**£16,263,685**

E) Total amount of CIL expenditure for 2023/2024

3.9. The total CIL expenditure for 2023/2024 was **£3,987,928** (rounded to the nearest pound).

3.10. This total expenditure figure includes:

- The transfer of CIL Payments to Parish/Town Councils;
- Expenditure on Strategic Access Management and Monitoring (SAMM) projects;
- CIL administration costs which include salaries, IT provision and other associated costs related to the administration of CIL; and
- Allocated funds.

F) Total CIL receipts, whenever collected, which were allocated but not spent in 2023/2024

3.11. The total amount of CIL receipts whenever collected which were allocated but not spent at the end of 2023/2024 was **£18,918,308**. This figure is the total funds allocated but not spent cumulatively since the introduction of CIL in 2016.

G(i) Items of Infrastructure on which CIL has been spent

3.12. No CIL was allocated in the 2023/2024 reporting period. Therefore, the total CIL expenditure for 2023/24 and its breakdown is reflected in Table 6 below.

Table 6: Breakdown of Wealden District Council CIL Expenditure including allocations for 2023/2024

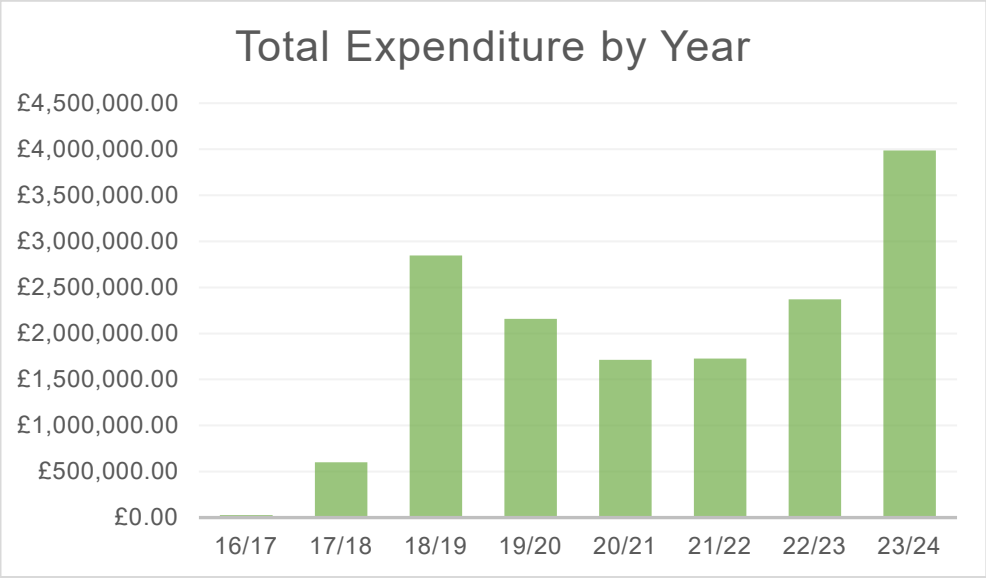
Project	**CIL Expenditure for 2023/2024[16] (£)**
Parish/Town Council CIL Payments	£3,654,738
SAMMS	£242,190
SANGS	£0
CIL Administration	£91,000
CIL Expenditure for 2023/2024, excluding CIL allocations	**£3,987,928**
CIL Allocated for 2023/2024 **Beacon Academy hockey pitch (£311,00)** **Beacon Academy 3G football pitch (£257,308)**	£568,308

[16] Rounded to the nearest pound.

Project	CIL Expenditure for 2023/2024[16] (£)
Total CIL Expenditure (including Allocations) for 2023/24	£4,556,236

3.13. Figure 3 (below) compares year on year actual expenditure. The peak expenditure occurred in 2023/2024, owing to the significant transfer of monies to Parish and Town Councils during the reported period.

Figure 3: Total (actual) Expenditure by Year excluding allocations.



3.14. In the previous years, WDC allocated CIL receipts to the SANGS and SAMMS projects[17]. The complementary use of SANGS and SAMMS as a mitigation measure was recommended by Natural England to draw potential users away from the Ashdown Forest SPA.

G(ii) Amount of CIL Spent on repaying money borrowed.

3.15. In 2023/2024, the Council did not spend any money on repaying money it had borrowed.

G(iii) Amount of CIL spent on administrative expenses.

3.16. In 2023/2024 the Council spent **£91,000** on administrative expenses and this equates to **0.5%** of the reported year's financial receipts. This is similar to the 2022/2023 period, where the Council also spent £91,000 on administrative expenses, equating to 0.6% of the reported year's financial receipts.

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

3.17. Due to the way in which the Council accounts for this administrative expense figure, the funding for the 2023/2024 reported year will be approved and charged within the 2024/2025 reporting period.

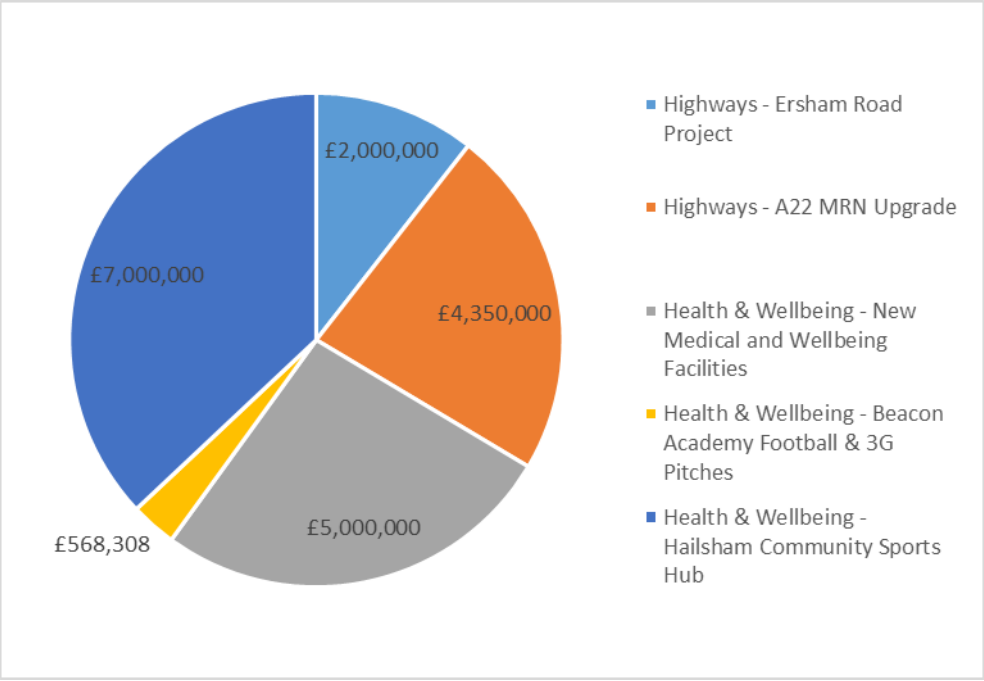
3.18. The CIL spent on administrative expenses for 2023/2024 reporting period include the following**:**

- Staffing;
- Management;
- Information technology (system upgrades);
- Legal costs; and
- Monitoring CIL compliance

H) CIL receipts whenever collected which were allocated and not spent during the reported year 2023/2024 and the amount of CIL allocated to each item of infrastructure.

