Wealden District Council

Infrastructure Funding Statement (IFS) 2020-21

December 2021

Wealden
District Council

How to Contact Us

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

Telephone 01892 602008
E-mail: planning policy@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, Braille, audio tape/ CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk

Table of Contents

1. Introduction 2

2. Community Infrastructure Levy (CIL) – Collection and Expenditure 4

3. Section 106 – Collection and Expenditure 11

4. Infrastructure List 19

5. Conclusions 24

Appendix

Appendix 1: Community Infrastructure Levy Matters Summary

Appendix 2: Monetary Contributions for Section 106 Agreements Signed in the 2020/21 Reporting Period

Appendix 3: Breakdown of Section 106 monies transferred to external bodies for the 2020/21 period

1. Introduction

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

1.2 This is Wealden District Council's second IFS. This report covers the period from 1st April 2020 to 31st March 2021 and it covers the whole of Wealden District excluding the area of Wealden that is covered by the South Downs National Park (SDNP). The SDNP is the planning authority for their area and has implemented its own CIL for the parts of Wealden district within the SDNP.

What is Community Infrastructure Levy?

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

1.4 Wealden District Council adopted its CIL charging schedule on 25 November 2015 and this became effective on the 1 April 2016. The adopted CIL Charging Schedule applied separate charging rates for both residential and retail development on a per square metre basis. All other development within Wealden District (i.e. offices, warehousing) has a zero CIL charge[2].

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

What is a Section 106 Agreement?

1.6 A section 106 agreement (known as a 'planning obligation') is a legal obligation (or set of obligations) entered into to mitigate the impacts of a development proposal. Under planning legislation, they must be:

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

[1] The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019
[2] Wealden Community Infrastructure Levy (CIL) Charging Schedule, November 2015

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

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

1.8 The main differences between CIL and section 106 agreements is that where CIL is required, then this is non-negotiable and the Council can choose how CIL receipts are spent and where, whereas section 106 agreements have defined, specific purposes and relate to the acceptability of individual development schemes.

What is a Section 278 Agreement?

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

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

1.10 East Sussex County Council (ESCC) is the local highway authority who secures such agreements. ESCC will produce its own IFS[3], which will detail the financial position of these agreements.

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

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

2.1 This section sets out those matters that we are required to report on in an IFS in accordance with legislation.

Total value of CIL demand notices issued in 2020/21

2.2 The total value of CIL demand notices issued in 2020/21 by Wealden District Council amounted to £6,115,513. This is a significant decrease on previous monitoring period (2019/20) where the total value of CIL demand notices issued was almost £9.3 million. This decrease is largely attributable to the Covid-19 pandemic, due to complications around case processing caused by changes in working patterns.

Total amount of CIL receipts for 2020/21

2.3 The total amount of CIL monies received by the local planning authority between 1 April 2020 and the 31 March 2021 was £5,066,021. This was substantially less than the amount of CIL receipts received during the previous monitoring period in 2019/20 that amounted to £9.27 million. This is a direct result of the Covid-19 pandemic, due to fewer starts on new development sites and the increased use of phasing of CIL payments brought in by Government to soften the cash flow impact on developers during the pandemic.

CIL receipts collected and expenditure prior to 1st April 2020

2.4 The table below provides a breakdown of the total amount of receipts collected through CIL contributions and expenditure prior to 1st April 2020.

Table 1: Summary of CIL Funds Currently Available[4]

	1st April 2016 to 31st March 2020
	£m
Total CIL Balances	**£20,386,276**
Expenditure to April 2020	
Town and Parish Council Payments[5]	£2,783,398
SANGS	£2,127,000
SAMMS	£167,000
Administration Cost	£648,000
Allocated Monies for Highway Improvement Projects in South Wealden	£4,000,000
Total Expenditure to April 2020	**£9,725,398**
Balance of CIL receipts available	**£10,660,878**

Total amount of CIL expenditure for 2020/21

[4] Rounded to the nearest pound.
[5] This figure includes interest paid to Parish/Town councils during that period.

2.5 The total amount of CIL expenditure for the reported year was £1,711,212 (rounded to the nearest pound) that includes the transfer of CIL receipts to Parish and Town Councils, expenditure on both Suitable Alternative Green Space (SANGs) projects and Strategic Access Management and Monitoring Strategy (SAMMS) projects, as well as CIL administration costs. The breakdown of CIL expenditure for the 2020/21 monitoring period is presented in the table below.

Table 2: Breakdown of Wealden District Council CIL Expenditure for 2020/21

Project	**CIL Expenditure for the Financial Year (£)[6]**
Parish 'Meaningful Proportion' Payments	£765,612
SAMMS	£219,000
SANGS (Walshes Park)	£637,000
CIL Admin Costs	£89,600
Total CIL Expenditure	**£1,711,212**

2.6 The Council has previously made a decision[7] to allocate CIL receipts for a SANGS project and SAMMS projects, with these receipts being spent within the 2020/21 reporting period.

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



[6] Rounded to the nearest pound.
[7] Infrastructure Funding Statement (CIL Governance) Decision, December 2020

2.7 The Ashdown Forest Special Protection (SPA) is protected in UK law by The Conservation of Habitats and Species Regulations 2017[8]. Under the Habitats Regulations, development proposals must not give rise to adverse effects on the integrity of the Ashdown Forest SPA either alone or in combination with other plans or development proposals. The delivery of new housing will lead to an increase in population within the Districts and Boroughs around the Ashdown Forest SPA and the use of it as a recreational resource.

