

Western Road, Recreation Ground, Hailsham - CIL Funded

Wealden
District Council

CIL and S106 Infrastructure Funding Statement

1 April 2024 – 31 March 2025

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Planning Policy

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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 and spent within the reported year 2024/2025.

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 requires 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 it 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

[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

metre basis. All other development types within Wealden District (i.e. offices and warehousing) have a zero CIL charge**.**

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 which supports the CIL Charging Schedule. However, it is acknowledged that there will be small pockets of variation across a large district such as Wealden.

1.9. CIL rates are index linked, meaning they are adjusted annually to reflect changes in the cost of construction and other expenses, meaning they remain responsive to market conditions and inflation. The rates for CIL over the 2024/2025 period are set out in Table 1 below:

Table 1:CIL rates for the reported year 2024/2025[6]

Chargeable Year	Higher Residential Band	Lower Residential Band	Retail Comparison	Retail Convenience
Rate from 01/01/2024 per m^2	£278.98	£209.29	£27.90	£139.53
Rate from 01/01/2025 per m^2	£286.23	£214.73	£28.62	£143.16

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

[6] CIL Rates/Paying for CIL - Wealden District Council - Wealden District Council

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 2024/2025.

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[7], which will detail the financial position of these agreements.

[7] 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[8].

2.7. A Council decision dated 7 February 2019 reaffirmed the infrastructure priorities contained within the Regulation 123 list at the time. 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

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

- Education provision where required and as established in the draft Infrastructure Delivery Plan (IDP).

2.8. The previous infrastructure priorities are reaffirmed in this IFS (2024/2025). Table 2 below confirms in detail the current projects that remain the main infrastructure priorities for the Council.

Table 2: The Infrastructure List for 2025/2026

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 (SAMMS)	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
Hailsham Hockey Pitch	Wealden District Council

Infrastructure Project	Main Delivery Body
Beacon Academy hockey pitch	Wealden District Council
Beacon Academy 3G football pitch	Wealden District Council
Uckfield Rugby Football Club	Wealden District Council
Uckfield 3G Pitch	Wealden District Council
Mayfield & Five Ashes Medical Centre and Community Hall	Wealden District Council
Sports Infrastructure Fund	Wealden District Council
Community Led Infrastructure fund	Wealden District Council
Project 5 – Climate Change Measures	
Delivering Climate Change measures - Community Fleet Electrification	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[9] and one in Uckfield, Horsted Green Park[10]. 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 2024/2025 the Council collected a total amount of £155,100 for SANGS and SAMMS from S106 agreements. This incorporated £120,000 for SANGS and £35,100 for SAMMS. Further details of the SANGS and SAMMS funding transferred from S106 agreements is shown in Appendix 1.

2.12. A further £143,400 was transferred from CIL, where payment was taken as the alternative to paying via S106 agreement, giving a total of £298,500 raised for the SANGS and SAMMS projects in the reported year 2024/2025 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 SAMMS 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.

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

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

Project 2 – Transport Interventions

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

2.17. In May 2024, the Department for Transport (DfT) approved the outline business case and the associated technical documents for the A22 Major Road Network (MRN) junction improvement package submitted by ESCC. DfT have indicated that the County Council could progress to detailed design and full business case (FBC) schemes in relation to both the junction and active travel measures. At present, the County Council is working towards submission of the FBC to Government in early 2026. Receipt of the full funding for the delivery of the A22 MRN package is subject to Government's approval of the FBC. Both the detailed design and FBC commissions are now underway, and ESCC is working on the basis of construction starting in autumn 2026, but this is dependent on DfT's approval of the FBC (which given the change of government is not a certainty). The total value of the package in 2022 was £46.5m, of which £7m would come from development contributions (S106/Community Infrastructure Levy) and the remainder from the Government's MRN funding.

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 £2 million of CIL for critical improvements at Ersham Road, which are required to support the level of housing development in the area. As the location of the proposed reconfigured roundabout layout at the end of Diplocks Way and Ersham Road 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 final design stage of the Ersham Road roundabout project has been completed, and a cost review exercise has been undertaken as part of the development of the scheme and the outcome of which has been submitted to the County Council and is currently being reviewed by officers. Once this exercise has concluded, ESCC will be able to provide a more detailed update around planned commencement dates for works.

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 local needs and plan for provision as part of the emerging Local Plan. The details of this

were published within an Interim Infrastructure Delivery Plan (IDP) that supported the draft Regulation 18 Wealden Local Plan (March 2024)[11]. The Interim IDP will be updated as the emerging Local Plan is progressed.

2.22. ESCC continues to see a growing demand for special educational needs places in the district and is continuing its strategy of increasing the number of places available in special schools and specialist facilities to meet that need.

Project 4: Health and Wellbeing Infrastructure

2.23. The Council's current evidence base includes the Indoor/ Built Sports Facilities Needs Assessment (March 2022)[12], Open Space Assessment Report (April 2022)[13] the Playing Pitch and Outdoor Sports Strategy (April 2022)[14] ,the Action Plan (2023)[15] and Interim IDP (March 2024) 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 2024/25 reporting period.

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

2.25. The sports hub project, being delivered in partnership with the Football Foundation, will provide a state-of the-art leisure and sports facility, creating a variety of new outdoor sport and leisure facilities for local communities. This will help to alleviate some of the district's deficit of certain outdoor sports provision. 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 and a community café. In addition, the new Wealden Community Sports Hub at Knights Farm East on the outskirts of Hailsham (see the full planning application - WD/2023/2100) was partially funded by CIL and S106 receipts.

2.26. WDC began construction on the Wealden Community Sports Hub in September 2024, in partnership with the Football Foundation, and the site is expected to be opened 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

[11] Wealden District Council – Interim Infrastructure Delivery Plan Part 2 (March 2024)
[12] Wealden District Council – Indoor Sports Facility Needs Assessment (March 2022)
[13] Wealden District Council Open Space – Assessment Report (April 2022)
[14] Wealden District Council – Playing Pitch and Outdoor Sports Strategy – Assessment Report (April 2022)
[15] Wealden District Council - Playing Pitch Outdoor Sports Strategy and Action Plan 2023

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 wet/dry leisure centres located in Hailsham, Crowborough and Uckfield. WDC owns Hailsham Leisure Centre, has a long-term lease from Crowborough Town Council and Uckfield Leisure Centre (dual-use site with Uckfield College), is owned by ESCC but leased to WDC. All three sites are currently operated, on WDC's behalf, by Freedom Leisure. The current operating contract with Freedom Leisure expires in March 2027.

2.29. In October 2024, a new £600,000 three-year Sports Infrastructure Funding programme was launched to support the delivery of the Playing Pitch and Outdoor Sports Action Plan recommended actions.

2.30. Further CIL funding was used towards improvement to the Beacon Academy hockey pitch. £311,000 of CIL funding was committed to improve this pitch, including resurfacing and enhanced lighting. Whilst the funding was approved in May 2023, the works were completed and the pitch officially opened in October 2024. A further £300,000 (CIL and S106) has been earmarked towards a new 3G football pitch at Beacon Academy. In addition, CIL monies were secured for Hailsham Community College to improve their hockey pitch, including resurfacing and enhanced lighting. Through funding community-use agreements have been put into place to protect the pitches and safeguard community-use. A £216,400 contribution was agreed by Cabinet in March 2024.This work was completed in the summer of 2025 and the pitch officially opened in October 2025.

2.31. The Council is currently exploring other projects with partners, including Town and Parish Councils, to enhance other leisure and sports facilities and amenities 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 Wolfe Recreation Ground, Crowborough.

Project 5: Climate Change Measures

2.32. The Council is actively looking at potential climate change measures that can be delivered to help address the Council's Climate Emergency Action Plan 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 will use CIL monies to help deliver some of these projects.