3.19. Since the introduction of CIL on 1 April 2016, WDC has earmarked funding for specific projects, some of which are at the planning stage. This allocation of monies is ringfenced for the identified projects but may be reallocated by formal decision should priorities or circumstances on a specific scheme change. The 2023/24 ringfenced allocations total **£18,918,308** and are detailed in Figure 4 below.

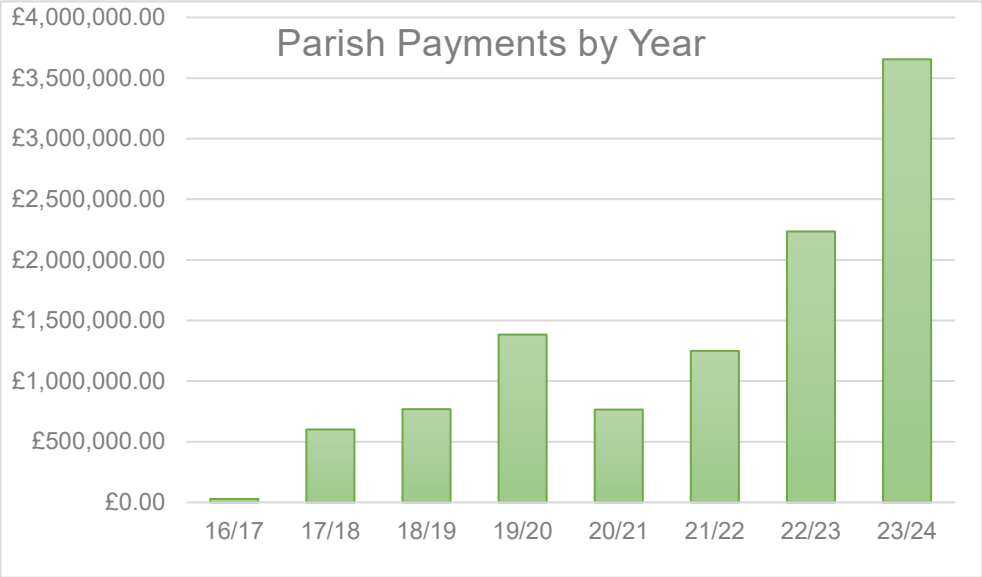
Figure 4: The proportion of CIL Receipts allocated by infrastructure project but not yet spent at end of the reported year 2023/2024.



I(i) CIL passed to Town and Parish Councils – Neighbourhood CIL

3.20. In 2023/2024, the Council passed **£3,654,748** to Town and Parish Councils, which equates to 19.2% of the 2023/2024 reported year's total CIL receipts. WDC has passed a total of **£10,688,483** (rounded to the nearest pound) to Town and Parish Councils since the inception of CIL in 2016.

Figure 5: Total amount of CIL passed to Parish and Town Councils by year



3.21. The Council has a statutory duty to pass on a proportion of CIL receipts to Parish and Town Council areas, which is known as the 'meaningful proportion[18]. The Parish or Town Council 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.

3.22. The meaningful proportion is passed to the Town and Parish Councils twice a year and the amount is calculated dependent on whether there is an adopted Neighbourhood plan for each community. The details of which Parish or Town Councils have adopted Neighbourhood plans can be found on the Wealden website[19].

3.23. When development takes place in an area where there is no neighbourhood plan in place, up to 15% of the relevant receipts must be passed to the Parish or Town Council in which the development took place.

3.24. For areas where a neighbourhood development plan is in place, this rises to 25% of the relevant receipts. As of 31 March 2024, there were three 'made' neighbourhood development plans in place for the parishes of Herstmonceux[20], Hailsham[21] and Hellingly[22], so these parishes are eligible for 25% of the relevant CIL receipts for the reported year. No other neighbourhood development plans were 'made' in the 2023/2024 reported year. However, there are four

[18] The Community Infrastructure Levy - Planning Practice Guidance (PPG)
[19] Wealden District Council – Neighbourhood Planning
[20] Herstmonceux Neighbourhood Development Plan, July 2019
[21] Hailsham Neighbourhood Plan July 2021
[22] Hellingly Neighbourhood Plan July 2021

Neighbourhood Plans[23] that have been made since the 1 April 2024 and this will be reflected in next year's IFS.

Table 7: Relationship between CIL and Neighbourhood Plans

Neighbourhood Plan in adopted	Level percentage passed to the Town or Parish Council
Yes	25% uncapped paid annually
No	15% capped[24] at £100 per dwelling (indexed for inflation) paid annually

3.25. 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 the Council has passed CIL monies under the CIL Regulations 59A and 59B in the 2023/2024 reporting period is shown in Table 8 below.

Table 8: Breakdown of CIL Payments made to Town or Parish Council in 2023/2024 excluding interest

Parish/Town Council	CIL Monies paid in (2023/2024)
Arlington Parish Council	£45,824.37
Berwick Parish Council	£0.00
Buxted Parish Council	£27,419.01
Chalvington and Ripe Parish Council	£0.00
Chiddingly Parish Council	£10,944.19
Crowborough Town Council	£ 540,128.11
Danehill Parish Council	£1,219.73
East Hoathly and Halland Parish Council	£100,092.34
Fletching Parish Council	£34,248.57

[23] Wadhurst, Ninfield, East Hoathly with Halland and Horam Neighbourhood Plans (2024)

[24] Where all or part of a chargeable development is within the area of a parish council but there is neither a neighbourhood development plan nor a neighbourhood development order, up to 15% of the relevant receipts, capped according to the formula in regulation 59A (as amended by the 2019 Regulations), must be passed to the parish councils in which the development took place. This would mean that 15% of CIL receipts may be passed to the Parish or Town Council up to a maximum of £100 x number of properties in the parish.

Parish/Town Council	CIL Monies paid in (2023/2024)
Forest Row Parish Council	£0.00
Framfield Parish Council	£51,433.25
Frant Parish Council	£18,916.51
Hadlow Down Parish Council	£0.00
Hailsham Town Council	£1,723,236.31
Hartfield Parish Council	£7,831.97
Heathfield and Waldron Parish Council	£22,405.52
Hellingly Parish Council	£263,625.55
Herstmonceux Parish Council	£76,232.63
Hooe Parish Council	£1,355.37
Horam Parish Council	£11,290.35
Isfield Parish Council	£0.00
Laughton Parish Council	£0.00
Long Man Parish Council	£156.69
Maresfield Parish Council	£9,019.07
Little Horsted Parish Meeting	£0.00
Mayfield and Five Ashes Parish Council	£ 11,981.48
Ninfield Parish Council	£0.00
Pevensey Parish Council	£0.00
Polegate Town Council	£ 6,538.45
Rotherfield Parish Council	£ 2,984.97
Uckfield Town Council	£ 11,793.84
Wadhurst Parish Council	£ 7,875.75