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

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

The total amount of CIL receipts, which was allocated but not spent in 2020/21

2.10 In May 2019, the Council provided a letter of comfort to East Sussex County Council (ESCC) confirming the sum of £2.5 million to be allocated from CIL receipts for five junction improvements in South Wealden. This is a contribution to the total cost of £34.238m which is currently the subject of a Major Road Network (MRN) funding bid. These improvements are considered to be critical infrastructure required to support growth.

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

2.12 It was therefore agreed in February 2020 that the sum of £4 million of CIL receipts was to be allocated to those identified transport interventions. These monies were not spent in the 2020/21 monitoring period.

Amount of CIL spent on repaying money borrowed

2.13 In 2020/21, the Council did not spend any money repaying money borrowed.

Amount of CIL spent on administrative expenses

[8] The Conservation of Habitats and Species Regulations 2017

2.14 In 2020/21, 2% of CIL receipts has been included for administration costs of CIL that totalled £89,600. These funds have been spent on the management, staffing, administration, information technology and legal costs involved in:

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

CIL passed to Parish and Town Councils in 2020/21

2.15 The Council has a statutory duty to pass on a proportion of CIL receipts to local neighbourhood areas, which for Wealden District incorporates Parish and Town Council areas (this is known as the 'meaningful proportion'[9]). Where all or part of a chargeable development is within the area of that Parish or Town council, they must use the CIL receipts passed to it to support the development of the Town or Parish council area by funding the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on the area.

2.16 The proportion of the levy passed to parish/town council's is dependent on whether the parish/town council area has a neighbourhood development plan[10] in place. Where the development takes place in an area where there is no neighbourhood development plan in place, up to 15% of the relevant receipts must be passed to the parish councils in which the development took place. For areas where a neighbourhood development plan is in place, this rises to 25% of the relevant receipts. As of 31 March 2021, there was single 'made' neighbourhood development plan in place for the parish of Herstmonceux[11] so this was eligible for 25% of the relevant CIL receipts for the reporting year. No other neighbourhood development plan had been 'made' at this stage.

2.17 However, both the Hailsham and Hellingly Neighbourhood Development Plans have since been 'made' in May 2021 and were formally decided to come forward for referendum in April 2020 by Wealden District Council.

Table 3: Relationship between CIL and Neighbourhood Plans

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

2.18 Wealden District Council has passed on CIL receipts to parish and town councils since 1 April 2016. A full list of parish and town council's that have

[9] The Community Infrastructure Levy - Planning Practice Guidance (PPG)
[10] Or neighbourhood development order.
[11] Herstmonceux Neighbourhood Development Plan, July 2019

been passed CIL monies by Wealden District Council for the 2020/21 reporting period is shown below.

Table 4: CIL Payments to Parish/Town Council's for the 2020/21 Reporting Period

Parish/Town Council	CIL Amounts Paid (2020/2021) in £
Arlington	£3,340.86
Berwick	£0
Buxted	£56,009.01
Chalvington and Ripe	£6,790.11
Chiddingly	£0
Crowborough	£23,418.58
Danehill	£4,295.55
East Hoathly and Halland	£0
Forest Row	£0
Fletching	£263.65
Framfield	£18,555.82
Frant	£3,110.11
Hadlow Down	£929.93
Hailsham	£8,512.97
Hartfield	£3,630.00
Heathfield and Waldron	£15,442.91
Hellingly	£75,903.94
Herstmonceux	£14,271.35
Hooe	£2,979.07
Horam	£70,871.82
Isfield	£0
Laughton	£2,202.20
Little Horsted	£0
Maresfield	£102.64
Mayfield and Five Ashes	£0
Ninfield	£0
Pevensey	£0
Polegate	£530.77
Rotherfield	£22,162.49
Uckfield	£17,325.37
Wadhurst	£20,166.39
Warbleton	£0
Wartling	£16,081.42
Westham	£69,276.48
Willingdon and Jevington	£305,105.05
Withyham	£4,333.19
Total	**£765,611.68**

2.19 It should be noted that both parish and town councils who have received CIL payments from Wealden District Council since 1st April 2016 should also provide information in relation to the total CIL funds received, what CIL funding has been spent on each project and the total amount of CIL funds received at

the end of the reported year and any previous years. The Council has published such information on its website[12] and this may also be available on individual parish and town council websites.

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

CIL Retained at the end of year

2.21 £10,660,878 was retained by the Council at the end of the 2019/20 financial year as highlighted in Table 1 of this report. It should be noted that the Council has allocated £4 million on transport infrastructure as discussed above, but this has not yet been spent.

2.22 Of the money received in the 2020/21 period, £3,354,809 was retained by Wealden District Council at 31 March 2021. This is shown simply in the table below.

Table 5: 2020/21 Retained CIL monies

	Total CIL Receipts 2020/21
A	£5,066,021
	Total CIL Expenditure 2020/21
B	£1,711,212
	Total CIL Monies Retained at 31st March 2021
=A-B	£3,354,809

2.23 The total amount of CIL monies retained at the end of March 2021 from both the reported year and carried over from 2019/20 year is therefore £14,015,687.