2.33. Fleet electrification is a major focus of the Council's overall Climate Change Strategy and action plan, which aims for the Council's operations to be carbon neutral and support wider decarbonisation across the district. The transport sector accounts for the highest share of greenhouse gas emissions in the district. The Council is actively supporting community fleet electrification and on 8 October 2025, Cabinet agreed to spend up to £465,000 on two local community transport schemes, Cuckmere Buses and Wealdlink to transition their fleets from diesel to electric. The Council has currently allocated £400,000 for three new electric buses and up to £65,0000 for essential EV infrastructure and depot upgrade costs, and this is expected to be spent from 2025/2026. The purpose of electrifying the community transport fleet is to help support inclusive mobility in rural areas with limited access to public transport.

2.34. Furthermore, the Council is in the process of transitioning its own operational vehicles to electric. The Council is also expanding the network of publicly accessible electric vehicle (EV) charge points in partnership with the contractor Connected Kerb. Phase one involved installing 7kW chargers in nine car parks across the district, and plans are underway for a second phase, including the addition of rapid chargers at four locations. This will support both local residents and local fleet operators who may not have off-street parking. In addition, the Council is offering the Community-Led Infrastructure Fund (CLIF), a capital grant program that prioritises projects delivering long-lasting benefits, including those that support sustainable transport and reduce carbon emissions. Community organisations can apply for grants ranging from £5,000 to £200,000.

3 Community Infrastructure Levy (CIL) Report for 2024/2025

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)[16].

Table 3:CIL Receipts and Expenditure Headline Figures for 2024/2025

CIL Receipts and Expenditure	Headline Figures for 2024/2025
Total value of CIL Demand Notices in 2024/2025	£36,396,668
Total value of CIL invoices raised in 2024/2025	£13,291,532
Total amount of CIL Receipts (Income) in 2024/2025	£12,326,952
Total CIL Receipts that 59E and 59F applied to in 2024/2025	£0
Total amount of CIL Expenditure (including Allocations) in 2024/2025	£6,110,168
CIL retained at the end of 2024/2025	£26,118,041

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 (2024/2025) 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 2024/2025

Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2024-2025 (rounded to the nearest pound)
A	The total value of CIL set out in all demand notices issued in the reported year:	£36,396,668
B	The total amount of CIL receipts (income) for the reported year;	£12,326,952

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

Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2024-2025 (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	£19,901,258
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.	£47,226,582
E	Total amount of CIL Expenditure for the reported year.	£6,110,168
F	Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.	£20,746,316
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;	£3,570,537
	Hailsham Community Sports Hub	£3,280,803
	Beacon Hockey pitch	£289,735
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.	£88,500 (0.7%)
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:	**£20,746,316**
	Highways - Ersham Road Project	£2,000,000

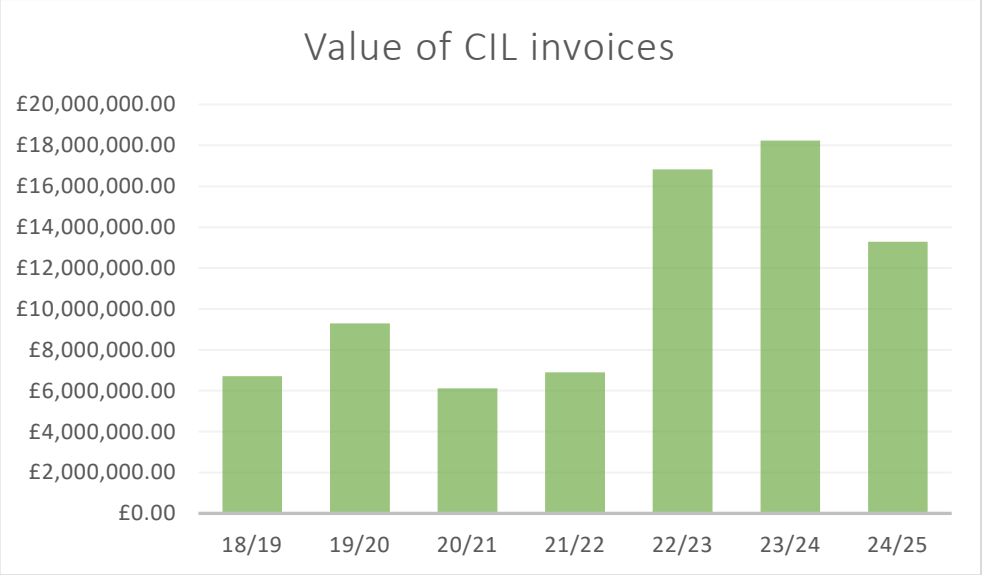
Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2024-2025 (rounded to the nearest pound)
	Highways – A22 MRN upgrade	£4,350,000
	Health and Wellbeing – New Medical and Wellbeing Facilities – Hailsham Medical Centre	£5,000,000
	Health and Wellbeing – Hailsham Hockey Pitch and Beacon Academy Hockey Pitch and 3G Football Pitch	£494,573
	Health and Wellbeing – Hailsham Community Sports Hub	£8,901,743
I	The amount of CIL passed to:	
I (i)	any Parish Council under regulation 59A or 59B;	£2,451,131
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;	£6,216,783
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;	£19,901,258

Reference	CIL Regulatory Requirements under Regulations 121A	Reported year 2024-2025 (rounded to the nearest pound)
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
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 2024/2025

3.3. The total value of CIL demand notices issued in 2024/2025 by WDC amounted to £36,396,667.86. As per the Council's CIL instalment policy[17], £13,291,532 has been invoiced during the 2024/2025 reported year. This is a decrease on the previous monitoring period (2023/2024) where the value of CIL invoices raised amounted to £18,232,640.

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



3.4. Figure 1 illustrates the value of CIL invoices issued since 2018/19. There was a slight increase in the number of demand notices issued in 2024/25 reported period compared to the 2023/24 period, but also a significant increase in the average cost per demand notice issued during the period. In the reported year (2024/2025), **55** demand notices were issued at an average cost of **£661,758** (rounded to the nearest pound). In the previous reporting period (2023/2024), there was **54** demand notices issued at an average cost of only **£459,224.**

[17] Wealden CIL instalment policy

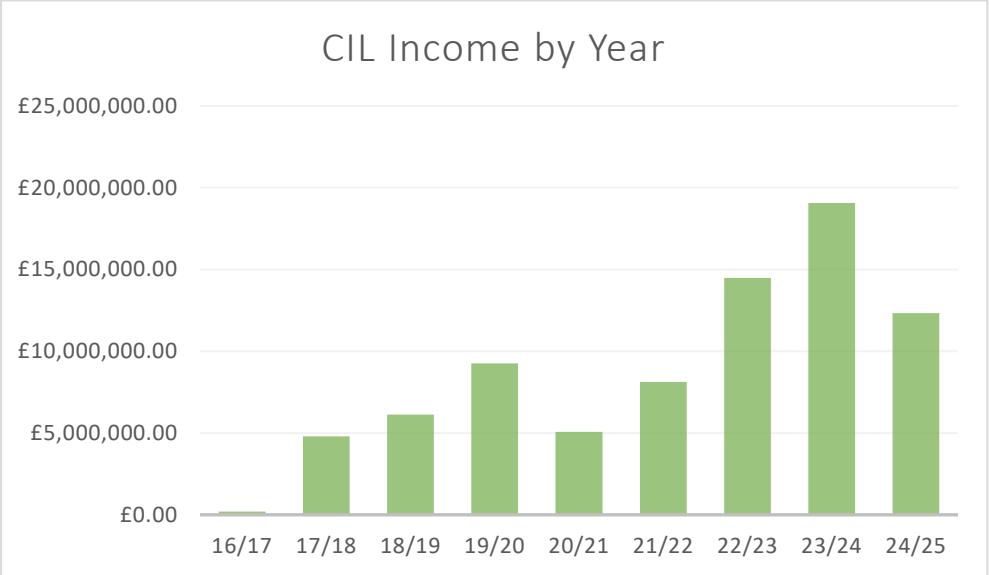
B) Total amount of CIL receipts (income) for 2024/2025

3.5. The total amount of CIL monies received by WDC between 1 April 2024 and 31 March 2025 was **£12,326,952** (rounded to the nearest pound).