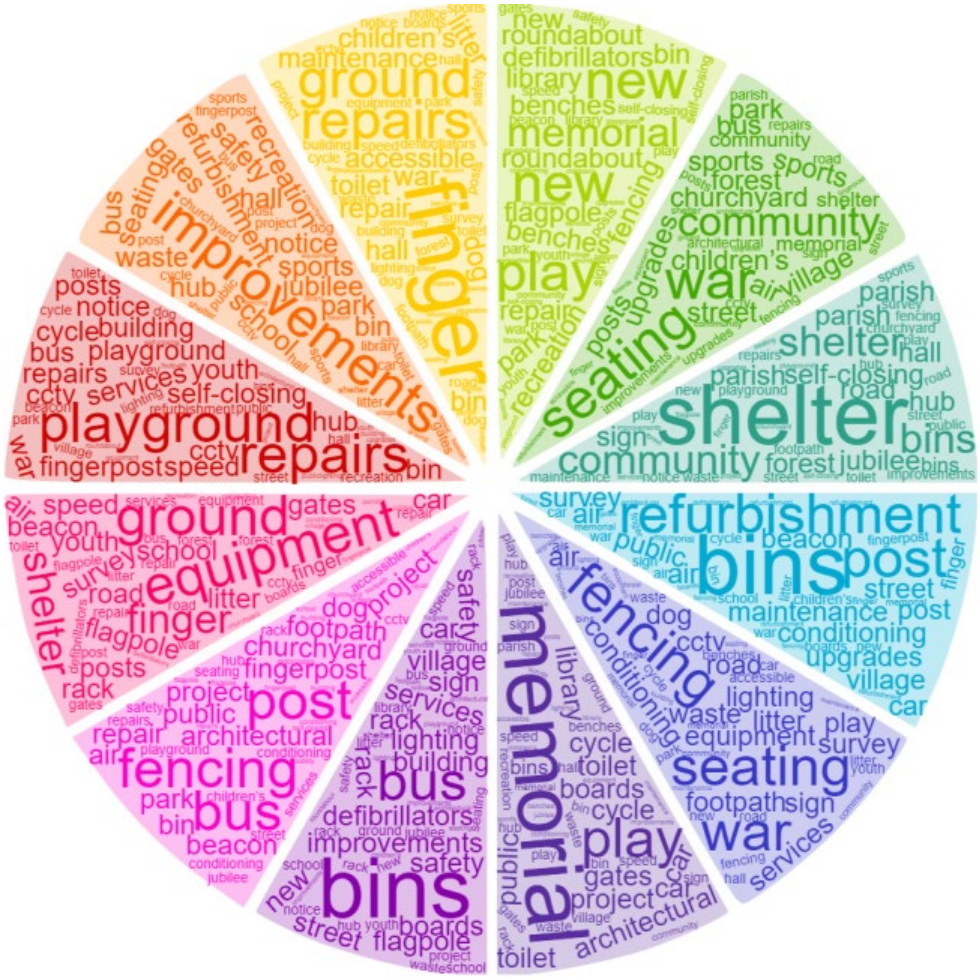
Parish/Town Council	CIL Monies paid in (2023/2024)
Warbleton Parish Council	£0.00
Wartling Parish Council	£0.00
Westham Parish Council	£ 418,370.9
Willingdon and Jevington Parish Council	£ 229,536.61
Withyham Parish Council	£ 20,276.08
Total (rounded to the nearest pound)	**£ 3,654,738**

3.26. The decision on how to spend this money rests with the Parish or Town Council. It is required that this must relate to infrastructure provision, maintenance, etc. WDC regularly communicates with the Parish and Town Councils to advise on whether schemes they are proposing are suitable and lawful.

3.27. Town and Parish Councils provide information on what they have spent their meaningful proportion on, and these details can be found on our website[25], or on their own websites. Figure 6 below provides an illustration of all the different infrastructure that Town and Parish Councils have purchased during the reported year.

[25] CIL Annual Monitoring Statement

Figure 6: Town and Parish Council CIL purchases in 2023/2024



I(ii) The amount of CIL passed to any person under Regulation 59(4)[26]

3.28. No CIL monies were passed to any person or external organisations under CIL Regulation 59(4).

J(i) The total CIL receipts that regulation 59E and 59F applied to

3.29. There were no CIL receipts that regulation 59E or 59F applied to during the reported year 2023/2024.

J(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item.

[26] Regulation 59(4).The Community Infrastructure Levy Regulations 2010

3.30. There were no items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item during the reported year 2023/2024.

K(i) The total of CIL receipts requested from each Parish Council

3.31. No CIL receipts were requested from Town and Parish Councils for the reported year 2023/2024.

3.32. 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, to be returned under Regulation 59E of the CIL Regulations 2010 (as amended). It is also required that this returned money is used to the benefit of the specific Parish or Town Council. WDC believes it is in the interest of the parishes for the money to be retained and spent at this local level and so other than in exceptional circumstances, we will not seek funds to be returned.

K(ii) Any funds not yet recovered from each Parish Council at the end of the reported year.

3.33. The Council did not recover any funds from Town and Parish Councils at the end of the reported year.

3.34. It should be noted that the Council's accounts are prepared on an accrual basis, which means that Parish/Town Council payments due on 31 March are paid in April and are accounted for in the year they were due, not the year they were paid. However, Parish and Town Councils account for payments in the year they receive the income, and this results in an ongoing timing difference between the Council's and the Town and Parish Council figures.



Artwork at Eastwell Bridge, Hailsham, funded by CIL Meaningful Proportion Payments.

L(i) The total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied.

3.35. After the total CIL Expenditure (as set out in Table 4) has been deducted from the total CIL Receipts for the reported year, the Council retained **£14,513,591** of unallocated funding. See Table 9 below for more details.

Table 9: CIL Receipts retained by Wealden on 31 March 2024

CIL Receipts/Income for 2023/2024 (A)	**£19,069,827**
CIL Expenditure for 2023/2024 (B)	£4,556,236
CIL Retained on 31 March 2024 (A-B)	£14,513,591

L(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied.

3.36. The total amount of CIL receipts retained at the end of 2022/2023 was **£16,263,685.** This figure takes account of all CIL receipts retained from previous years to 31 March 2023.

3.37. Therefore, the total amount of CIL receipts carried over to the commencement of the reporting period 2024/2025 is £30,777,276, which is made up of £16,263,685 retained at the end of 2022/2023 and £14,513,591 retained at the end of 2023/2024.

3.38. The total amount of CIL receipts retained for the commencement of the 2024/25 period totals £30,777,276 and does not include those funds that have been allocated but not spent, which totals £18,918,308. Thus, the total CIL receipts retained, both allocated and unallocated, totals **£49,695,584.**

L(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year.

3.39. There were no CIL receipts for the reported year to which regulation 59E or 59F applied, retained at the end of the reported year.

L(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.

3.40. There were no CIL receipts from previous years to which regulation 59E or 59F applied, retained at the end of the reported year.