Regulation 59E and 59F

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

Receipts and expenditure where 59E or 59F applied

2.25 There have been no receipts or expenditure where regulations 59E and 59F apply in 2020/21.

[12] Town and Parish Council Annual Accounts

Notices served in accordance with regulation 59E

2.26 The Council did not serve any notices in accordance with regulation 59E of the CIL regulations during 2020/21.

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

2.27 No monies retained at the end of the 2020/21 financial year relate to regulations 59E or 59F.

3. Section 106 – Collection and Expenditure

Introduction

3.1 The Council's statutory development plan[13] outlines a number of planning policies that seek to ensure the appropriate provision of infrastructure and that affordable housing is secured through new development proposals. Such planning obligations are negotiated through planning applications for new development, with the Council's priorities including affordable housing, transport infrastructure improvements (including public transport), tackling climate change (e.g. flood risk management) and the provision of education and healthcare facilities.

3.2 All the figures here relate to the monies received and spent by Wealden District Council. In some instances money is to be transferred to external bodies (namely, East Sussex County Council (ESCC)). ESCC will be producing its own IFS for the 2020/21 monitoring period and as such, any money that the District Council has transferred to ESCC will be reported in its own IFS.

The total amount of money to be provided under any planning obligations which were signed in 2020/21

3.3 The table provided in Appendix 2 of this report provides all the Section 106 agreements that were entered into during the 2020/21 reporting period that provided financial sums for particular infrastructure items. It should be noted that all Section 106 agreements entered into each year are also displayed on the Council's planning and building control register[14].

3.4 The total amount of money to be provided under planning obligations signed in the 2020/21 reporting period was £1,873,795 with the vast majority of agreements relating to mitigation for the Ashdown Forest SPA in the form of SAMMS and SANGS contributions. There have also been significant contributions signed with regards to transport mitigation that includes travel plans, Traffic Regulation Orders (TROs), bus service contributions and highway agreements that will largely be transferred to or managed by ESCC. There were two significant bus service contributions signed for during the period for new housing development schemes in Hailsham at Marshfoot Lane and Mill Road that totalled £1 million.

The total amount of money under Section 106 agreements received in 2021/21

3.5 In 2020/21, a total of £3,408,496 was received by the Council in Section 106 contributions. This is lower than that received through CIL contributions in the same period that stood at £5,066,021.

The total amount of money under a planning obligation which was received before the 1st of April 2020, which has not been allocated by the authority

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

3.6 The total amount of money under a planning obligation, which was received before the 1 April 2020, which has not been allocated by the local authority was £13,928,548.

Summary details of any non-monetary contributions to be provided under planning obligations

3.7 The table below provides a summary of the non-monetary contributions that were agreed through Section 106 agreements in the financial year 2020/21. The non-monetary contributions included affordable housing units, self-build and custom-build units, green infrastructure, playspace, community facilities and highway works/agreements, amongst other matters.

Table 6: Non-Monetary Contributions Signed in the 2020/2021 Reporting Period

Location	Contribution Type Secured
Swallow Business Park, Diamond Drive, Lower Dicker, Hailsham	Highway Works
Rockington Nursery, Blackness Road, Crowborough	12 Affordable Homes
Land south of Framfield Road, Blackboys	18 Affordable Homes; Self / Custom Build Housing; Green Infrastructure; Management Company; Highway Works; Travel Plan and Traffic Regulation Order
Land east of Hailsham Road and north of Peelings Lane, Stone Cross, Pevensey	32 Affordable Homes; Green Infrastructure; Management Company and Highways (S278 Agreement)
Land south of South Street, East Hoathly	26 Affordable Homes; Self / Custom Build Housing; Playspace Offsite – Youth and Adult Contribution; Green Infrastructure; Management Company and Highways (S278 Agreement)
Sterling Farm, Churches Green, Dallington	Agreement for the notification of commencement to Wealden District Council 14 days prior to start of works.
Chelwood Farm, Nutley	The release of land and access from Planning Obligations
Land at Little Mount Farm, Benhall Hill Road, Frant	Occupation Restriction; Communal Community Facilities Management; Village Transport Scheme; Clinical Space and Highways (S278 Agreement)
Land Adjacent to Cuckoo Trail, Cuckoo Fields, Station Road, Hailsham	35 Affordable Homes and Landscape Areas.

Land north of Walshes Road, Crowborough	Links obligations to previous S106 and application and revisions to previous obligations associated with SAMMS and SANGS payments.
Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	105 Affordable Homes; Highways – offsite and bus infrastructure works; Sustainable Urban Drainage System (SuDS); Landscape Areas – Open Space; Management Company; Rights of Way
Land off Mill Road, Hailsham	77 Affordable Homes; Highway Works; Playspace Onsite – Youth and Adult Contribution; Landscape Areas and Management Company
Sweetwoods Park Golf Club, Colestock Road, Cowden, Edenbridge	Restrictions relating to Weddings, Civil Ceremonies and Large Events; Noise Management Policy
Land north of Eridge Road, Crowborough	25 Affordable Homes; SAMMS and SANGS Payments Restriction; Playspace Offsite; Self / Custom Build Housing; Landscape Areas; Management Company; Highway Works and entering into S278 Agreement
Land at Sussex Plants, Park Road, Hailsham	63 Affordable Homes; Playspace Onsite and Management Company
Land to the north and south of Rattle Road, Westham / Stone Cross	112 Affordable Homes; Self-Build and Custom-Build Housing; Playspace Onsite; Management Company; SuDS; Highways Works and entering into S278 Agreement.
The Clock House, Broadstone Farm, Wych Cross, Forest Row	Permanently Remove Caravan From Property
Land off Mill Road, Hailsham	6 Affordable Homes
Milton Gate Farm, Lewes Road, Wilmington, Polegate	Variation of Plan
Oaklands, Ersham Road, Hailsham	60 Affordable Homes; Highway Works and Entering into S278 Agreement; Travel Plan; Management Company and Playspace Onsite.
Land at Queenstock Lane, Buxted	SAMMS and SANGS Payment Restrictions