3.6. This represents a decrease of **35%** over the amount of CIL receipts received during the previous reporting period in 2023/24, which amounted to **£19,069,827** (rounded to the nearest pound).

3.7. Figure 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 2024

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 2024.

Table 5: Summary of CIL Receipts collected by or for WDC before 1 April 2024

Total CIL Receipts	**01/04/2016 to 31/03/2024 (£)**
Total CIL receipts received (**A**)	£67,127,839
Total CIL Receipts allocated (Expenditure)	**01/04/2016 to 31/03/2024 (£)**
Town and Parish Council Payments	£10,688,483
SANGS	£3,074,000
SAMMS	£744,872
Administration Costs	£920,000
Allocated Funding pre 01/04/2024	£31,794,327
Other costs	£4,900
Total CIL allocated before 1 April 2024 (B)	**£47,226,582**
Total CIL receipts unallocated before 1 April 2024 (A-B) = C	**£19,901,258**

E) Total amount of CIL expenditure for 2024/2025

3.9. The total CIL expenditure for 2024/2025 was **£6,110,168** (rounded to the nearest pound).

3.10. This total expenditure figure includes:

- The transfer of CIL Payments to Parish/Town Councils;
- 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 2024/2025

3.11. The total amount of CIL receipts whenever collected which were allocated but not spent at the end of 2024/2025 was **£20,746,316**. 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. **£3,570,537** (£3,280,802 on Hailsham Community Sports Hub and £289,735 on Beacon Hockey Pitch) was spent in the 2024/2025 reporting period. Therefore, the total CIL expenditure for 2024/25 and its breakdown is reflected in Table 6 below.

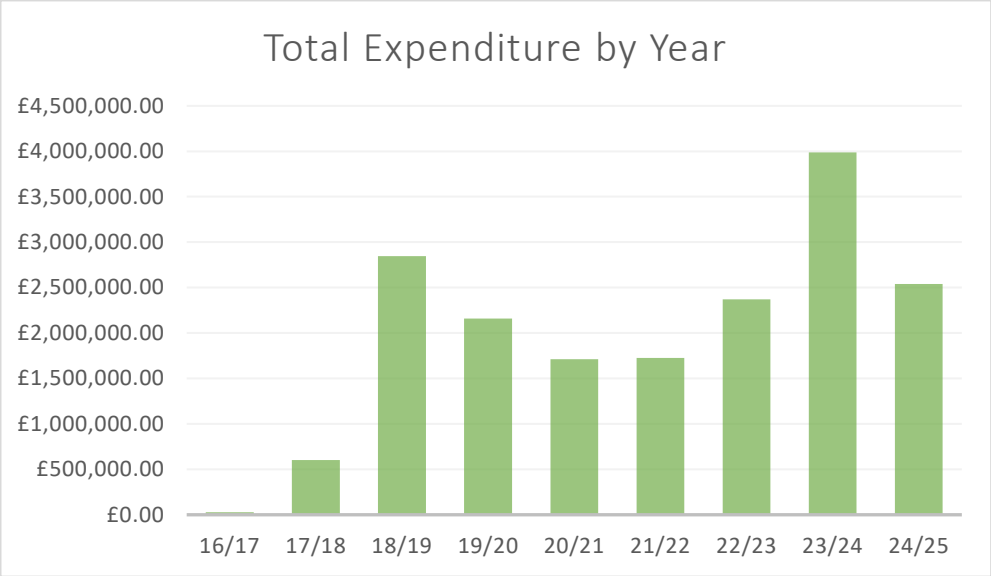
Table 6: Breakdown of Wealden District Council CIL Expenditure including allocations for 2024/2025

Project	**CIL Expenditure for 2024/2025[18] (£)**
Parish/Town Council CIL Payments	£2,451,131
SAMMS	£0
SANGS	£0
CIL Administration	£88,500
CIL Expenditure for 2024/2025, excluding CIL allocations	**£2,539,631**
CIL Allocated for 2024/2025 **Beacon Academy hockey pitch (£289,735)** **Hailsham Community Sports Hub (£3,280,802)**	£3,570,537
Total CIL Expenditure (including Allocations) for 2024/25	**£6,110,168**

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.

[18] Rounded to the nearest pound.

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[19]. 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 2024/2025, 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 2024/2025 the Council spent **£88,500** on administrative expenses and this equates to **0.7%** of the reported year's financial receipts. This is similar to the 2023/2024 period, where the Council also spent £91,000 on administrative expenses, equating to **0.5%** of the reported year's financial receipts.

3.17. Due to the way in which the Council accounts for this administrative expense figure, the funding for the 2024/2025 reported year will be approved and charged within the 2025/2026 reporting period.

3.18. The CIL spent on administrative expenses for 2024/2025 reporting period include the following**:**

- Staffing;

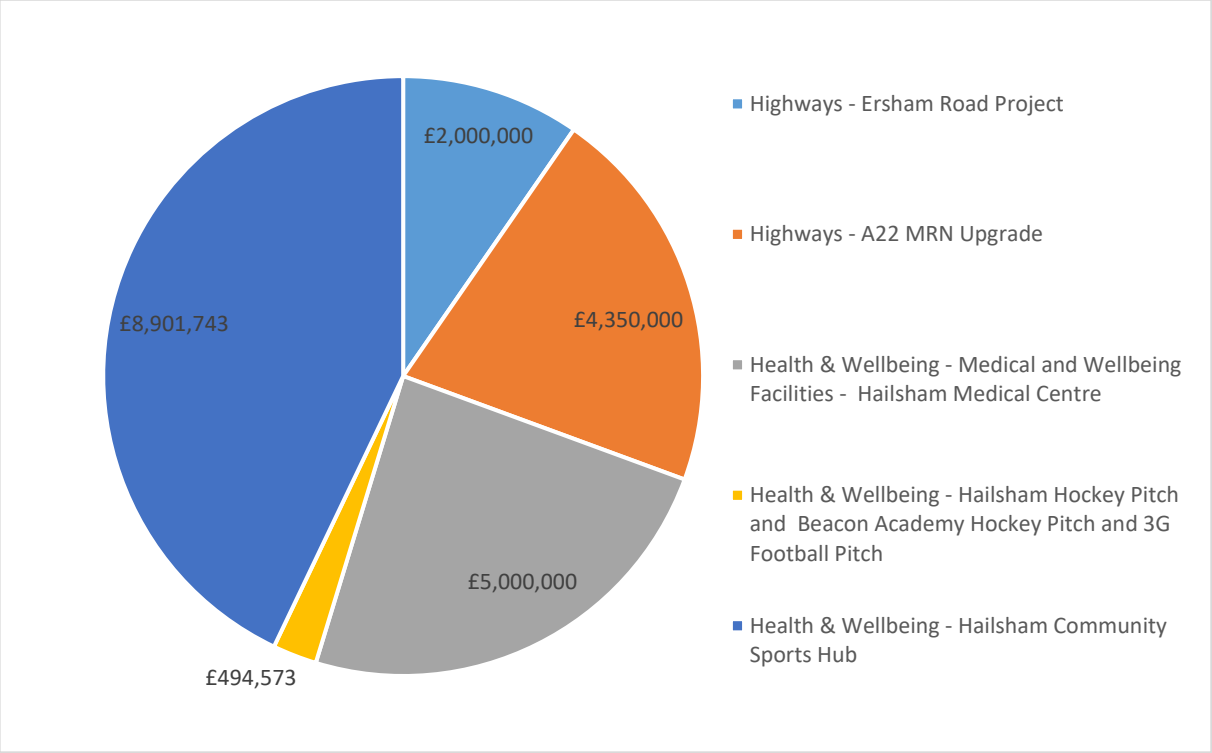
[19] Infrastructure Funding Statement (CIL Governance) Decision, December 2020

- 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 2024/2025 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 2024/25 ringfenced allocations total **£20,746,316** and are detailed in Figure 4 below.

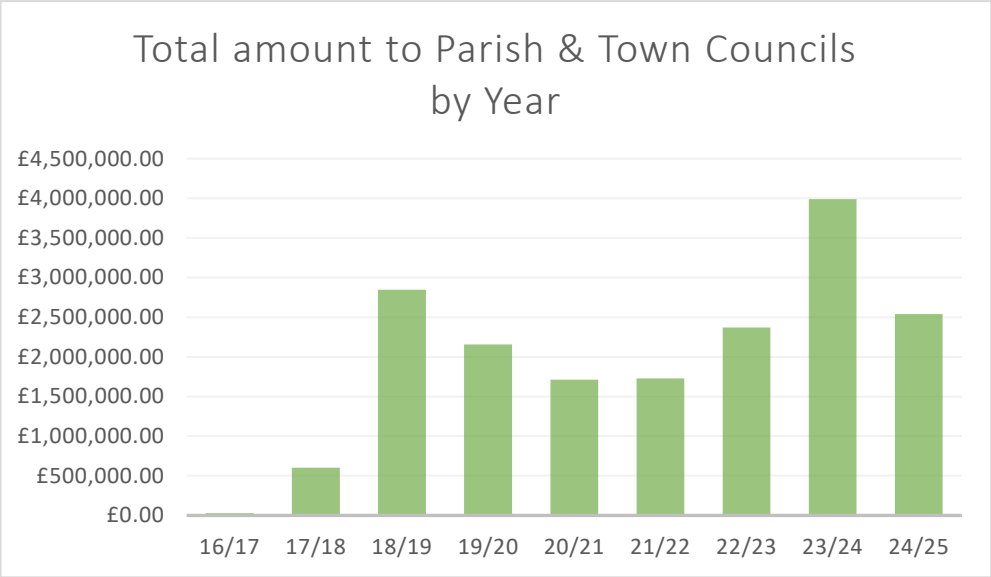
Figure 4: The proportion of CIL Receipts allocated by infrastructure project but not yet spent at end of the reported year 2024/2025.



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

3.20. In 2024/2025, the Council passed **£2,451,131** (rounded to the nearest pound) to Town and Parish Councils, which equates to **20%** of the 2024/2025 reported year's total CIL receipts. WDC has passed a total of **£13,139,614** (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[20]. 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[21].

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.

[20] The Community Infrastructure Levy - Planning Practice Guidance (PPG)
[21] Wealden District Council – Neighbourhood Planning

3.24. For areas where a neighbourhood development plan is in place, this rises to 25% of the relevant receipts. As of 31 March 2025, there were seven 'made' (adopted) neighbourhood development plans in place for the parishes of Herstmonceux[22], Hailsham[23],Hellingly[24], Wadhurst[25], Ninfield[26], East Hoathly with Halland[27] and Horam[28] so these parishes are eligible for 25% of the relevant CIL receipts for the reported year. However, there are four Neighbourhood Plans[29] that have been made during the 2024/2025 reported year.

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[30] 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 2024/2025 reporting period is shown in Table 8 below.

[22] Herstmonceux Neighbourhood Development Plan, July 2019
[23] Hailsham Neighbourhood Plan July 2021
[24] Hellingly Neighbourhood Plan July 2021
[25] Wadhurst Neighbourhood Plan May 2024
[26] Ninfield Neighbourhood Plan October 2024
[27] East Hoathly with Halland Neighbourhood Plan October 2024
[28] Horam Neighbourhood Plan October 2024
[29] Wadhurst, Ninfield, East Hoathly with Halland and Horam Neighbourhood Plans (2024)
[30] 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.

Table 8: Breakdown of CIL Payments made to Town or Parish Council in 2024/2025 including interest

Parish/Town Council	CIL Monies paid in (2024/2025)
Alciston Parish Council	£0.00
Alfriston Parish Council	£0.00
Arlington Parish Council	£0.00
Berwick Parish Council	£313.92
Buxted Parish Council	£55,712.66
Chalvington and Ripe Parish Council	£0.00
Chiddingly Parish Council	£27,767.10
Crowborough Town Council	£253,952.11
Cuckmere Parish Council	£0.00
Danehill Parish Council	£25,159.84
East Dean & Friston Parish Council	£0.00
East Hoathly and Halland Parish Council	£234,198.57
Fletching Parish Council	£0.00
Forest Row Parish Council	£9,750.74
Framfield Parish Council	£147,903.42
Frant Parish Council	£0.00
Hadlow Down Parish Council	£4,385.660.00
Hailsham Town Council	£659,274.35
Hartfield Parish Council	£0.00
Heathfield and Waldron Parish Council	£47,471.91
Hellingly Parish Council	£500,800.54

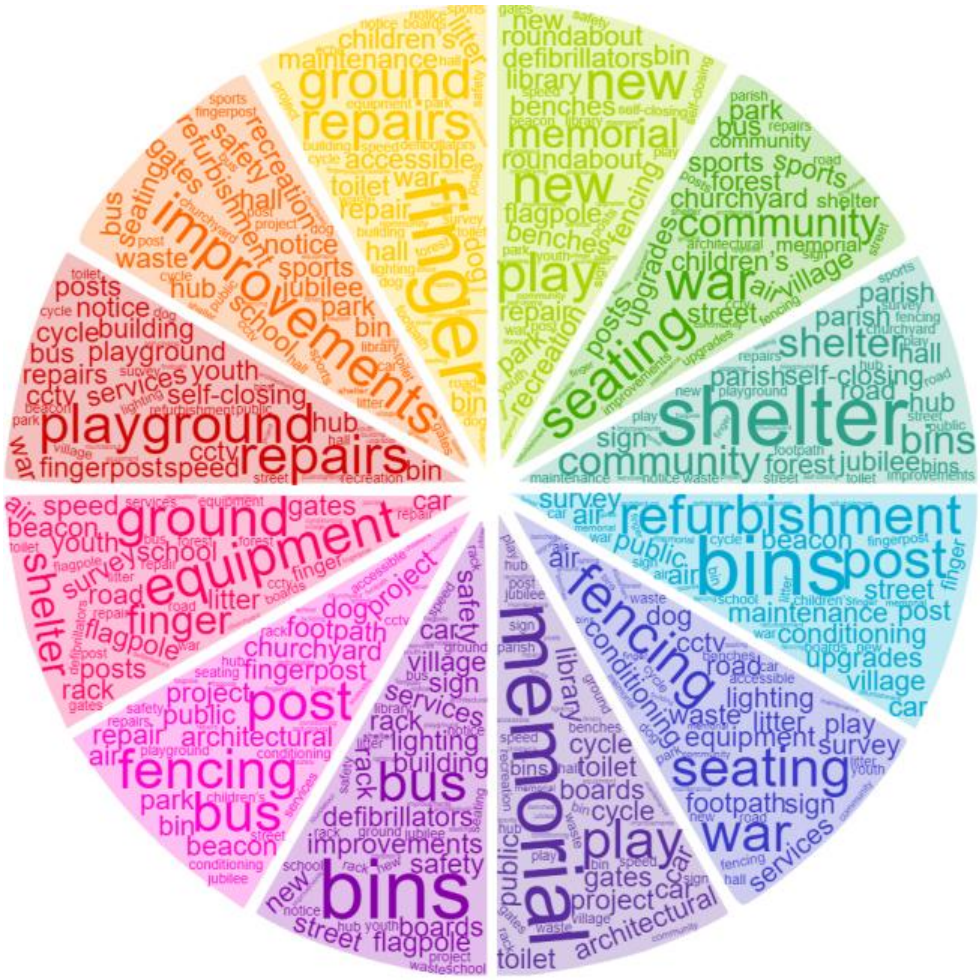
Parish/Town Council	CIL Monies paid in (2024/2025)
Herstmonceux Parish Council	£9,730.69
Hooe Parish Council	£0.00
Horam Parish Council	£0.00
Isfield Parish Council	£0.00
Laughton Parish Council	£0.00
Long Man Parish Council	£0.00
Maresfield Parish Council	£3,573.43
Little Horsted Parish Council	£0.00
Mayfield and Five Ashes Parish Council	£0.00
Ninfield Parish Council	£58,739.93
Pevensey Parish Council	£0.00
Polegate Town Council	£1,458.81
Rotherfield Parish Council	£0.00
Uckfield Town Council	£ 161,505.68
Wadhurst Parish Council	£14,623.02
Warbleton Parish Council	£0.00
Wartling Parish Council	£0.00
Westham Parish Council	£234,808.93
Willingdon and Jevington Parish Council	£0.00
Withyham Parish Council	£0.00
Total	**£2,451,131.31**

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 and maintenance that is

related to growth and development. 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[31], 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.

Figure 6: Town and Parish Council CIL purchases in 2024/2025



[31] CIL Annual Monitoring Statement

I(ii) The amount of CIL passed to any person under Regulation 59(4)[32]

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 2024/2025.

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.

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 2024/2025.

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 2024/2025.

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

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

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.







£31,000 was provided for CIL-funded improvements to the Tony Tack Memorial Skate Park, in Hailsham, including surface repairs, extensions and enhanced safety features for skaters and BMX riders.

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 **£6,216,783** of unallocated funding. See Table 9 below for more details.

Table 9: CIL Receipts retained by Wealden on 31 March 2025

CIL Receipts/Income for 2024/2025 (A)	**£12,326,952**
CIL Expenditure for 2024/2025 (B)	**£6,110,168**
CIL Retained on 31 March 2025 (A-B)	**£6,216,783**

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 2023/2024 was **£19,901,258.** This figure takes account of all CIL receipts retained from previous years to 31 March 2024.

3.37. Therefore, the total amount of CIL receipts carried over to the commencement of the reporting period 2025/2026 is **£26,118,041**, which is made up of **£19,901,258** retained at the end of 2023/2024 and **£6,216,783** retained at the end of 2024/2025.

3.38. The total amount of CIL receipts retained for the commencement of the 2025/2026 period totals **£26,118,041** and include those funds that have been allocated but not spent, which totals **£20,746,316.** Thus, the total CIL receipts retained, both allocated and unallocated, totals **£46,864,357.**

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 2024/2025

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 2024/2025. Table 10 (below) sets out the Council's S106 Receipts and Expenditure Headline Figures for the 2024/2025 reported year.

Table 10: S106 Receipts and Expenditure Headline Figures for 2024/2025

S106 Receipts and Expenditure	Headline Figures for 2024/2025 (rounded to the nearest pound)
Total amount of money to be provided under any planning obligations which were entered into during 2024/2025	£5,031,307
Total amount of money received under any planning obligations which was received during 2024/2025	£2,107,850
Total amount of money (received under any planning obligations) which was spent by Wealden in 2024/2025	£1,937,992
Total amount of money (received under any planning obligations) which was allocated not spent by Wealden in 2024/2025	£0.00
Total amount of money (received under planning obligations (whenever agreed), retained at the end of 2024/2025 (excluding "commuted sums" for longer term maintenance)	£17,003,228
Total money received under any planning obligations (whenever agreed), retained at the end of 2024/2025 as "commuted sums" for longer term maintenance only	£355,183
S106 Non-Monetary Contributions	
Total number of affordable housing units which will be provided through planning obligations agreed in 2024/2025	201 units

4.2. Table 9 (below) provides the details of the S106 monies received and spent during the reported year 2024/2025 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 2024/2025 reporting period. As such, any money that the Council has transferred to ESCC will be reported in the County Council's IFS[33].

Table 11: S106 Collection, Receipts and Expenditure in 2024/2025

Reference	S106 Regulations 121A Requirement	2024/2025reporting 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;	£5,031,307
B	The total amount of money under any planning obligations which was received during the reported year;	£2,107,850
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;	£14,553.342
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	201 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;	This includes

[33] East Sussex County Council - Infrastructure Funding Statement

Reference	S106 Regulations 121A Requirement	2024/2025reporting period (rounded to the nearest pound)
		Self-Build and Custom-Build units, Green Infrastructure, Open space Onsite, Off-site Youth and Adult Recreation Space, Ecological works, public open space 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);	£1,937,992
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;	N/A
H	In relation to money (received under planning obligations) which was spent by the authority during	

Reference	S106 Regulations 121A Requirement	2024/2025reporting 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	£6,066
	Household Waste & Recycling	£17,766
	Education	£95,622
	LSAIC	£522,452
	Library Infrastructure	£34,230
	Public Transport – Bus Services	£307,083
	Transport Infrastructure	£78,704
	SANGS	£120,000
	SAMMS	£35,100
	Health	£170,417
	Public Outdoor Space	£206,459
	Youth and Adult Play	£12,798
	Youth and Adult Play	£122,645

Reference	S106 Regulations 121A Requirement	2024/2025reporting period (rounded to the nearest pound)
	Pedestrian Crossing	£125,023
	Health	£70,957
	Public Outdoor Open Space	£12,670
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);	£0.00
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	£59,500
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 2024/2025 reported year is **£17,003,228** and the commuted sum for longer term maintenance only is **£355,183.**

A) The total amount of money to be provided under any planning obligations which were entered into during 2024/2025

4.4 During 2024/2025, the Council entered into **76** S106 Legal Agreements. 51 of these agreements were for SANGs and SAMMS only, with the remaining 25 agreements providing for a variety of financial and physical mitigation to support new development.

4.5 The total sum of money to be provided under planning obligations which were entered into during the reported year was **£5,031,307** (rounded to the nearest pound) of which **£1,410,000** was attributed to SANGS and **£328,770** to SAMMS.

4.6 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.

4.7 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.

4.8 Table 12 provides the details of all the Planning Obligations that were entered into during the reported year 2024/2025 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[34]

Table 12: Total Financial Planning Obligations by type as agreed in 2024/2025

Infrastructure Type	Amount secured (£) (Rounded to the nearest pound)
Administration Fees	£1,000.00
Affordable Housing (off-site) Contribution	£2,299,424.00
Biodiversity Contribution	£6,476.69
Bus Service Contribution	£746,785.31
Footpaths Contribution	£26,500.00
Highways Contribution	£125,629.72
Monitoring Fees	£21,250.00
Parking Contribution	£5,000.00
Playspace Provision	£26,971.60
SAMMS	£328,770.00
SANGS	£1,410,000.00

[34] WDC Planning and Building Control Register

Infrastructure Type	Amount secured (£) (Rounded to the nearest pound)
Travel Plan Audit Fees	£28,500.00
Traffic Regulation Orders	£5,000.00
Total	**£5,031,307.32**

4.9 The affordable housing off-site contributions **(£2,299,424**) as set out in Table 12 above will be allocated to the Council Housing Team, contributing towards Affordable Housing Projects within the District.

4.10 The travel plan audit fees **(£28,500**), traffic regulation orders **(£5,000)** and highways contributions **(£125,629.72**) 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 2024/20245

4.11 In 2024/2025, a total of **£2,107,850** (including interest) was received by the Council in S106 contributions. This figure is a significant decrease on the payments received in 2023/2024, which was £4,444,550 and this therefore represents a 47% decrease, which is reflective of a smaller number of developments commencing in the district to trigger S106 payments to the Council.

C) Total amount of money under any planning obligations which was received prior to the 1 April 2024 which has not been allocated by WDC

4.12 The total amount of money under a planning obligation, which was received before 1 April 2024, which has not yet been allocated by the Council was **£14,553.342** (rounded up and including interest).

D) Summary of non-monetary contributions entered during the 2024/2025 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 2024/2025.

Table 13: Non-monetary contributions agreed for 2024/2025

Location	Non-monetary Contribution Type Secured
Land to the East of Shortgate Lane and North of the Roebuck Inn Public House, Laughton	Highway Works Self-Build/Customer Build Units (7)
Land South of A27 and West of Shepham Lane, Polegate	Affordable Housing Units (84) Green Infrastructure Public Open Space Management Company S278 Highways Work Self-Build/Customer Build Units (12)
Land East of Green Lane, Palesgate Lane, Steel Cross, Crowborough	Affordable Housing Units (42) Self-Build/Customer Build Units (6) Green Infrastructure Ecological Works Management Company S278 Highways Work
Land to North of Dittons Farmhouse, Dittons Road, Polegate BN26 6HY	Green Infrastructure
Land between 131 and 145 Marshfoot Lane, Hailsham BN27 2RD	S278 Highways Work
Land at Coopers Row, Five Ash Down TN22 3AN	Affordable Housing (14) Self-Build/Customer Build Units (2) Green Infrastructure Off-site Youth and Adult Recreation Space Contribution S278 Highways Work
Land Off South Street, East Hoathly BN8 6DS	Affordable Housing (6) S278 Highways Work

Location	Non-monetary Contribution Type Secured
Land East of Battle Road, Hailsham	Affordable Housing (53) Self-Build/Customer Build Units (7) Playspace Onsite Off-site Youth and Adult Recreation Space Contribution
Land at Straight Half Mile, Maresfield	Affordable Housing (2) Self-Build/Customer Build Units (1) S278 Highways Work
Land at Knights Farm East, Lower Horsebridge, Hailsham	S278 Highways Work

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

4.14 As can be seen above, no non-monetary contributions from Planning Obligations which relate to affordable housing provision equates to a total of **201 units**, which is a decrease of 223 units when compared to the previous year (2023/2024).

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, Green Infrastructure, Open space Onsite, Off-site Youth and Adult Recreation Space, Ecological works, public open space 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 new Section 106 monies were allocated but not spent in the reported year 2024/2025. However, a total of £42,692 (rounded to the nearest pound) of Section 106 funds from the Rockington Nursery Development which was allocated to the Beacon Academy Football Pitch provision in the reported year 2023/2024 has still not been spent.

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 **£1,937,992** in the 2024/2025 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 2024/2025, 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 There were no new Section 106 monies allocated but not spent in the reported year 2024/2025.

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 2024/2025, 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 2024/2025, 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 and Highways.

Table 14: The items of infrastructure on which money (received under planning obligations) was spent in 2024/2025

Infrastructure Type	Recipient	Monies spent (transferred)
Rights of Way	ESCC	£6,066

Infrastructure Type	Recipient	Monies spent (transferred)
Household Waste & Recycling	ESCC	£17,766
Education	ESCC	£95,622
LSAIC	ESCC	£522,452
Library Infrastructure	ESCC	£34,230
Public Transport – Bus Services	ESCC	£307,083
Transport Infrastructure	ESCC	£78,704
SANGS	WDC	£120,000
SAMMS	WDC	£35,100
Health	WDC	£170,417
Public Outdoor Space	Hellingly Parish Council	£206,459
Youth and Adult Play	Isfield Parish Council	£12,798
Youth and Adult Play	Willingdon and Jevington Parish Council	£122,645
Pedestrian Crossing	Frant Parish Council	£125,023
Health	NHS Sussex	£70,957
Public Outdoor Open Space	Church Marks Green Management Company	£12,670
Total		**£1,937,992**

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 2024/2025

4.23 In the 2024/2025 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. However, within the 2024/2025 reported year, a sum of **£59,500** was received.

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 2025), 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 2025[35]

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	£967,727.06	£967,727.06
Education Early Years	£0.00	£398,900.60	£398,900.60
Education Primary	£32,230.10	£2,588, 328.31	£2,620,558.41
Education Secondary	£0.00	£1,328,448.6	£1,328,448.6
Education Sixth Form	£0.00	£144,030.27	£144,030.27
Education Special Needs	£0.00	£0.00	£0.00
Library	£34,276.35	£211,316.86	£245, 593.21
ESCC Highways	£1,677,339.15	£1,175,816.64	£2,853,155.79
Onsite Playspace	£0.00	£98,112.49	£98,112.49
Offsite Playspace	£0.00	£1,248,581.09	£1,248,581.09
Community Halls	£0.00	£287,998.22	£287,998.22
Community Benefit scheme	£0.00	£26,936.33	£26,936.33
Passenger (Bus Contributions)	£270,731.10	£2,524,595.41	£2,795,326.51
Right of Way	£8,492.47	£51,824.20	£60,316.67
Household Waste & Recycling	£0.00	£7,371.11	£7,371.11

[35] 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
Local Transport (including LSAIC)	£1,186,673.50	£1,945,493.45	£3,132,166.95
Highways – Kent County Council Regulation Order (TRO)	£0.00	£5,776.42	£5,776.42
Health	£0.00	£380,205.05	£380,205.05
Ecological works & Landscape maintenance	£0.00	£889,500.87	£889,500.87
Replacement Village Green Fence and ramp	£0.00	£24,000.00	£24,000.00
Uckfield Town centre	£0.00	£248,560.61	£248,560.61
Hellingly Traffic Calming Scheme	£0.00	£0.00	£0.00
Total (rounded to the nearest pound)	**£3,209,742.67**	**£1,162,061.48**	**£17,517,673.05**

4.26 As can be seen above, the amount monies retained at the end of the 2024/2025 period was **£1,162,061** (excluding interest) for WDC. There is also a sum of **£3,209,743** (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 2024/2025 reporting period totalling **£17,517,673** (rounded to the nearest pound).

4.27 A considerable proportion of this money has been retained for education at approximately **£4.5 million** and for local transport and highways schemes at almost **£60 million**, with the combined authorities also holding approximately **£2.8 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 2024/2025

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 2024/2025 period, where long-term maintenance provision has been made. This amounts to **£355,184** (rounded to the nearest pound). This forms a small part overall of the Section 106 payments retained at the end of 2024/2025 (as discussed above) and includes landscape areas and play space maintenance sums.

Table 16: Section 106 maintenance payments held at the end of 2024/2025

Areas of Maintenance	Amount Held (exc. interest)
Landscape Areas	£0
Onsite Play space	£74,927.58
Offsite Play space	£280,255.86
Total	**£355,183.44**

5 Projected Expenditure for 2025/2026

Projected CIL Expenditure for 2025/26 and resulting available balance.

5.1 Drawing together the CIL spend recommendations set out in Section 3 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 2025/26 reported year, or the commensurate spend on Neighbourhood CIL. It also does not account for the CIL administration costs for 2025/2026, or SANGS and SAMMS payments that are all paid in arrears.

Table 17: Projected residual CIL receipts available at end of 2025/26

Balance of CIL receipts available 1 April 2025	**£26,118,041**
Sports Infrastructure Fund **(£600,000)** Community Led Infrastructure Fund **(£1,500,000)** Community Fleet Electrification **(£465,000)** Uckfield 3G Pitch **(£350,000)** Uckfield Rugby Football Club **(£1,350,000)** Mayfield and Five Ashes Medical Centre and Community Hall **(£3,355,938)**	
Projected expenditure for 2025/26	**£7,620,938**
Projected balance of receipts available	**£18,497,103**

5.3 At the time of writing (1st November 2025), the Council has received a further **£10,086,753** in CIL receipts since the end of the 2024/2025 reported year. A portion (approximately **£1,989,057** 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 2025/26, as determined by the priority project list set out in Section 2 of this report. As is clearly set out in regular cabinet and Full Council papers, the Council continue to explore opportunities to deploy our retained CIL to meet the needs of our area.

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 2024/2025 period was **£1,162,061** for WDC. There is also a sum of

£3,209,743 (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 2024/2025 reporting period totalling **£17,517,673** (rounded to the nearest pound).

5.5 The Council transferred **£1,937,992** to third parties including Town and Parish Councils and various ESCC teams such as Education and Highways in the 2024/2025 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)[36] for the draft Regulation 18 Local Plan (March 2024)[37] considered all emerging planning policies in line with paragraph 34 of the National Planning Policy Framework (NPPF) (December 2023). Further work is now being undertaken to update this initial assessment. This work is considering 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 As the plan-making progresses, the Regulation 18 Infrastructure Delivery Plan (IDP) (March 2024), which is a live working document for the delivery of infrastructure related to development throughout the district, will be updated, and on completion will assist in the allocation of funding from both CIL and S106.

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

[36] Wealden Local Plan Viability Assessment and CIL Review (March 2024)
[37] Draft Regulation 18 Wealden Local Plan (March 2024)

Appendices

Appendix 1: SANGS and SAMMS funding transferred from S106 Agreements

Site Address	SANGS	SAMMS	TOTAL
DEWLANDS MANOR GOLF COURSE, COTTAGE HILL, ROTHERFIELD, TN6 3JN	£5,000.00	£1,170.00	£6,170.00
MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB	£5,000.00	£1,170.00	£6,170.00
SOUTHBROOK, GREEN LANE, CROWBOROUGH, TN6 2XB	£5,000.00	£1,170.00	£6,170.00
LAND ADJACENT TO WINGDALE, FIELDEN ROAD, CROWBOROUGH	£5,000.00	£0.00	£5,000.00
LAND EAST OF FOREST COTTAGE, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER	£5,000.00	£1,170.00	£6,170.00
ROCK LODGE, SANDY LANE, COOPERS GREEN, UCKFIELD, TN22 3AE	£0.00	£1,170.00	£1,170.00
UPPER CAR PARK, FORMER HAY WAGON INN, HIGH STREET, HARTFIELD, TN7 4AB	£5,000.00	£1,170.00	£6,170.00
WARREN FARM, WARREN FARM LANE, ERIDGE GREEN, TN3 9JG	£15,000.00	£7,020.00	£22,020.00
PERRYHILL ORCHARD, EDENBRIDGE ROAD, HARTFIELD, TN7 4JJ	£10,000.00	£2,340.00	£12,340.00
CHINTHURST COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU	£5,000.00	£1,170.00	£6,170.00
COES HALL, DEWLANDS HILL, ROTHERFIELD, TN6 3RU	£10,000.00	£2,340.00	£12,340.00

Site Address	SANGS	SAMMS	TOTAL
MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB	£5,000.00	£1,170.00	£6,170.00
GREEN HEDGES, BLACKNESS ROAD, CROWBOROUGH, TN6 2LZ	£5,000.00	£1,170.00	£6,170.00
YEW TREE HOUSE, YEW TREE LANE, ROTHERFIELD, TN6 3QP	£5,000.00	£1,170.00	£6,170.00
ORLINGBURY HOUSE, LEWES ROAD, FOREST ROW, RH18 5AA	£5,000.00	£1,170.00	£6,170.00
16 SELBY CLOSE, UCKFIELD, TN22 5EG	£5,000.00	£1,170.00	£6,170.00
COOMBE BANK, SNATTS ROAD, UCKFIELD, TN22 2AN	£5,000.00	£1,170.00	£6,170.00
BROWHILL COTTAGE, COACH AND HORSES LANE, CHELWOOD GATE, RH17 7JF	£5,000.00	£1,170.00	£6,170.00
SUITE C, PORTLAND HOUSE, 60-64 FRAMFIELD ROAD, UCKFIELD, TN22 5AR	£5,000.00	£1,170.00	£6,170.00
POND COTTAGE, NORTH HALL LANE, SPLAYNES GREEN, FLETCHING	£5,000.00	£1,170.00	£6,170.00
33 FRAMFIELD ROAD, UCKFIELD TN22 5AH	£0.00	£3,510.00	£3,510.00
BARN, HUNDRED HOUSE COTTAGE, POUND LANE, FRAMFIELD, TN22 5RU	£5,000.00	£1,170.00	£6,170.00
Total	**£120,000.00**	**£35,100.00**	**£155,100.00**

Appendix 2: Monetary Contributions secured pursuant to Planning Obligations entered during the 2024/2025 Reporting Period

Location	Contribution Type	Monetary Contribution £	Total Monetary Contribution £
LAND AT KNIGHTS FARM EAST, LOWER HORSEBRIDGE, HAILSHAM	Bus Service Contribution Monitoring Fee Travel Plan Audit Fee	£371,210.00 £5,000.00 £4,500.00	£380,710.00
LAND AT STRAIGHT HALF MILE, MARESFIELD	Bus Service Contribution Monitoring Fee SAMMS SANGS Traffic Regulation Order	£23,100.00 £2,500.00 £24,570.00 £105,000.00 £5,000.00	£160,170.00
WILDERNESS WOOD, MAIN ROAD, HADLOW DOWN, TN22 4HJ	Monitoring Fee	£250.00	£250.00
WEALD HALL RESIDENTIAL HOME, MAYFIELD LANE, WADHURST, TN5 6HX	Affordable Housing	£316,509.00	£316,509.00
CRISS CROSS, WELLBROOK, MAYFIELD, TN20 6EA	Affordable Housing	£404,958.00	£404,958.00

Location	Contribution Type	Monetary Contribution £	Total Monetary Contribution £
LAND AT HIGHLANDS, FRAMFIELD ROAD, BLACKBOYS, UCKFIELD, TN22 5LR	Administration Fee Affordable Housing Monitoring Fee	£500.00 £614,447.00 £250.00	£615,197.00
BROILER HOUSE PADDOCK, INGRAMS FARM, BEXHILL ROAD, NINFIELD, TN33 9EE	Administration Fee Affordable Housing Monitoring Fee	£500.00 £50,000.00 £250.00	£50,750.00
ST PETERS R C CHURCH, ST PETERS MEAD, ROTHERFIELD, TN6 3TP	Affordable Housing Monitoring Fee SAMMS SANGS	£616,786.00 £250.00 £10,530.00 £45,000.00	£672,566.00
LAND EAST OF BATTLE ROAD, HAILSHAM	Biodiversity Contribution Footpaths Contribution Travel Plan Audit Fee	£6,476.69 £1,500.00 £,6,000.00	£13,976.69
LAND AT ROPEMAKER PARK, DIPLOCKS WAY INDUSTRIAL ESTATE, SOUTH ROAD, HAILSHAM, BN27 3GY	Highways Contribution Monitoring Fee	£125,629.72 £2,500.00	£128,129.72

Location	Contribution Type	Monetary Contribution £	Total Monetary Contribution £
LAND OFF SOUTH STREET, EAST HOATHLY, BN8 6DS	Bus Service Contribution Play Space Contribution	£317,900.00 £26,671.60	£344,871.00
LAND AT COOPERS ROW, FIVE ASH DOWN, TN22 3AN	Parking Contribution SAMMS SANGS	£5,000.00 £46,800.00 £200,000.00	£251,800.00
LAND BETWEEN NOS. 131 AND 145 MARSHFOOT LANE, HAILSHAM, BN27 2RD	Monitoring Fee Travel Plan Audit Fee	£2,500.00 £6,000.00	£8,500.00
LAND ADJOINING BROADVIEW, THE STRAIT, WINDMILL HILL, HAILSHAM BN27 4RY	Monitoring Fee	£250.00	£250.00
LAND TO NORTH OF DITTONS FARMHOUSE, DITTONS ROAD, POLEGATE, BN26 6HY	Affordable Housing	£296,724.00	£296,724.00
LAND EAST OF GREEN LANE/PALESGATE LANE, STEEL CROSS, CROWBOROUGH	Bus Service Contribution SAMMS SANGS Travel Plan Audit Fee	£25,125.31 £140,400.00 £600,000.00 £6,000.00	£771,525.31

Location	Contribution Type	Monetary Contribution £	Total Monetary Contribution £
LAND SOUTH OF A27 AND WEST OF SHEPHAM LANE, POLEGATE	Footpaths Contribution Monitoring Fee Travel Plan Audit Fee	£25,000.00 £7,500.00 £6,000.00	£38,500.00
LAND TO THE EAST OF SHORTGATE LANE AND NORTH OF THE ROEBUCK INN PUBLIC HOUSE, LAUGHTON	Bus Service Contribution	£9,450.00	£9,450.00
Total		**£4,464,837.32**	**£4,464,837.32**

Appendix 3: Monetary Contributions secured pursuant to Planning Obligations entered during the 2024/2025 Reporting Period for SANGS and SAMMS Only

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
GOODTREES FARM, COLESTOCK ROAD, COWDEN, EDENBRIDGE, TN8 7EB	£1,170.00	£5,000.00	£6,170.00
JOHN HARRIS MOTORCYCLES LTD, WHITEHILL ROAD, CROWBOROUGH, TN6 1JS	£2,340.00	£10,000.00	£12,340.00
24 COURT MEADOW CLOSE, ROTHERFIELD, TN6 3LW	£2,340.00	£10,000.00	£12,340.00
GROVE FARM, HOWBOURNE LANE, BUXTED, TN22 4QD	£2,340.00	£10,000.00	£12,340.00
ORLINGBURY HOUSE (FORMER YEW TREE HOUSE), LEWES ROAD, FOREST ROW, RH18 5AA	£1,170.00	£5,000.00	£6,170.00
READS FARM, ROCKS LANE, HIGH HURSTWOOD	£1,170.00	£5,000.00	£6,170.00
ROCK LODGE, SANDY LANE, COOPERS GREEN, UCKFIELD, TN22 3AE	£1,170.00	£5,000.00	£6,170.00
COOKS CORNER DAY CENTRE, LONDON ROAD, CROWBOROUGH, TN6 1TQ	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
SUNNYSIDE, CORSELEY ROAD, GROOMBRIDGE, TN3 9RP	£1,170.00	£5,000.00	£6,170.00
SAXON COURT, POUND GREEN, BUXTED, TN22 4DT	£2,340.00	£10,000.00	£12,340.00
WELLWOOD, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2XA	£1,170.00	£5,000.00	£6,170.00
THE COACH HOUSE, REDBRIDGE LANE, CROWBOROUGH, TN6 3SR	£1,170.00	£5,000.00	£6,170.00
LAND ON THE SOUTH SIDE OF SPRINGFIELD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL	£10,530.00	£45,000.00	£55,530.00
BUDLETTS MANOR, BUDLETTS LANE, COOPERS GREEN, UCKFIELD, TN22 3AE	£1,170.00	£5,000.00	£6,170.00
LAND AT SOUTH FARM, SOUTH FARM LANE, LANGTON GREEN, TN3 9JN	£1,170.00	£5,000.00	£6,170.00
LAND ADJACENT TO RAMBLERS, STATION ROAD, BUXTED, TN22 4DP	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
ST IVES FARM BARN, BUTCHERFIELD LANE, HARTFIELD, TN7 4JX	£1,170.00	£5,000.00	£6,170.00
LAND ADJACENT TO WINGDALE, FIELDEN ROAD, CROWBOROUGH	£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
FLETCHING GARAGE, BELL LANE, SPLAYNES GREEN, FLETCHING, TN22 3TN	£3,510.00	£15,000.00	£18,510.00
LAND ADJACENT DUNGATE COTTAGE, LONDON ROAD, FOREST ROW, RH18 5EE	£1,170.00	£5,000.00	£6,170.00
WHITE GATES, REGENCY CLOSE, UCKFIELD,TN22 1DS	£7,020.00	£30,000.00	£37,020.00
LAND AT CHURCH LANE, DANEHILL, HAYWARDS HEATH	£1,170.00	£5,000.00	£6,170.00
CHINTHURST COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
LAND EAST OF FOREST COTTAGE, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER	£1,170.00	£5,000.00	£6,170.00
HEMPSTEAD FARM, HEMPSTEAD LANE, UCKFIELD, TN22 3DL	£4,680.00	£20,000.00	£24,680.00
1 BEACON ROAD, CROWBOROUGH, TN6 1AF	£3,510.00	£15,000.00	£18,510.00
LAND TO REAR BOARS HEAD FILLING STATION, ERIDGE ROAD, BOARS HEAD, TN6 3HD	£1,170.00	£5,000.00	£6,170.00
35 NORTH BEECHES ROAD, CROWBOROUGH, TN6 2AR	£1,170.00	£5,000.00	£6,170.00
VILLAGE HALL, CHURCH ROAD, BUXTED, TN22 4LP	£1,170.00	£5,000.00	£6,170.00
BLACKHAM COURT, BEECH GREEN LANE, WITHYHAM, TN7 4DB	£3,510.00	£15,000.00	£18,510.00
LAND REAR OF BURNSIDE, MILL DRIVE, CROWBOROUGH HILL, CROWBOROUGH, TN6 2RR	£3,510.00	£15,000.00	£18,510.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
CONSTANCE FARM, BEECH GREEN LANE, HARTFIELD, TN7 4DB	£0.00	£5,000.00	£5,000.00
COES HALL, DEWLANDS HILL, ROTHERFIELD, TN6 3RU	£2,340.00	£10,000.00	£12,340.00
ORLINGBURY HOUSE, LEWES ROAD, FOREST ROW, RH18 5AA	£1,170.00	£5,000.00	£6,170.00
GREEN HEDGES, BLACKNESS ROAD, CROWBOROUGH, TN6 2LZ	£1,170.00	£5,000.00	£6,170.00
KINGSMEAD, MYRTLE ROAD, CROWBOROUGH, TN6 1EY	£7,020.00	£30,000.00	£37,020.00
16 SELBY CLOSE, UCKFIELD, TN22 5EG	£1,170.00	£5,000.00	£6,170.00
LARGE BARN, BELL LANE, FLETCHING, TN22 3YB	£1,170.00	£5,000.00	£6,170.00
10 THE PADDOCK, MARESFIELD, TN22 2HQ	£1,170.00	£5,000.00	£6,170.00
FLITTERBANKS BARN, THE DRIVE, MARESFIELD PARK, MARESFIELD, TN22 3ER	£4,680.00	£20,000.00	£24,680.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
SUITE C, PORTLAND HOUSE, 60-64 FRAMFIELD ROAD, UCKFIELD, TN22 5AR	£1,170.00	£5,000.00	£6,170.00
COOMBE BANK, SNATTS ROAD, UCKFIELD, TN22 2AN	£1,170.00	£5,000.00	£6,170.00
BROWHILL COTTAGE, COACH AND HORSES LANE, CHELWOOD GATE, RH17 S	£1,170.00	£5,000.00	£6,170.00
POND COTTAGE, NORTH HALL LANE, SPLAYNES GREEN, FLETCHING	£1,170.00	£5,000.00	£6,170.00
GREENHURST FARM, FOWLEY LANE, HIGH HURSTWOOD, UCKFIELD TN22 4BG	£4,680.00	£20,000.00	£24,680.00
PILTDOWN LODGE, LODGE LANE, PILTDOWN, TN22 3YP	£2,340.00	£10,000.00	£12,340.00
COUNTY HOUSE, LEWES ROAD, FOREST ROW, RH18 5AN	£2,340.00	£10,000.00	£12,340.00
BARN, HUNDRED HOUSE COTTAGE, POUND LANE, FRAMFIELD, TN22 5RU	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS Contribution (£)	SANGS Contribution (£)	Total Contribution (£)
ORCHARD COTTAGE, CAT STREET, UPPER HARTFIELD, HARTFIELD, TN7 4DP	£1,170.00	£5,000.00	£6,170.00
Total	**£106,470.00**	**£460,000.00**	**566,470.00**