4 Section 106 (Planning Obligations) Report for 2023/2024

4.1. This section sets out the funds raised through Section 106 Obligation that the Council has collected, transferred and/or spent in the reported year 2023/2024.

Table 10: S106 Receipts and Expenditure Headline Figures for 2023/2024

S106 Receipts and Expenditure	Headline Figures for 2023/2024 (rounded to the nearest pound)
Total amount of money to be provided under any planning obligations which were entered into during 2023/2024	£2,148,375
Total amount of money received under any planning obligations which was received during 2023/2024	£4,444,550
Total amount of money (received under any planning obligations) which was spent by Wealden in 2023/2024	£3,647,926
Total amount of money (received under any planning obligations) which was allocated not spent by Wealden in 2023/2024	£42,692
Total amount of money (received under planning obligations (whenever agreed), retained at the end of 2023/2024 (excluding “commuted sums” for longer term maintenance)	£19,283,254
Total money received under any planning obligations (whenever agreed), retained at the end of 2023/2024 as “commuted sums” for longer term maintenance only	£543,295
S106 Non-Monetary Contributions	
Total number of affordable housing units which will be provided through planning obligations agreed in 2023/2024	223 units

4.2. Table 9 (below) provides the details of the S106 monies received and spent during the reported year 2023/2024 by WDC.

4.3 In some instances, money is transferred to external bodies such as ESCC and/or Town or Parish Councils, as detailed by the respective Planning Obligation. ESCC will produce its own IFS for the 2023/2024 reporting period. As such, any money that the Council has transferred to ESCC will be reported in the County Council's IFS[27].

Table 11: S106 Collection, Receipts and Expenditure in 2023/2024

Reference	S106 Regulations 121A Requirement	2023/2024 reporting period (rounded to the nearest pound)
A	The total amount of money to be provided under any planning obligations which were entered into during the reported year;	£2,148,375
B	The total amount of money under any planning obligations which was received during the reported year;	£4,444,550
C	The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£13,353,770
D	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of -	-
D (i)	in relation to affordable housing, the total number of units which will be provided	223 units
D (ii)	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;	0
D(iii)	All other non-monetary contributions;	Includes Self-build and Custom-build

[27] East Sussex County Council - Infrastructure Funding Statement

Reference	S106 Regulations 121A Requirement	2023/2024 reporting period (rounded to the nearest pound)
		units, Green Infrastructure, Sustainable Urban Drainage Systems, public open space, children's onsite play space, offsite youth and adult play space, community facilities, cycle paths and other highway works /agreements.
E	The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£0.00
F	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£3,575,929
G	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;	£42,692 (for 3G Football Pitch at Beacon Academy in Crowborough)
H	In relation to money (received under planning obligations) which was spent by the authority during	-

Reference	S106 Regulations 121A Requirement	2023/2024 reporting period (rounded to the nearest pound)
	the reported year (including transferring it to another person to spend), summary details of -	
H (i)	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	-
	Rights of Way	£6,124
	Household Waste & Recycling	£6,172
	Education – Primary	£406,275
	Local Sustainable Accessibility Improvement Contributions (LSAIC)	£349,578
	Uckfield Town Centre	£501,282
	SANGS	£1,119,384
	SAMMS	£365,481
	Public Transport	£108,281
	Commuted Housing Sum	£257,502
	Youth and Adult Play space contribution	£3,991
	Health	£451,859
H (ii)	The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of	£0.00

Reference	S106 Regulations 121A Requirement	2023/2024 reporting period (rounded to the nearest pound)
	infrastructure which that money was used to provide (wholly or in part);	
H (iii)	The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery	£10,500
I	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	Total amount of money retained at the end of 2023/2024 reported year is **£19,283,254** and the commuted sum for longer term maintenance only is **£543,295 (See Tables 15 & 16 for more details).**

A) The total amount of money to be provided under any planning obligations which were entered into during 2023/2024

4.3. During 2023/2024, the Council entered into 77 S106 Legal Agreements. 56 of these agreements were for SANGs and SAMMS only, with the remaining 21 agreements providing for a variety of financial and physical mitigation to support new development.

4.4. The total sum of money to be provided under planning obligations which were entered into during the reported year was **£2,148,375** (rounded to the nearest pound) of which £559,769 was attributed to SANGS and £169,650 to SAMMS.

4.5. It should be noted that where a S106 agreement has been signed for a SANGS and SAMMS Contribution, this may be paid via CIL as an alternative. Therefore, not all contributions will come forward via the planning obligation route.

4.6. The breakdown of all the monetary (financial) planning obligations agreed by infrastructure type is detailed in Table 12 below and the breakdown of the financial planning obligations by site location can be found in Appendix 2.

4.7. Table 12 provides the details of all the Planning Obligations that were entered into during the reported year 2023/2024 which provided financial sums for specific infrastructure items. It should be noted that all Planning Obligations secured each year are also displayed on the Council's Planning and Building Control Register[28].

Table 12: Total Financial Planning Obligations by type as agreed in 2023/2024

Infrastructure Type	**Amount secured (£) (Rounded to the nearest pound)**
SANGS	£559,769
SAMMS	£169,650
Active Green Infrastructure	£105,000
Playspace Onsite (Children's Informal and Equipped including some Youth & Adult)	£114,922
Playspace Offsite (Youth & Adult)	£0.00
Bus Service Contributions	£185,200
Travel Plan Audit Fees	£22,500
Traffic Regulation Orders	£5,000
Affordable Housing offsite contribution	£393,334
Pedestrian Improvement Contributions	£0
Highways Contribution	£575,000
Ecological Works	£23,000
Total	**£2,148,375**

4.8. The affordable housing off-site contributions (£393,334) as set out in Table 12 above will be allocated to the Council Housing Team, contributing towards Affordable Housing Projects within the District.

4.9. The Council has also utilised £765,000 of affordable housing S106 contributions in 2022/2023 to enable the first Community Land Trust (CLT) project in Wealden. Herstmonceux CLT will deliver 18 homes over two sites, of which at least 9 will be affordable, funded partly by the commuted sum monies. Neither of the two 9-unit

[28] WDC Planning and Building Control Register

sites had a S106 obligation to deliver affordable housing as the number of units for each site sits just below the affordable housing development threshold. Construction started on site in August 2024. Action in Rural Sussex Community Housing Hub is supporting Herstmonceux CLT to deliver this project.

4.10. The travel plan audit fees (£22,500), traffic regulation orders (£5,000) and highways contributions (£575,000) as set out in Table 12 above were passed to ESCC on request subject to compliance with the terms of the respective legal agreement.

B) Total amount of money under any planning obligations which was received during 2023/2024

4.11. In 2023/2024, a total of **£4,444,550** (including interest) was received by the Council in S106 contributions. This figure is a significant increase on the payments received in 2022/2023, which was £2,129,097 and this therefore represents a 109% uplift, which is also reflective of a greater number of developments commencing in the district, the usual trigger for S106 payments to the Council.

C) Total amount of money under any planning obligations which was received prior to the 1 April 2023 which has not been allocated by WDC

4.12. The total amount of money under a planning obligation, which was received before 1 April 2023, which has not yet been allocated by the Council was **£13,353,770** (rounded up and including interest).