3.8 As can be seen above, a significant number of non-monetary contributions from Section 106 agreements related to affordable housing units that equated to a total of 571 affordable housing units. There was also a number of highway works secured through a Section 278 agreements that are listed above. These are agreed by ESCC through their legal agreements with the developer and will be reported within the IFS that will be published by ESCC. There were contributions towards onsite playspace, green infrastructure and landscaping.

3.9 It should be noted that Wealden District Council does not provide educational facilities.

Total amount of money (received under any Section 106 agreement) which was allocated but not spent during 2020/21

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

Total amount of Section 106 expenditure for 2020/21 period

3.11 The total amount of money (received under any planning obligations), which was spent by the local planning authority (including transferring it to another person) was £8,340,818 in the 2020/21 period. All the monies classed as 'spent', were actually transferred to external bodies to spend for this financial year. Wealden District Council did not spend section 106 monies directly on the infrastructure projects itself. The table in appendix 3 shows the recipient body, the infrastructure type/project, the site and the amount of monies transferred in the 2020/2021 period. Table 7 below provides summary information for the period.

Table 7: Total section 106 monies transferred externally in 2020/21

Type	**Recipient**	**Monies Transferred in £[15]**
Education (nursery)	ESCC	£842,187
Education (primary)	ESCC	£3,102,807
Education (secondary)	ESCC	£3,217,827
Education (sixth form)	ESCC	£528,418
Bus Service Contribution	ESCC	£60,611
Library	ESCC	£153,375
Community Infrastructure	Hailsham Town Council	£134,383
Playspace Offsite	Isfield Parish Council and Herstmonceux Parish Council	£91,643
Household, Waste and Recycling	ESCC	£17,073
Rights of Way (ROW)	ESCC	£1,183
Local Sustainable Accessibility Improvement Contributions (LSAIC)	ESCC	£191,311
Total		**£8,340,818**

[15] Rounded to the nearest pound.

Image of Playspace at Hellingly Community Hub, The Drive



3.12 In terms of section 106 monies transferred to other bodies in the 2020/2021 monitoring period, £8,114,792 was transferred to ESCC and this included funding for education, transport, waste and recycling and libraries. The remaining monies were transferred to Parish and Town Councils for offsite playspace and community infrastructure. Just over £134,000 was transferred to Hellingly Parish Council for the provision of community infrastructure in the 2020/21 period.

Money borrowed in 2020/21 period

3.13 In the last financial year, no section 106 monies were spent repaying money borrowed.

Section 106 monitoring Fees

3.14 The Council does not currently request section 106 agreement monitoring fees.

Total amount of Section 106 monies retained as of the 31st of March 2021

3.15 The table below shows the total amounts of section 106 agreement monies retained at the end of the financial year including those that are currently held by the Council and ESCC for respective project areas.

Table 8: Summary on Money Section 106 Monies Retained as of 31 March 2021

Infrastructure Type	Sum of (1) Held by ESCC	Sum of (2) Held by Wealden District Council (excludes interest received)	Sum of (1+2) Total Held available to spend (excludes interest received)
Affordable Housing	£0	£1,156,229	£1,156,229
Education Early Years	£39,469	£526,884	£566,353
Education Primary	£151,275	£3,357,166	£3,508,440
Education Secondary	£4,634,903	£883,043	£5,517,946
Education Sixth Form	£531,460	£144,030	£675,491
Landscape Areas – Maintenance	£0	£41,552	£41,552
Library	£112,626	£272,592	£385,218
Local Transport Schemes	£470,558	£2,498,074	£2,968,632
Onsite Playspace	£0	£747,615	£747,615
Offsite Playspace	£0	£1,246,385	£1,246,385
Community Halls	£0	£287,998	£287,998
Community Benefit Schemes	£0	£28,681	£28,681
Passenger Transport	£13,254	£1,365,374	£1,378,628
Rights of Way	£51,473	£89,425	£140,897
Waste & Recycling	£164,224	£27,344	£191,568
Highways Agency	£0	£1,442,011	£1,442,011
ESCC Strategic Highways Contribution	£0	£1,122,217	£1,122,217

Highways – TRO	£0	£5,167	£5,167
Highways – Travel Plan	£0.00	£37,205	£37,205
Public Art	£0.00	£500	£500
Health	£0.00	£1,053,678	£1,053,678
Ecological Works	£0.00	£27,178	£27,178
Hailsham Town Council Passenger Transport Contribution	£0.00	£40,000	£40,000
Totals	**£5,698,684**	**£16,371,668**	**£22,070,352**

3.16 As can be seen above, the amount monies retained at the end of the 2020/21 period was £16,371,668 for Wealden District Council. There is also a sum of £5,698,684 held by ESCC for projects in Wealden District, providing a combined amount of section 106 agreements monies held at the end of the last financial period totalling £22,070,352. The majority of this money has been retained for education (primary or secondary) at over £10 million and a substantial amount is also held for local transport schemes at almost £3 million.

Image of Hellingly's New Community Hub, The Drive



The total amount Section 106 maintenance payments that was retained at the end of 2020/21

3.17 The table below shows the total amount of section 106 payments retained at the end of 2020/21 period where long-term maintenance provision has been made. This amounts to £191,486. This forms a small part overall of the section 106 payments retained at the end of 2020/21 (as discussed above) and includes landscape areas and onsite playspace.

Table 9: Section 106 maintenance payments held at the end of 2020/21

Areas of Maintenance	**Amount Held**
Landscape Areas	£2,258.00
Onsite Playspace	£189,231
Totals	**£191,486**

4. Infrastructure List

4.1 Regulation 121A(1)(a) requires an infrastructure funding statement to include:

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

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

Infrastructure Priorities

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

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

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

4.6 A Council decision dated 7 February 2019 reaffirmed the Regulation 123 list and infrastructure priorities. For the avoidance of doubt, the priorities include:

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

Table 10: The Infrastructure List

Infrastructure Project	Main Delivery Body
Ashdown Forest Special Protection Area (SPA) mitigation	

Suitable Alternative Natural Greenspace (SANG)	Wealden District Council
Strategic Access Management and Monitoring Strategy	Wealden District Council in partnership with Mid Sussex District Council, Tunbridge Wells Borough Council, Lewes District Council, Sevenoaks District Council and Tandridge District Council
Transport Interventions	
Major Road Network (MRN) Schemes	East Sussex County Council
Ersham Road – Diplocks Roundabout Scheme	East Sussex County Council

Ashdown Forest SPA Mitigation

4.7 Two Suitable Alternative Natural Greenspaces (SANGs) have been provided at Crowborough and Uckfield to mitigate the impacts of development on the Ashdown Forest SPA and funding is required to maintain these sites through developer contributions. The Council has calculated that £310,000 was collected for SANGs in the 2020/21 period and will therefore be allocated in the 2021/22 period. These greenspaces provide significant additional benefits to the incoming residents of the associated developments and existing Wealden residents and visitors. The SANGS are accessible to all users and offer a pleasant environment to visit and spend time. The SANGS also offer substantial ecological and biodiversity improvements to this former agricultural land.

4.8 Wealden, Mid Sussex, Lewes, Tandridge and Sevenoaks District Councils and Tunbridge Wells Borough Council have been working in partnership with the Conservators of Ashdown Forest and Natural England to develop a Joint Strategic Access Management and Monitoring (SAMM) Strategy. A SAMM tariff for relevant development is set at £1,170 per dwelling. Wealden District Council has been collecting a SAMM tariff using either Section 106/ planning conditions (since 1st April 2015) or alternatively CIL (since 1st April 2016) where developments are CIL liable. Funds collected via CIL will need to be transferred to the Joint SAMM Strategy account to pay for projects in the coming year and Council has calculated that £72,540 was collected in 2020/21 period for SAMMS and is to be allocated in the 2021/22 period. This is in accordance with the legal agreement signed by all relevant local authorities.

Image of the Ashdown Forest



Transport Interventions

4.9 Highway improvements, particularly in the in the south of the district proximate to the major growth of recent years continue to be a priority. An outline business case for the A22 Major Road Network junction improvement package was submitted to DfT in 2019 for around £35m including a 15% contribution coming from development contributions and CIL monies. The package of capacity improvements to five roundabouts will support housing and employment growth in the Eastbourne and South Wealden area and many of the development sites already have planning permission. The outcome of the MRN bid is unlikely to be known until 2022. The Council has already earmarked £2.5 million to be allocated from CIL receipts towards this project. This is in addition to section 106 monies that have been allocated towards major trunk road improvements to the A22 and A27.

4.10 There remains a significant risk that if the MRN bid is not successful, that infrastructure funding requirements for these junctions would increase significantly and the Council would not currently have enough CIL monies secured to fund the entirety of the transport interventions needed. It is therefore considered prudent at this stage, to work to accrue CIL funding to ensure that Wealden District Council could if necessary contribute further funding if this is required – of course balanced against other funding priorities at that time and as listed in this report.

4.11 The Council has also earmarked £1.5 million CIL receipts to support interventions required at the Ersham Road/Diplocks Roundabout Scheme which are also identified as critical improvements required to support the level of growth. The Ersham Road/Diplocks Roundabout Scheme will also help

deliver an improved village green within Hailsham, accessible to all residents of the town via a direct link to the Cuckoo Trail.

Education Provision

4.12 The Council will continue to prioritise the provision of necessary education provision across the District, working with partners at East Sussex County Council to establish needs and plan for provision early as part of the local plan review.

Health and Wellbeing Infrastructure

4.13 The Council's current evidence base for both indoor/ built sports facilities and playing pitch and outdoor sports needs[16] outlines that areas of the District, including Hailsham, have deficits in such facilities (this evidence is being updated for the new Local Plan). Given the projects underway (Hailsham, Crowborough and Hellingly) and the need for such community/sport facilities within the District, such items will start to be prioritised for funding through CIL receipts in the 2021/22 period.