D) Summary of non-monetary contributions entered during the 2023/2024 financial reporting period

4.13. Table 13 below provides a summary of all the non-monetary contributions that were secured through Planning Obligations in the reported year 2023/2024.

Table 13: Non-monetary contributions agreed for 2023/2024

Location	Non-monetary Contribution Type Secured
Land Off Potmans Lane, Lunsfords Cross, Ninfield TN39 5JL	Affordable Housing units (4)
Land East of Rosemead, Horebeech Lane, Horam, TN21 9EA	Affordable Housing units (16) Self-Build/Custom Build units (2) Playspace Onsite Off-site Youth and Adult Recreation Space Contribution Management Company

Location	Non-monetary Contribution Type Secured
	Travel Plan
Thistledown, Chiddingly Road, Horam, TN21 0LJ	Affordable Housing units (6) S278 Highways works Access including road markings, crossing point and footways Improvements to bus stops
Land at Park Farm East, New Road, Hellingly	Affordable Housing units (126) Self-Build/Custom Build units (18) S278/38 Highways works Upgrade Featherbed Lane/Park Road/A271 junction to roundabout Relocation and upgrading of current bus stops Pedestrian crossings and footways Cycle signage Management Company Green Infrastructure Sustainable Urban Drainage System (SUDS) Travel Plan
Two Oaks, Chiddingly Road, Horam, TN21 0JJ	Affordable Housing units (8) S278 Highways works Upgrades to existing access Provision of two site accesses to include pedestrian facilities
Land At Sturton Place, Station Road, Hailsham, BN27 2AU	Affordable Housing units – TBC at Reserved Matters stage Self-Build/Custom Build units - TBC at Reserved Matters stage

Location	Non-monetary Contribution Type Secured
	Playspace – TBC at Reserved Matters stage Travel Plan – TBC at Reserved Matters stage Highways works- TBC at Reserved Matters stage
Little Shepham, Shepham Lane, Polegate, BN26 6NB	Travel Plan
Land North of Jubilee Drive and Highgrove Crescent, Polegate	Affordable Housing units (63) Self-Build/Custom Build units (9) Public Open Space Off-site Youth and Adult Recreation Space Contribution Management Company S278/38 Highways works Vehicular Access works Mini Roundabout works HC Pedestrian/Cycle Access works SL Pedestrian/Cycle/Emergency Access works Travel Plan

D(i) In relation to affordable housing, the total number of units which will be provided.

4.14. As can be seen above, the non-monetary contributions from Planning Obligations which relate to affordable housing provision equates to a total of 223 units, which is a decrease of 536 units when compared to the previous year (2022/2023).

D(ii) 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.

4.15. There were no non-monetary contributions from Planning Obligations towards educational facilities. It should be noted that education facilities are provided by ESCC and not WDC.

D(iii) All other non-monetary contributions

4.16. The other non-monetary contributions include Self-Build and Custom-Build units, active and passive Green Infrastructure, Sustainable Urban Drainage System, public open space, children's onsite play space, offsite youth and adult play space, community facilities, cycle paths and other highway works.

4.17. Several highway works were also secured through Section 278 agreements and are listed in Table 13 above. These works were agreed by ESCC through their legal agreements with developers and will be reported within the IFS which will be published by ESCC.

E) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure

4.18. No Section 106 monies were allocated but not spent in the reported year 2023/2024.

F) The total amount of money (received under any planning obligations) which was spent by WDC (including transferring it to another person to spend);

4.19. 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 **£3,575,929** in the 2023/2024 reporting period. The SANGS and SAMMs payments were transferred internally.

G) In relation to money (received under planning obligations) which was allocated by WDC but not spent during 2023/2024, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

4.20. A total of £42,692 (rounded to the nearest pound) of Section 106 funds from the Rockington Nursery Development were allocated to football pitch provision but not spent in the reported year 2023/2024.

H(i) The items of infrastructure on which that money (received under planning obligations) was spent (including transferring it to another person to spend) during 2023/2024, and the amount spent on each item:

4.21. Table 14 below sets out a summary of all the items of infrastructure on which money received under planning obligations was spent (including transferring it to another person or third parties to spend) during 2023/2024, and the amount spent on each item.

4.22. One of the responsibilities of the District Council is to collect S106 planning obligations and to hold them securely for third parties. These third parties include Town and Parish Councils and the various ESCC teams such as Education or Highways.

Table 14: The items of infrastructure on which that money (received under planning obligations) was spent in 2023/2024

Infrastructure Type	Recipient	Monies spent (transferred)
Rights of Way	ESCC	£6,124
Household Waste & Recycling	ESCC	£6,172
Education – Primary	ESCC	£406,275
LSAIC	ESCC	£349,578
Uckfield Town Centre	ESCC	£501,282
SANGS	WDC	£1,119,384
SAMMS	WDC	£365,481
Public Transport	ESCC	£108,281
Commuted Housing Sum	Herstmonceux Community Land Trust (CLT)	£257,502
Youth and Adult Playspace contribution	Wadhurst Parish Council	£3,991
Health	WDC	£451,859
Total		**£3,575,929**

H(ii) 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) in 2023/2024

4.23. In the 2023/2024 reported year, no Section 106 monies were spent repaying money borrowed.

H(iii) 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.

4.24. The Council commenced charging monitoring fees in relation to the delivery of Planning Obligations in 2023/2024. Within the reported year, a sum of **£10,500** was received with a further £5,000 agreed but not submitted.

I) 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.

4.25. Table 15 below shows the total amount and breakdown of S106 monies retained at the end of the reported year (as of the 31 March 2024), including those that are currently held by WDC and ESCC for respective project areas.

Table 15: Summary of Section 106 monies retained as of 31 March 2024[29]

Infrastructure Type	Sum held by ESCC (a)	Sum held by WDC exc. interest (b)	Total sums held (a+b) exc. Interest
Affordable Housing	£0.00	£705,124	£705,124
Education Early Years	£0.00	£398,901	£398,901
Education Primary	£0.00	£2,680,065	£2,680,065
Education Secondary	£0.00	£1,328,449	£1,328,449
Education Sixth Form	£0.00	£144,030	£144,030
Education Special Needs	£720,660	£0.00	£720,660
Library	£0.00	£243,276	£243,276
ESCC Highways Strategic	£1,605,459.64	£2,243,100	£3,848,559.64
Onsite Playspace	£0.00	£298,113	£298,113
Offsite Playspace	£0.00	£1,380,045	£1,380,045
Community Halls	£0.00	£287,998	£287,998
Community Benefit scheme	£0.00	£26,936	£26,936
Passenger (Bus Contributions)	£239,258.49	£2,735,610	£2,974,868.49
Right of Way	£6,819	£64,937	£71,055
Household Waste & Recycling	£6,172	£14,593	£20,765
Local Transport	£1,134,717.68	£830,646	£1,965,363.68

[29] Table 15 presents information that will also be found in ESCC IFS, however, there may be small differences in the categorisation of infrastructure types in the respective reports.