4.14 Wealden District Council are is currently seeking to progress the Hailsham Aspires Project[17] that aims to regenerate the centre of Hailsham and deliver a revitalised town centre in line with the 'Vision for Hailsham', as identified in the Hailsham Neighbourhood Plan, and offer Hailsham a bright future as the key growth town in East Sussex. The proposals would deliver a new indoor leisure centre with integrated healthcare facilities.

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

4.16 In order to ensure that these projects can proceed without unnecessary delay and in line with the budget projections built into the Councils MTFS, it is recommended that an initial £9 million be allocated to these projects. The majority of the spend of these monies will not all take place in the 2022/23 financial year; however, as with the transport monies, it is important to note that these monies are earmarked to these projects and not available for wider infrastructure investment.

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

Neighbourhood CIL

[16] Wealden Playing Pitch and Outdoor Sports Needs Assessment 2016-2028 and Wealden Indoor/Built Sports Facility Needs Assessment 2016-2028
[17] Hailsham Aspires Project

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

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

4.19 The decision for the expenditure of neighbourhood CIL monies rests with the Parish or Town Council that hold the monies but there is an requirement that this must relate to infrastructure provision, maintenance etc. Wealden District Council regularly communicates with the Parish and Town Councils regarding their CIL expenditure to ensure that where possible, this funding is used to align with the overall goals of the District and County Council and is defined as 'infrastructure'. A full list of each Parish and Town Council accounts for CIL expenditure (and income) is provided on Wealden District Council's website[18].

Projected CIL Expenditure for 2021/2 and resulting available balance

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

4.21 This does not include any allowance for CIL that will be received during the 2021/22 financial year, or the commensurate spend on Neighbourhood CIL. It also does not account for the CIL administration costs for 2021/22 or SANGS & SAMMS payments that are all paid in arrears.

Table 11: Projected residual CIL receipts available at end 2021/22 financial year

Balance of CIL receipts available April 2022	**£18,015,687**
Previously Allocated Monies for Highway Improvement Projects in South Wealden	**£4,000,000**
SANGS 2020/21	**£310,000**
SAMMS 2020/21	**£72,450**
Allocated Monies for Health and Wellbeing projects	**£9,000,000**
Projected Balance of CIL receipts available	**£4,633,237**

[18] Town and Parish Council Annual Accounts

4.22 At the time of writing (December 2021) the Council has received a further £3.89million in CIL receipts since the end of the 2020/21 financial year. A portion (approximately £0.66 million of monies received to date) of this will be passed to Parish and Town Councils as Neighbourhood CIL and a small amount to administration and further SANGS and SAMMS, however the majority will be available for allocation in the IFS to be published in 2022, as determined by the priority list set out above.

Planning Section 106 Expenditure

4.23 As discussed above, the amount of section 106 monies retained at the end of the 2020/21 period was £16.372 million for Wealden District Council. There is also a sum of £5.699 million held by ESCC for projects in Wealden District, providing a combined amount of section 106 agreements monies held at the end of the last financial period totalling £20.070 million.

4.24 The Council transferred approximately £8.34 million to ESCC and Parish/Town Council's in the 2020/21 period for a number of infrastructure projects that included:

- Offsite playspace contributions;
- Waste and recycling contributions;
- Hellingly community hall;
- Library provision;
- Education provision including primary schools, secondary schools, sixth form and early years; and
- Transport contributions.

4.25 It is anticipated that the Wealden District 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 section 106 agreements, as well as the wider funding and policy context.

4.26 It is noted that vast majority of Section 106 contributions transferred to ESCC in the 2020/21 period was for education, specifically in Hailsham. Approximately £7.69 million was transferred to ESCC for early years, primary school, secondary school and sixth form education across the District. This includes the provision of a new primary school and nursery in North Hailsham and additional secondary and sixth form places at Hailsham Community College.

5. Conclusions

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

5.2 The Council has identified a need to improve the planning and delivery of CIL and Section 106 income and expenditure to respond to ever growing levels of funding received. The Council will reconsider both its monitoring processes and governance arrangements in the forthcoming year to ensure that both CIL and Section 106 funding identifies the priorities for infrastructure provision in the future.

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

E-mail: planningpolicy@wealden.gov.uk
Telephone: 01892 602008
Address: Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX

Appendices

Appendix 1: Community Infrastructure Levy Matters Summary

A1.1 The table below provides the information that we need to publish to meet the CIL regulations as set in Schedule 2[19]. It should be noted that regulations 59E and 59F refers to unspent CIL monies passed to parish and town councils. The parish and town councils have five years to spend their 'meaningful proportion', so at this time, Wealden District Council has not made any request to recover any CIL monies from parish and town councils as the first payment took place less than five years ago.

Table A1: Community Infrastructure Levy Matters

CIL Regulations		Total in £[20]
(a)	Total value of CIL set out in all demand notices issued in the reported year.	**£6,115,513**
(b)	Total value of CIL receipts (income) for the reported year.	**£5,066,021**
(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.	**£1,660,878**
(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.	**£0**
(e)	Total amount of CIL Expenditure for the reported year.	**£1,711,212**
(f)	Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.	**£13,000,000**
(g)	In relation to CIL expenditure for the reported year, summary of details of:	
	(i) the items of infrastructure on which CIL (including land payment) has been spent, and the amount of CIL spent on each item;	**£219,000 (SAMMS)**
		£637,000 (SANGS)
	(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**

[19] Schedule 2 of Regulation 121A of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019.
[20] Rounded to the nearest pound.

	(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.	**£89,600 (2% retained)[21]**
(h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item.	**£4,000,000 (Transport Interventions in South Wealden)** **£9,000,000 (Health and Wellbeing Projects within the District)** **Total is £13,000,000**
(i)	The amount of CIL passed to:	
	(i) any Parish Council under regulation 59A or 59B;	**£765,612**
	(ii) any person under regulation 59(4).	**£0**
(j)	Summary details of receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:	
	(i) total CIL receipts that 59E and 59F applied to;	**£0**
	(ii) the items of infrastructure to which 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item.	**£0**
(k)	Summary details of any notices served in accordance with regulation 59E including:	
	(i) the total of CIL receipts requested from each Parish Council;	**£0**
	(ii) any funds not yet recovered from each Parish Council at the end of the reported year.	**£0**
(l)	Total amount of:	
	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	**£3,354,809**
	(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;	**£5,660,878**
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	**£0**

[21] It should be noted that the amount of CIL for the 2020/2021 monitoring period spent on administrative expenses is the subject of a separate Council decision that has not yet been determined.

	(iv) CIL receipts for the previous year to which regulations 59E or 59F applied retained at the end of the reported year.	**£0**

Appendix 2: Monetary Contributions for Section 106 Agreements Signed in the 2020/21 Reporting Period

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
The Downs, London Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Swallow Business Park, Diamond Drive, Lower Dicker, Hailsham	Bus Service Contributions	£25,000	£36,000
	Traffic Regulation Order	£5,000	
	Travel Plan	£6,000	
Rockington Nursery, Blackness Road, Crowborough	Playspace Offsite	£42,692	£42,692
Land to rear and side of Stone House and Stone House Cottage, Whitehill Road, Crowborough	SAMMS	£3,510	£18,510
	SANGS	£15,000	
Uckfield Methodist Church, Framfield Road, Uckfield	SAMMS	£3,510	£18,510
	SANGS	£15,000	
Land south of Framfield Road, Blackboys	Bus Service Contributions	£65,000	£77,000
	Travel Plan	£6,000	
	Traffic Regulation Order	£6,000	
Lilac Fruit Farm, School Lane, Helwood Common	SAMMS	£2,340	£12,340
	SANGS	£10,000	
Lilac Fruit Farm, School Lane, Helwood Common	SAMMS	£2,340	£12,340
	SANGS	£10,000	
Land at Latchetts Barn, Freshfield Lane, Danehill	SAMMS	£2,340	£12,340
	SANGS	£10,000	
Land at Tamarisk, Park View, Buxted	SAMMS	£1,170	£6,170
	SANGS	£5,000	

Roundwood, Coopers Green Road, Uckfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Sandhill Farm, Sandhill Lane, Eridge	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land east of Hailsham Road and north of Peelings Lane, Stone Cross	Traffic Regulation Order	£5,000	£5,000
Owlsbury Farm, Hadlow Down Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Bishops Services Ltd, Hurts Hill, Crowborough	SAMMS	£10,530	£55,530
	SANGS	£45,000	
Hillgrove, London Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land at Grey Timbers, Maresfield Park, Uckfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Ye Olde Cottage, The Drive, Maresfield Park, Maresfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Rocks Farm, Boars Head Road, Boars Head	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land at Meadow House, London Road, Crowborough	SAMMS	£2,340	£12,340
	SANGS	£10,000	
The Crossways, Corseley Road, Groombridge	SAMMS	£1,170	£6,170
	SANGS	£5,000	
5 Sandridge, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	

Land at Snatts Road, Uckfield	SAMMS	£2,340	£12,340
	SANGS	£10,000	
Site Adjacent to Hawthorn Cottages, Goldbridge Road, Piltdown	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Furnace Bank House, London Road, Maresfield	SAMMS (Plot 1)	£1,170	£18,510
	SANGS (Plot 1)	£5,000	
	SAMMS (Plot 2)	£1,170	
	SANGS (Plot 1)	£5,000	
	SAMMS (Plot 3)	£1,170	
	SANGS (Plot 1)	£5,000	
Framfield Service Station, The Street, Framfield, Uckfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
30 Sycamore Court, Uckfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
91A High Street, Uckfield	SAMMS	£2,340	£12,340
	SANGS	£10,000	
Land Adjacent to Craigmore Hall, Crowborough Hill, Crowborough	SAMMS	£7,020	£37,020
	SANGS	£30,000	
Little Sharpes, Sharpsbridge Lane, Piltdown	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Cuckoo Barn, Douglas Road, Town Row	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land at Little Mount Farm, Benhall Hill Road, Frant	Traffic Regulation Orders	£10,000	£26,557

	Pembury Corridor Study Contribution	£16,557	
Land Adjacent to Cuckoo Trail, Cuckoo Fields, Station Road, Hailsham	Bus Service Contributions	£51,604	£99,604
	Village Green Replacement Transfer	£24,000	
	Replacement Village Green Fence Contribution	£4,000	
	Replacement Village Green Fence Contribution	£20,000	
Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	Bus Service Contributions	£500,000	£500,000
24A Simons Close, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
The Forge, Park Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Wayward Hill Farm, Parrock Lane, Hartfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land off Mill Road, Hailsham	Bus Service Contribution	£500,000	£510,000
	Traffic Regulation Orders	£10,000	
Land north of Eridge Road, Crowborough	Travel Plan	£6,000	£6,000
Inverewe, Warren Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
West Ghyll Mead, Ghyll Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
The Old Maypole Farm, Hurstwood Road, High Hurstwood	SAMMS	£1,170	£6,170
	SANGS	£5,000	

Sussex House, Top Flat, Park Lane, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land east of Nightingales, Walshes Road, Crowborough	SAMMS	£9,360	£49,360
	SANGS	£40,000	
52 Browns Lane, Uckfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
South View Cottage, South View Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Rumsden, Steep Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land adjacent to the Oaks, School Lane, Hadlow Down	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Little Barkham Farm, Goldbridge Road, Piltdown	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Oaklands, Ersham Road, Hailsham	Traffic Regulation Order	£5,000	£65,000
	Bus Service Contributions	£60,000	
The Pines, Eridge Road, Boars Head	SAMMS	£2,340	£12,340
	SANGS	£10,000	
Highview, Sandy Lane, Framfield	SAMMS	£1,170	£6,170
	SANGS	£5,000	
91A High Street, Uckfield	SAMMS	£2,340	£12,340
	SANGS	£10,000	
Land to the rear of 91 High Street, Uckfield	SAMMS (paid via CIL)	£3,510	£18,510
	SANGS (paid via CIL)	£15,000	

Land adjoining Chestnuts, Clackhams Lane, Jarvis Brook	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Land adjacent to Robin Hill, Fielden Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Total Amount			**£1,873,795**

Appendix 3: Breakdown of Section 106 monies transferred to external bodies for the 2020/21 period

Recipient	Site	Infrastructure Type / Project	Monies Transferred in £[22]
Bus Service Contribution			
ESCC	Land to the east of Shepham Lane, Polegate	Bus Service Contribution	£60,611
Community Infrastructure			
Hellingly Parish Council	Land east of Park Road and South of New Road, Hailsham	Community Hall Contribution	£134,383
Education Nursery			
ESCC	Land between Arlington Road East, South Road and A22, Hailsham	Nursery Education	£71,932
ESCC	Land west of Park Road, Hailsham	Nursery Education	£265,342
ESCC	Land east of Park Road and South of New Road, Hailsham	Nursery Education	£489,240
ESCC	Former Danecroft Nurseries, Station Road, Hellingly	Nursery Education	£15,673

[22] Rounded to the nearest pound.

Education Primary			
ESCC	Land between Arlington Road East, South Road and A22, Hailsham	Primary Education	£256,991
ESCC	Land west of Green Lane, Steel Cross, Crowborough	Primary Education	£69,565
ESCC	Land adjoining the White Hart Public House, Crowborough Hill, Crowborough	Primary Education	£81,522
ESCC	Land west of Park Road, Hailsham	Primary Education	£878,401
ESCC	Land east of Park Road and south of New Road, Hailsham	Primary Education	£1,760,434
ESCC	Former Danecroft Nurseries, Station Road, Hellingly	Primary Education	£55,894

Education Secondary			
ESCC	Land between Arlington Road East, South Road and A22, Hailsham	Secondary Education	£325,467
ESCC	Land west of Park Road, Hailsham	Secondary Education	£989,611
ESCC	Land east of Park Road and south of New Road, Hailsham	Secondary Education	£1,843,787
ESCC	Former Danecroft Nurseries, Station Road, Hellingly	Secondary Education	£58,962
Education Sixth Form			
ESCC	Land west of Park Road, Hailsham	Sixth Form Education	£185,813
ESCC	Land east of Park Road and south of New Road, Hailsham	Sixth Form Education	£342,605

Household, Waste and Recycling			
ESCC	Land between Arlington Road East, South Road and A22, Hailsham	Household, Waste and Recycling	£2,273
ESCC	Land south of Rattle Road, Stone Cross	Household, Waste and Recycling	£3,939
ESCC	Land west of Park Road, Hailsham	Household, Waste and Recycling	£4,511
ESCC	Land east of Park Road and south of New Road, Hailsham	Household Waste and Recycling	£6,455
ESCC	Former Danecroft Nurseries, Station Road, Hellingly	Household Waste and Recycling	-£105 (error in previous years payment)
Library			
ESCC	Land to the east of Shepham Lane, Polegate	Library	£73,280
ESCC	Land west of Park Road, Hailsham	Library	£80,095

Local Sustainable Accessibility Improvement Contributions (LSAIC)			
ESCC	Land adjacent to Knolldene, Blackness Road, Crowborough	LSAIC	£43,252
ESCC	Land to the west of Church, Marks Lane, East Hoathly	LSAIC	£934
ESCC	Land west of Green Lane, Steel Cross, Crowborough	LSAIC	£66,377
ESCC	Land off Penrith Way, Friday Street, Langney	LSAIC	£80,748
Playspace Offsite			
Isfield Parish Council	Isfield Camp, Station Road, Isfield	Playspace (offsite)	£40,724
Herstmonceux Parish Council	Land south of Hailsham Road, Herstmonceux	Playspace (offsite)	£50,919
Public Rights of Way (PROW)			
ESCC	Land south of Hailsham Road, Herstmonceux	PROW	£1,183
Total			**£8,340,818**

Published by
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX
Tel: 01323 443322
Fax: 01323 443333
e-mail: planningpolicy@wealden.gov.uk
Website: www.wealden.gov.uk