Infrastructure Type	Sum held by ESCC (a)	Sum held by WDC exc. interest (b)	Total sums held (a+b) exc. Interest
Highways – ESCC Traffic Regulation Order (TRO)	£94,500	£34,637	£129,137
Highways – Travel Plan	£11,544.02	£90,578.16	£102,122.18
Health	£0.00	£539,225	£539,225
Ecological works & Landscape maintenance	£0.00	£889,501	£889,501
Replacement Village Green Fence and ramp	£0.00	£24,000	£24,000
Uckfield Town centre	£0.00	£465,964	£465,964
Hellingly Traffic Calming Scheme	£0.00	£39,096	£39,096
Total	**£3,819,130.83**	**£15,459,489**	**£19,283,254**

4.26. As can be seen above, the amount monies retained at the end of the 2023/2024 period was **£15,459,489** (excluding interest) for WDC. There is also a sum of **£3,819,131** (rounded to the nearest pound) held by ESCC for projects in Wealden District, providing a combined amount of section 106 agreements monies held at the end of the 2023/2024 reporting period totalling **£19,283,254**.

4.27. A considerable proportion of this money has been retained for education at approximately **£5.3 million** and for local transport and highways schemes at almost **£5.7 million**, with the combined authorities also holding approximately **£3** million for bus service improvements.

4.28. It is noted that a substantial proportion of the funding held is for projects run by third parties. It is therefore incumbent upon them requesting the funding and using it for appropriate projects. Funding that is not utilised after ten years would be sent back to the payee in accordance with the wording of the original legal agreement and best practice.

The total amount of commuted sums maintenance payments that were retained at the end of 2023/2024

4.29. Part of the funding held by the Council is for ongoing maintenance of green infrastructure and play space maintenance sums. It is usual practice for this to be passed to a third party, such as a Parish Council but this is subject to that third party taking on responsibility for the piece of infrastructure.

4.30. Where the Parish Council does not accept responsibility the maintenance of a facility would pass to the Management Company of a development and in this case the funding would be returned to the developer/payee.

4.31. Table 16 below shows the total amount of Section 106 payments retained at the end of 2023/2024 period, where long-term maintenance provision has been made.

This amounts to **£543,295**. This forms a small part overall of the Section 106 payments retained at the end of 2023/2024 (as discussed above) and includes landscape areas and play space maintenance sums.

Table 16: Section 106 maintenance payments held at the end of 2023/2024

Areas of Maintenance	Amount Held (exc. interest)
Landscape Areas	£0.00
Onsite Play space	£98,112
Offsite Play space	£445,183
Totals	**£543,295**

5 Projected Expenditure for 2024/2025

Projected CIL Expenditure for 2024/25 and resulting available balance.

5.1. Drawing together the CIL spend recommendations set out in Section 4 above, Table 17 below sets out the impact on the CIL monies held.

5.2. Table 17 does not include any allowance for CIL that will be received during the 2024/25 reported year, or the commensurate spend on Neighbourhood CIL. It also does not account for the CIL administration costs for 2024/2025, or SANGS and SAMMS payments that are all paid in arrears.

Table 17: Projected residual CIL receipts available at end of 2024/25

Balance of CIL receipts available 1 April 2024	**£30,390,405**
Allocated monies for Highways improvement projects in Wealden Ersham Road Roundabout (**£3.2m**)	£3,200,000
Playing Pitch and Outdoor Sports Strategy (PPOSS)/Sport Infrastructure Fund	£600,000
Projected expenditure for 2024/25	**£3,800,000**
Projected balance of receipts available	**£26,590,405**

5.3. At the time of writing (November 2024), the Council has received a further £5,985,353 in CIL receipts since the end of the 2023/2024 reported year. A portion (approximately £1,230,091 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 2024/25, as determined by the priority project list set out in Section 2 of this report.

Planning Obligations Expenditure

5.4. As set out in Section 4, Table 15 above, the amount of Section 106 monies retained at the end of the 2023/2024 period was **£15,459,489** for WDC. There is also a sum of **£3,819,131** (rounded to the nearest pound) held by ESCC for projects in Wealden District, providing a combined amount of Section 106 agreements monies held at the end of the 2023/2024 reporting period totalling **£19,283,254**.

5.5. The Council transferred **£3,575,929** to ESCC and Parish/Town Councils in the 2023/2024 period for several infrastructure projects that are detailed in Table 14. These include:

- Offsite play space projects;
- Household Waste and recycling projects;

- Public rights of way projects;
- Affordable housing schemes; and
- Local Highways schemes managed by the Parish Council

5.6. 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.

6 Conclusions

6.1. 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. This includes using S106 agreements to deliver new affordable homes, and using S106 and CIL to deliver climate change projects, community infrastructure, transport infrastructure and environmental improvements, for example.

6.2. 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 will also identify whether a full review of the CIL charging schedule is required.

6.3. The Wealden Local Plan Viability Assessment and CIL Review (March 2024)[30] for the draft Regulation 18 Local Plan (March 2024)[31] considered all emerging planning policies in line with paragraph 34 of the National Planning Policy Framework (NPPF) (December 2023). Further work will be undertaken to update this initial assessment. This will consider the viability of the Council's existing CIL charging schedule alongside the emerging Local Plan policies and whether there is a case to review the CIL Charging schedule and governance practices.

6.4. Furthermore, as plan-making progresses, the Infrastructure Delivery Plan (IDP_, a live working document for the delivery of infrastructure related to development throughout the district, will be updated, which on completion will assist in the allocation of funding from both CIL and S106. Both the Regulation 18 Interim IDP and the Regulation 18 Draft Wealden Local Plan will be updated following the NPPF reforms[32] being published.

6.5. 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:

Email: Planningpolicy@wealden.gov.uk

Telephone: 01892 602008

[30] Wealden Local Plan Viability Assessment and CIL Review (March 2024)
[31] Draft Regulation 18 Wealden Local Plan (March 2024)
[32] Proposed reforms to the National Planning Policy Framework and other changes to the planning system, Ministry of Housing, Communities and Local Government (MHCLG), July 2024

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

Appendices

Appendix 1: SANGS and SAMMS funding transferred from S106 Agreements

Site Address	SANGS	SAMMS	TOTAL
15 FIRLE GREEN, UCKFIELD, TN22 1NP	£10,000.00	£2,340.00	£12,340.00
152-154 HIGH STREET, UCKFIELD, TN22 1AT	£10,000.00	£2,340.00	£12,340.00
24A SIMONS CLOSE, CROWBOROUGH, TN6 2XU	£5,000.00	£1,170.00	£6,170.00
ARGUS FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN	£5,000.00	£1,170.00	£6,170.00
BLACKTHORN COTTAGE, STATION ROAD, WITHYHAM, TN7 4BT	£5,550.28	£1,298.77	£6,849.05
BOWER HOUSE BARN, THE CROFT, HOLTYE ROAD, HAMMERWOOD, RH19 3QE	£5,000.00	£1,170.00	£6,170.00
CLINTZ, SELBY GARDENS, UCKFIELD, TN22 5EF	£5,000.00	£1,170.00	£6,170.00
LAND ADJACENT TO 4 STONE CROFT COTTAGES, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN	£5,000.00	£1,170.00	£6,170.00
LAND TO THE REAR OF ROSELEA, BAXTERS LANE, CHELWOOD GATE, RH17 7LU	£5,000.00	£1,170.00	£6,170.00
LEALANDS FARM, STATION ROAD, GROOMBRIDGE, TN3 9NB	£5,000.00	£1,170.00	£6,170.00
LILAC FRUIT FARM, SCHOOL LANE, CHELWOOD COMMON, RH17 7JQ	£10,000.00	£2,340.00	£12,340.00
LITTLE SHARPES, SHARPSBRIDGE LANE, PILTDOWN, TN22 3XG	£5,000.00	£1,170.00	£6,170.00
LONGSTACKS, TANYARD LANE, CHELWOOD GATE, RH17 7LY	£5,000.00	£1,170.00	£6,170.00

Site Address	SANGS	SAMMS	TOTAL
LUIBEG, CORSELEY ROAD, GROOMBRIDGE, TN3 9PR	£5,000.00	£1,170.00	£6,170.00
MEDLEYS FARM, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AA	£10,000.00	£2,340.00	£12,340.00
MILL HOUSE FARM, LONDON ROAD, MARESFIELD, TN22 2ED	£5,000.00	£1,170.00	£6,170.00
MILLWOOD, MILLWOOD LANE, MARESFIELD, TN22 3AS	£5,000.00	£1,170.00	£6,170.00
MYRTLE COTTAGE, BOXES LANE, CHELWOOD GATE, RH17 7JG	£5,000.00	£1,170.00	£6,170.00
OAKTREE COTTAGE, BUCKHAM HILL, ISFIELD, TN22 5XZ	£5,000.00	£1,170.00	£6,170.00
OVERASHDOWN, GOLDSMITH AVENUE, CROWBOROUGH, TN6 1RJ	£5,000.00	£1,170.00	£6,170.00
SITE ADACENT TO HAWTHORN COTTAGES, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XL	£6,333.78	£1,482.11	£7,815.89
STONE HOUSE FARM, ERIDGE ROAD, CROWBOROUGH, TN6 2UQ	£5,000.00	£1,170.00	£6,170.00
THE DERRY, SYLVAN VALLEY, STATION ROAD, ROTHERFIELD, TN6 3HU	£5,000.00	£1,170.00	£6,170.00
THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ	£5,000.00	£1,170.00	£6,170.00
THE FORGE, MOUNT PLEASANT, CROWBOROUGH, TN6 2NE	£5,000.00	£1,170.00	£6,170.00
THE ROBINS, STONEHURST LANE, HADLOW DOWN, TN20 6LL	£5,000.00	£1,170.00	£6,170.00

Site Address	SANGS	SAMMS	TOTAL
TRADING BOUNDARIES LTD, SHEFFIELD GREEN, UCKFIELD TN22 3RB	£5,000.00	£14,040.00	£19,040.00
TUDOR VIEWS, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB	£5,000.00	£1,170.00	£6,170.00
BUDS FARM, STONEHURST LANE, FIVE ASHES, TN20 6LJ	£0.00	£1,170.00	£1,170.00
EAGLE RIDGE STUD, SHAM FARM ROAD, ERIDGE GREEN, TN3 9JB	£0.00	£1,170.00	£1,170.00
UNITS 01 AND 02, 79 HIGH STREET, UCKFIELD, TN22 1AS	£10,000.00	£2,340.00	£12,340.00
Total	**£171,884.06**	**£55,430.88**	**£227,314.94**

Appendix 2: Monetary Contributions secured pursuant to Planning Obligations entered during the 2023/2024 Reporting Period

Location	Contribution Type	Monetary Contribution £	Total Monetary Contribution £
Land Off Potmans Lane, Lunsfords Cross, Ninfield, TN39 5JL	Monitoring Fee Affordable Housing offsite contribution	£2,500.00 £93,3340.00	£95,834.00
Land East of Rosemead, Horebeech Lane, Horam, TN21 9EA	Monitoring Fee Bus Service Contribution Travel Plan Audit Fee	£2,500.00 £30,000.00 £4,500.00	£37,000.00
Thistledown, Chiddingly Road, Horam, TN21 0LJ	Bus Service Contribution	£18,700.00	£18,700.00
Ridgewood House, Lewes Road, Ridgewood, Uckfield, TN22 5SN	Affordable Housing offsite Contribution SAMMS SANGS	£300,000.00 £10,530.00 £45,000.00	£355,530.00
Land At Park Farm East, New Road, Hellingly	Monitoring Fee Travel Plan	£10,500.00 £6,000.00	£696,500.00

Location	Contribution Type	Monetary Contribution £	Total Monetary Contribution £
	Highways Contribution Green Infrastructure	£575,000.00 £105,000.00	
Two Oaks, Chiddingly Road, Horam, TN21 0JJ	BNG Contribution	£23,000.00	£23,000.00
The Former Feedback Factory and The Railway Tavern, Crowborough Hill, Crowborough, TN6 2JL	Traffic Regulation Order	£5,000.00	£5,000.00
Little Shepham, Shepham Lane, Polegate, BN26 6NB	Bus Service Contribution Travel Plan Audit Fee	£5,000.00 £6,000.00	£11,000.00
Land North of Jubilee Drive and Highgrove Crescent, Polegate	Bus Service Contribution Travel Plan Audit Fee	£131,500.00 £6,000.00	£137,500.00
Land At Burfield Valley, Hailsham	Casual and Informal Children's Playing Space Contribution Equipped Children's Playing Space Contribution	£43,274.95 £41,526.47 £30,120.53	£114,920.05

Location	Contribution Type	Monetary Contribution £	Total Monetary Contribution £
	Youth and Adult Playing Space Contribution		
Beacon Academy, North Beeches Road, Crowborough	3G Football Pitch	£42,691.92	£42,691.92
Total		**£1,537,675.97**	**£1,537,675.97**

Appendix 3: Monetary Contributions secured pursuant to Planning Obligations entered during the 2023/2024 Reporting Period for SANGS and SAMMS Only

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
MEDLEYS FARM, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AA	£2,340.00	£10,000.00	£12,340.00
OAKWOOD PARK, MARESFIELD, TN22 2AQ	£1,170.00	£5,000.00	£6,170.00
2 MILL DROVE, UCKFIELD, TN22 5AB	£2,340.00	£10,000.00	£12,340.00
MYRTLE COTTAGE, BOXES LANE, CHELWOOD GATE, RH17 7JG	£1,170.00	£5,000.00	£6,170.00
LAND ADJOINING TENACRES, STRAIGHT HALF MILE, MARESFIELD, TN22 3DP	£4,680.00	£20,000.00	£24,680.00
1 BRICKYARD COTTAGES, GILLRIDGE LANE, CROWBOROUGH, TN6 1UP	£1,170.00	£5,000.00	£6,170.00
BOARS HEAD FARM, BOARS HEAD ROAD,	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
BOARS HEAD, CROWBOROUGH TN6 3GR			
HARLEQUIN YARD, HARLEQUIN LANE, CROWBOROUGH, TN6 1HT	£3,510.00	£15,000.00	£18,510.00
OAKTREE COTTAGE, BUCKHAM HILL, ISFIELD, TN22 5XZ	£1,170.00	£5,000.00	£6,170.00
FERNDELL, OSBORNE ROAD, JARVIS BROOK, CROWBOROUGH TN6 2HN	£4,680.00	£20,000.00	£24,680.00
LAND TO THE REAR OF 101 HIGH STREET, UCKFIELD, TN22 1RN	£5,850.00	£25,000.00	£30,850.00
33 FRAMFIELD ROAD, UCKFIELD, TN22 5AH	£3,510.00	£15,000.00	£18,510.00
30 SYCAMORE COURT, UCKFIELD, TN22 1TY	£1,170.00	£5,000.00	£6,170.00
LAND WEST OF ALICE BRIGHT LANE AND SOUTH	£4,680.00	£20,000.00	£24,680.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
OF HURTIS HILL, CROWBOROUGH			
THE DERRY, SYLVAN VALLEY, STATION ROAD, ROTHERFIELD, TN6 3HU	£1,170.00	£5,000.00	£6,170.00
LAND ADJACENT TO NO.34A MEDWAY, CROWBOROUGH, TN6 2DL	£1,170.00	£5,000.00	£6,170.00
LAND TO THE SIDE OF THE COTTAGE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST	£1,170.00	£5,000.00	£6,170.00
FAIRFAX HOUSE, ST JOHNS ROAD, CROWBOROUGH, TN6 1RT	£1,170.00	£5,000.00	£6,170.00
SOUTHBROOK, GREEN LANE, CROWBOROUGH, TN6 2XB	£1,170.00	£5,000.00	£6,170.00
MILL HOUSE FARM, LONDON ROAD, MARESFIELD, TN22 2ED	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
THE WATTLES, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XL	£1,170.00	£5,000.00	£6,170.00
TUDOR VIEWS, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB	£1,170.00	£5,000.00	£6,170.00
HILL COTTAGE, MOUNT PLEASANT, CROWBOROUGH, TN6 2NF	£1,170.00	£5,000.00	£6,170.00
15 FIRLE GREEN, UCKFIELD, TN22 1NP	£2,340.00	£10,000.00	£12,340.00
DANEFIELD FARM, ERIDGE ROAD, BOARS HEAD, TN6 3HD	£2,340.00	£10,000.00	£12,340.00
HAMMONDS GREEN COTTAGE, HAMMONDS GREEN, FRAMFIELD, TN22 5QH	£5,850.00	£25,000.00	£30,850.00
FLITTERBANK FARM, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER	£2,340.00	£10,000.00	£12,340.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
LONGSTACKS, TANYARD LANE, CHELWOOD GATE, RH17 7LY	£1,170.00	£5,000.00	£6,170.00
LAND ADJACENT TO HODGES, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2SS	£4,680.00	£20,000.00	£24,680.00
MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB	£1,170.00	£5,000.00	£6,170.00
EAGLE RIDGE STUD, SHAM FARM ROAD, ERIDGE GREEN, TN3 9JB	£1,170.00	£0.00	£1,170.00
LAND AT TRITOMA AND CHARNWOOD, HARLEQUIN LANE, CROWBOROUGH, TN6 1HT	£4,680.00	£20,000.00	£24,680.00
CRAIGMORE HALL, CROWBOROUGH HILL, CROWBOROUGH, TN6 2SE	£2,340.00	£10,000.00	£12,340.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
OVERASHDOWN, GOLDSMITH AVENUE, CROWBOROUGH, TN6 1RJ	£1,170.00	£5,000.00	£6,170.00
PERRYHILL ORCHARD, EDENBRIDGE ROAD, HARTFIELD, TN7 4JJ	£4,680.00	£20,000.00	£24,680.00
TRADING BOUNDARIES LTD, SHEFFIELD GREEN, UCKFIELD TN22 3RB	£14,040.00	£5,000.00	£19,040.00
CLINTZ, SELBY GARDENS, UCKFIELD, TN22 5EF	£1,170.00	£5,000.00	£6,170.00
PARKHURST, PERRYMANS LANE, HIGH HURSTWOOD, BUXTED, TN22 4AG	£1,170.00	£5,000.00	£6,170.00
LAND ADJACENT TO 11-12 TANNERS WAY, CROWBOROUGH, TN6 2LN	£2,340.00	£10,000.00	£12,340.00
BIRCHDEN BARN, PARK CORNER LANE, GROOMBRIDGE, TN3 9NL	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
THE WHEELWRIGHTS, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH	£1,170.00	£5,000.00	£6,170.00
BUDS FARM, STONEHURST LANE, FIVE ASHES, TN20 6LJ	£1,170.00	£0.00	£1,170.00
GLENMORE FARM, SLIDERS LANE, FURNERS GREEN, TN22 3RU	£23,400.00	£0.00	£23,400.00
THE FORGE, MOUNT PLEASANT, CROWBOROUGH, TN6 2NE	£1,170.00	£5,000.00	£6,170.00
UPPER CAR PARK, FORMER HAY WAGON INN, HIGH STREET, HARTFIELD, TN7 4AB	£1,170.00	£5,000.00	£6,170.00
152-154 HIGH STREET, UCKFIELD, TN22 1AT	£2,340.00	£10,000.00	£12,340.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
THE ROBINS, STONEHURST LANE, HADLOW DOWN,TN20 6LL	£1,170.00	£4,768.62	£5,938.62
RIDGEWOOD HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN	£10,530.00	£45.000.00	£55,530.00
LAND AT STRAIGHT HALF MILE AND THE DRIVE, MARESFIELD	£7,020.00	£30,000.00	£37,020.00
ARGUS FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN	£1,170.00	£5,000.00	£6,170.00
MOORINGS, HIGH STREET, BUXTED, TN22 4JU	£1,170.00	£5,000.00	£6,170.00
MELBOURNE HOUSE, WHITEHILL ROAD, CROWBOROUGH, TN6 1JT	£7,020.00	£30,000.00	£37,020.00
88 HARTFIELD ROAD, FOREST ROW, RH18 5BZ	£3,510.00	£15,000.00	£18,510.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
UNITS 01 AND 02, 79 HIGH STREET, UCKFIELD, TN22 1AS	£2,340.00	£10,000.00	£12,340.00
STONE HOUSE FARM, ERIDGE ROAD, CROWBOROUGH, TN6 2UQ	£1,170.00	£5,000.00	£6,170.00
MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB	£1,170.00	£5,000.00	£6,170.00
Total	**£169,650.00**	**£559,768.62**	**£729,418.62**

How to Contact Us

Planning Policy

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone: 01892 602008

Email: planningpolicy@wealden.gov.uk

Website: www.wealden.gov.uk

If you, or somebody you know, would like the information contained in this document in large print or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk