Wealden District Council

Infrastructure Funding Statement (IFS) 2022-23

December 2023

Wealden
District Council

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CIL and S106 Infrastructure Funding Statement

01 April 2022 - 31 March 2023



Hellingly Community Hub Playground

Table of Contents

1 Introduction 3
2 Community Infrastructure Levy (CIL) Collection & Expenditure 5
3 Section 106 Report – Collection & Expenditure for 2022/2023 15
4 Infrastructure List – Where we spend the funding. 26
5 Projected Expenditure for 2023/2024 32
6 Conclusions 33

Appendix

Appendix 1: Community Infrastructure Levy Matters Summary
Appendix 2: Monetary Contributions secured pursuant to Planning Obligations entered during the 2021/2022 Reporting Period
Appendix 3: Breakdown of monies received pursuant to Planning Obligations and transferred to external bodies for the 2021/2022 period.

Tables

Table 1: CIL rates for the financial year 2022 / 2023 3
Table 2: Summary of CIL Funds on 31 March 2022 6
Table 3: Breakdown of Wealden District Council CIL Expenditure for 2022/2023 7
Table 4: Relationship between CIL and Neighbourhood Plans 10
Table 5: CIL Payments made to Town or Parish Council in 2022/2023 excluding interest 11
Table 6: 2022/2023 CIL Receipts retained at 31/03/2023 15
Table 7: Total Financial Planning Obligations by type as agreed in 2022/2023 17
Table 8: Non-monetary contributions agreed for 2022/2023 18
Table 9: Total section 106 monies transferred in 2022/2023 23
Table 10: Summary on Money Section 106 Monies Retained as of 31 March 2022 24
Table 12: The Infrastructure List for 2023/2024 27
Table 13: SANGS and SAMMS funding transferred from S106 Agreements 28
Table 14 Projected residual CIL receipts available at the end of 2022/23 32

Figures

Figure 1: Value of Demand Notices issued by Year from 2018. 5
Figure 2: CIL Income by Year since adoption in 2016 6
Figure 3: Total Expenditure by Year 8
Figure 4: Proportion of CIL Funding allocated by project but not yet spent. 9
Figure 5: Total amount of CIL passed to Parish and Town Councils by year 10
Figure 5: Town and Parish Council CIL purchases 14
Figure 6: Proposed layout for the Community Sports Hub (WD/2023/2100) 23

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 developer contributions relating to Community Infrastructure Levy (CIL) and Section 106 (S106) legal agreements within the district of Wealden, excluding the South Downs National Park (SDNP), during a given fiscal year. This document details all contributions secured in the fiscal year 2022/2023.

1.2. The **Community Infrastructure Levy (CIL)** is a tariff-based charge which can be levied by local authorities on new development in their area. It is a valuable tool for local authorities to help deliver the infrastructure needed to support development.

1.3. The CIL Legislation came into force in April 2010. The Council first adopted a CIL charging schedule on 25 November 2015, that was implemented on the 1 April 2016. The adopted CIL Charging Schedule[1] applies separate charging rates for both residential and retail development on a per square metre basis. All other development types within Wealden District (i.e., offices, warehousing) have a zero CIL charge**.**

1.4. 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 although it is acknowledged that there will be small pockets of variation across a large District such as Wealden.

1.5. The current rates for CIL are set out in Table 1 below:

Table 1:CIL rates for the fiscal year 2022 / 2023

Chargeable Year	Higher Residential Band	Lower Residential Band	Retail Comparison	Retail Convenience
Rate from 01/01/2022 per m^2	£243.22	£182.42	£24.32	£121.62
Rate from 01/01/2023 per m^2	£260.00	£195.05	£26.00	£130.04

1.6. 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.

1.7. **S106 agreements (S106)** are legal agreements that can be attached to a planning permission to mitigate the impact of the development. Planning obligations can

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

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. S106 obligations can be both financial and non-financial and can be provided on-site, such as through the provision of affordable housing, or off-site as financial payments, such as through a financial contribution to provide for a specific piece of infrastructure.

1.8. Tables later in this report set out in detail both the financial and non-financial contributions that have been agreed in the fiscal year 2022/2023.

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 278 agreements. ESCC will produce its own IFS[2], which will detail the financial position of these agreements.

[2] East Sussex County Council Infrastructure Funding Statement (IFS) 2022. Available at https://www.eastsussex.gov.uk/planning/development-contributions/infrastructure-funding-statement/2022

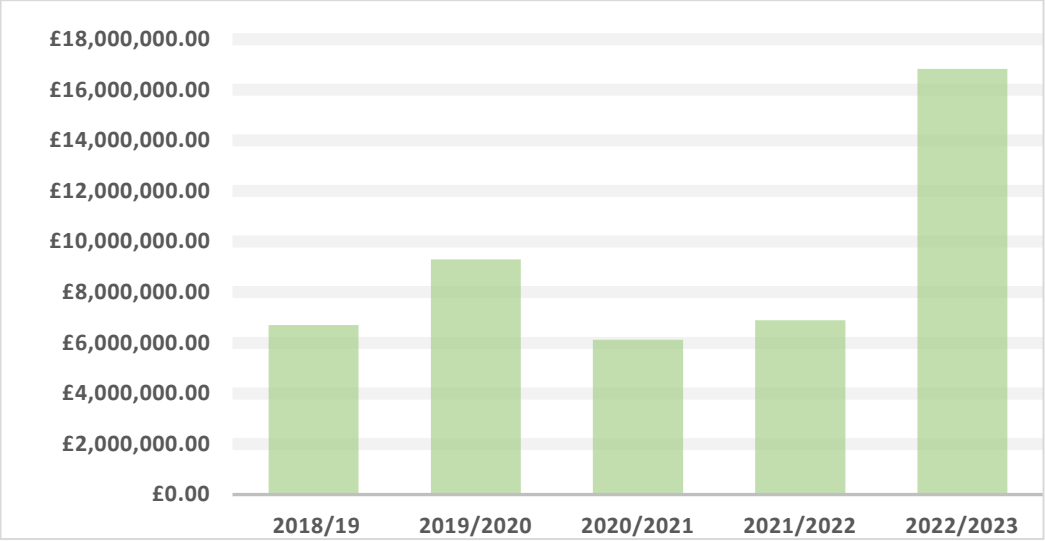
2 Community Infrastructure Levy (CIL) Collection & Expenditure

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

Total value of CIL demand notices issued in 2022/2023

2.2. The total value of CIL demand notices issued in 2022/2023 by Wealden District Council amounted to £17,633,330 This is a significant increase on the previous monitoring period (2021/22) where the total value of CIL demand notices issued was ££6,896,065.

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



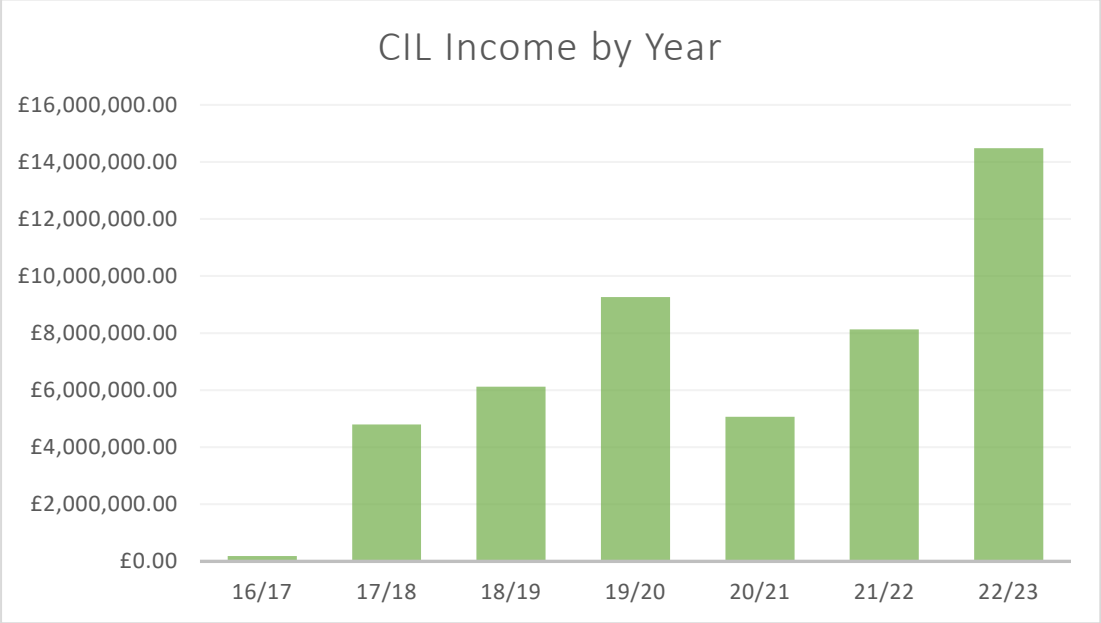
2.3. The significant increase in the value of demand notices issued in 2022/23 shown in in Figure 1 above is because of more demand notices being issued in 2022/23 (126) than in 2021/22 (87) with a higher average cost per invoice; with 2022/23 at an average of £133,528 and 2021/22 lower at an average £78,265 per invoice**.**

Total amount of CIL receipts for 2022/2023

2.4. The total amount of CIL monies received by Wealden between 1 April 2022 and the 31 March 2023 was £14,484,199**.**

2.5. This was a substantial increase (78%) over the amount of CIL receipts received during the previous monitoring period in 2021/22, which amounted to £8,125,600. This is reflective of the greater number of demand notices issued. Table 2 below shows the growth of CIL income since the adoption of the Levy by Wealden 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 in 2016



CIL receipts collected and expenditure prior to 1st April 2022

2.6. Table 2 below provides a breakdown of the total amount of receipts collected through CIL contributions and expenditure prior to 1st April 2022.

Table 2: Summary of CIL Funds on 31 March 20223

Income	**01/04/2016 to 31/03/2022 (£)**
Total CIL receipts received (A)	£33,573,813
Expenditure	**01/04/2016 to 31/03/2022 (£)**
Town and Parish Council Payments	£4,798,826
SANGS	£3,074,000
SAMMS	£458,540
Administration Costs	£738,000
Allocated Funding pre 01/04/2022	£13,000,000
Other costs	£4,900
Total expenditure (B)	£22,074,266
Balance of CIL receipts [(A)-(B)]	**£11,499,547**

[3] Rounded to the nearest pound.

Total amount of CIL expenditure for 2022/2023

2.7. The total CIL expenditure for 2022/2023 was £10,675,241 (rounded to the nearest pound).

2.8. This total expenditure figure includes:

- The transfer of Parish/Town Council CIL Payments
- Expenditure on both Suitable Alternative Green Space (SANG) and Strategic Access Management and Monitoring (SAMM)
- CIL administration costs which include salaries, IT provision and other associated costs related to the administration of CIL.
- Allocated funds.

2.9. xcluding allocated fund expenditure totalled £2,370,061 which is reflected in Figure 3 below. Table 3 below shows the breakdown of the 2022/2023 expenditure figure in detail**.**

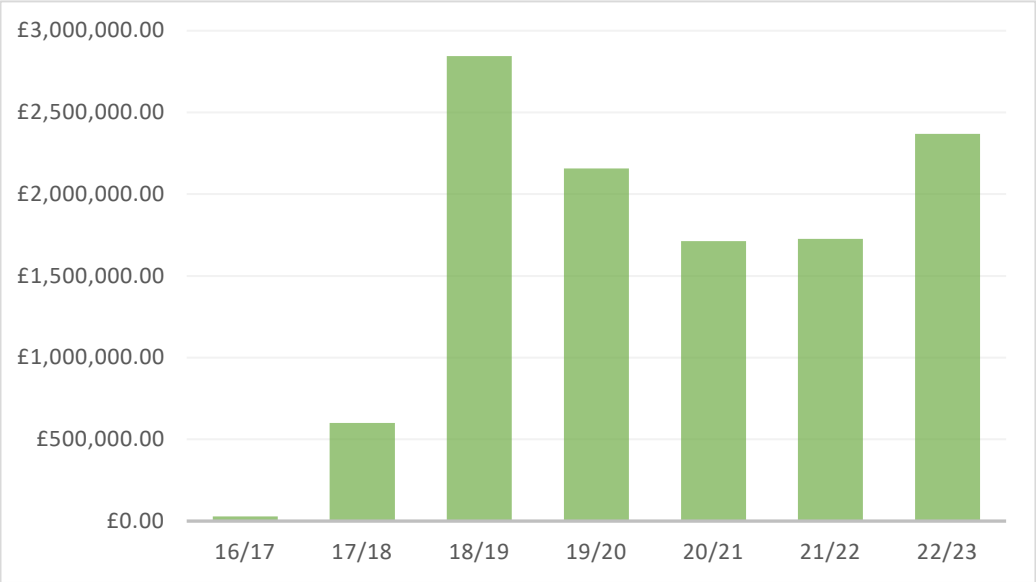
Table 3: Breakdown of Wealden District Council CIL Expenditure Including allocations for 2022/2023

Project	**CIL Expenditure for 2022/2023[4] (£)**
Parish/Town Council CIL Payments	£2,234,919
SAMMS	£44,142
SANGS	£0
CIL Administration	£91,000
New allocations as detailed • Additional funding for A22 MRN project (£1.85m) • Additional Funding for Ersham Road roundabout project (£0.5) • Hailsham Aspires (£5m)	£7,350,000
Total CIL Expenditure for 2022/23	**£10,675,241**

2.10. Figure 3 compares year on year actual expenditure. The peak expenditure in 2018/2019 was when the Council purchased the land for SANGS which accounts for this anomaly**.**

[4] Rounded to the nearest pound.

Figure 3: Total Expenditure by Year excluding allocations



2.11. The district council as in previous years has continued to allocate CIL receipts in 2022/2023 to the SANGS and SAMMS projects[5]. 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.

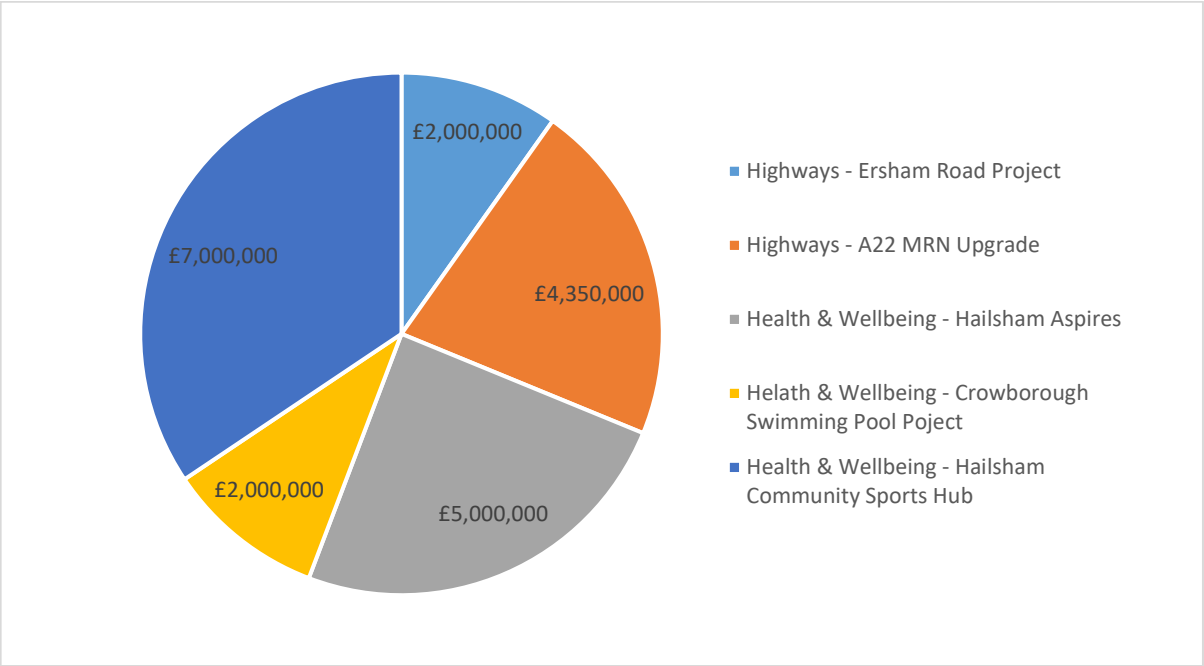
Total CIL receipts allocated but not spent in 2022/2023

2.12. The total amount of CIL receipts allocated but not spent at the end of 2022/2023 was £20,350,000**.** This figure is the total funds allocated but not spent cumulatively since the introduction of CIL in 2016.

2.13. Since the introduction of CIL, the District Council has earmarked funding for specific projects some of which, are still at a planning stage. This allocation of monies is ringfenced for the identified projects but may be reallocated by formal decision should circumstances change. The 22/23 ringfenced allocations are detailed in figure 3 below.

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

Figure 4: Proportion of CIL Funding allocated by project but not yet spent as at end 22/23.



Amount of CIL Spent on repaying money borrowed

2.14. In 2022/2023 the Council did not spend any money on repaying money it had borrowed.

Amount of CIL spent on administration expenses

2.15. In 2022/2023 the Council spent £91,000 on Administration expenses which equates to 1.0% of the year's financial receipts.

2.16. Due to the way in which the Council accounts for funding this figure will be approved and charged within the 2023/2024 fiscal year. Correspondingly within this fiscal year the administration expenditure for 2021/2022 will be accounted for. This was £90,000 (1.2% of CIL receipts)

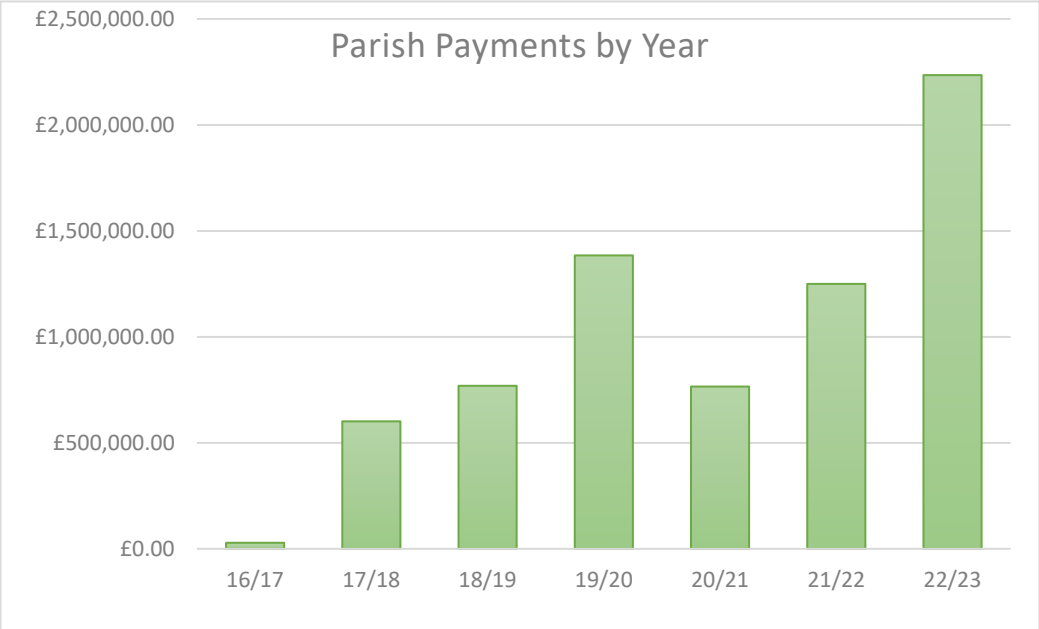
2.17. Administration expenses for 2022/2023 include the following**:**

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

CIL passed to Town and Parish Councils – Neighbourhood CIL

2.18. In 2022/2023 the Council passed £2,234,919 to the Town and Parish Councils, which equates to 15.4% of the year's total CIL receipts.

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



2.19. The Council has a statutory duty to pass on a proportion of CIL receipts to Parish and Town Council areas, this is known as the 'meaningful proportion[6]. Where all or part of a chargeable development is within a Parish, the respective Council (Parish or Town) must use the CIL receipts passed to it to support development within that parish by funding the provision, improvement, replacement, operation, or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on the area.

2.20. The 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 councils have adopted Neighbourhood plans can be found on the Wealden website at https://www.wealden.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/.

2.21. 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 council in which the development took place.

Table 4: Relationship between CIL and Neighbourhood Plans

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

Neighbourhood Plan in adopted	Level percentage passed to the Town or Parish Council
YES	25% uncapped paid annually
NO	15% capped[7] at £100 per dwelling (indexed for inflation) paid annually

2.22. For areas where a neighbourhood development plan is in place, this rises to 25% of the relevant receipts. As of 31 March 2023, there were three 'made' neighbourhood development plans in place for the parishes of Herstmonceux[8], Hailsham[23] and Hellingly[24], so, these parishes are eligible for 25% of the relevant CIL receipts for the reporting year. No other neighbourhood development plans have been 'made' at this stage, however there are a number that are in initial stages of consultation.

2.23. The Council has passed on CIL receipts to parish and town councils since 1 April 2016. A full list of parish and town council's that have been passed CIL monies by the Council for the 2022/2023 reporting period is shown below.

Table 5: CIL Payments made to Town or Parish Council in 2022/2023 excluding interest

Parish/Town Council	CIL Amounts Paid in (2022/2023)
Arlington Parish Council	£15,655.03
Berwick Parish Council	£0.00
Buxted Parish Council	£35,571.18
Chalvington and Ripe Parish Council	£0.00
Chiddingly Parish Council	£8,125.75
Crowborough Town Council	£428,496.47

[7] 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.

[8] Herstmonceux Neighbourhood Development Plan, July 2019

[23] Hailsham Neighbourhood Plan July 2021

[24] Hellingly Neighbourhood Plan July 2021

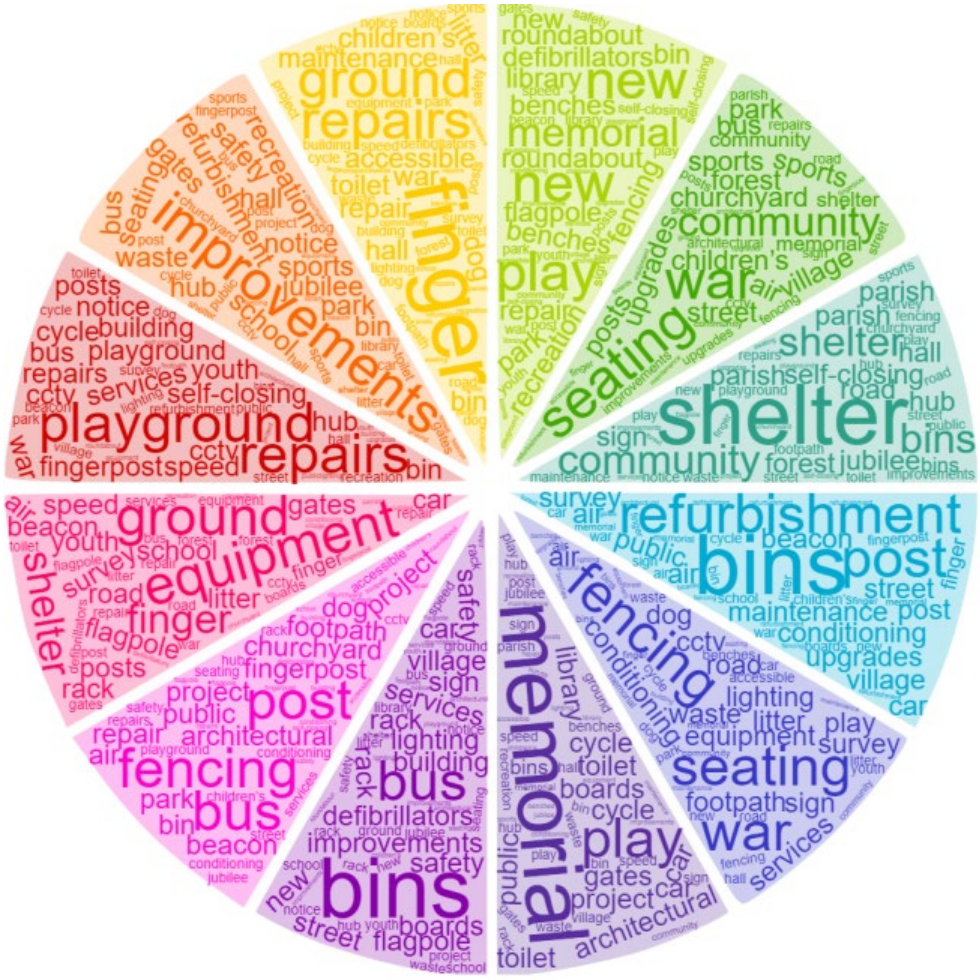
Parish/Town Council	CIL Amounts Paid in (2022/2023)
Danehill Parish Council	£622.83
East Hoathly and Halland Parish Council	£91,957.56
Fletching Parish Council	£2,164.51
Forest Row Parish Council	£26,970.26
Framfield Parish Council	£0.00
Frant Parish Council	£0.00
Hadlow Down Parish Council	£0.00
Hailsham Town Council	£990,112.77
Hartfield Parish Council	£37,797.46
Heathfield and Waldron Parish Council	£135,130.76
Hellingly Parish Council	£57,056.48
Herstmonceux Parish Council	£21,687.99
Hooe Parish Council	£0.00
Horam Parish Council	392,464.36
Isfield Parish Council	£0.00
Laughton Parish Council	£146.41
Maresfield Parish Council	£29,483.66
Little Horsted Parish Meeting	£0.00
Mayfield and Five Ashes Parish Council	£1,578.36
Ninfield Parish Council	£6,645.82
Pevensey Parish Council	£0.00
Polegate Town Council	£65,407.49
Rotherfield Parish Council	£7,527.95

Parish/Town Council	CIL Amounts Paid in (2022/2023)
Uckfield Town Council	£11,797.75
Wadhurst Parish Council	£27,669.57
Warbleton Parish Council	£375.43
Wartling Parish Council	£0.00
Westham Parish Council	£52,647.24
Willingdon and Jevington Parish Council	£85,930.47
Withyham Parish Council	£1,895.38
Total	**£2,234,918.94**

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

2.25. Town and Parish Councils provide information on what they have spent their meaningful proportion on, and these details can be found on our website at https://www.wealden.gov.uk/planning-and-building-control/planning-policy/infrastructure-funding-statement/ or on their own websites. Figure 5 below give a colourful illustration of all the different infrastructure that the Town and Parish Councils have purchased this year.

Figure 5: Town and Parish Council CIL purchases



2.26. It is within the power of the Council to request CIL Funds passed to the parish and town councils, which have not been used by them within five years, are returned, Regulation 59E of the CIL Regulations 2010 (as amended) [OBJ]. While it is also required that this returned money is used to the benefit of the specific parish or town council, the Council 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 will not seek funds to be returned.

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

2022/2023 CIL receipts retained by Wealden at 31/03/2023

2.28. After all expenditure for 2022/2023 as set out in Table 2 has been deducted from the total CIL receipts for this fiscal year the Council has retained £3,808,958 of unallocated funding

Table 6: 2022/2023 CIL Receipts retained at 31/03/2023 including allocations in the fiscal year.

CIL Income for 2022/2023 (A)	**£14,484,199 (+)**
CIL Expenditure for 2022/2023 (B)	**£ 10,675,241(-)**
CIL Retained at 31/03/2023 (A-B)	**£3,808,958 (=)**

2.29. The total amount of CIL carried over to fiscal year 2023/2024 therefore totals £15,308,505. This is made up of £11,499,547 retained at the end of 2021/2022 and £3,808,958 retained at the end of 2022/2023.

2.30. The £15,308,505 does not include those funds that have been allocated but not spent which total £20,350,000.

2.31. Therefore, total CIL Receipts retained both allocated and unallocated totals £35,658,505.



Chiddingly Church – Grade 1 Lised Building

Image credit: Paul Farmer available from https://www.nationalchurchestrust.org/church/chiddingly-parish-church-chiddingly#lg=1&slide=3

3 Section 106 Report – Collection & Expenditure for 2022/2023

3.1. This section sets out the funds raised via Section 106 Obligation, that the Council has collected, transferred, or spent in the fiscal year 2022/2023. This produced in accordance with Part 10A of the Community Infrastructure Levy Legislation 2010 (as amended).

3.2. All the figures here relate to the monies received and spent by Wealden District Council. In some instances, money is transferred to external bodies, namely, ESCC and in some instances Town or Parish Councils as detailed by the respective Planning Obligation. ESCC will be producing its own IFS for the 2022/2023 monitoring period and as such, any money that the Council has transferred to ESCC will be reported in its own IFS.

The total amount of money secured by planning obligation which were entered in to during 2022/2023

3.3. During 2022/2023 the Council entered in to 89 S106 Legal Agreements. 51 of these agreements were for SANGs and SAMMS only, with the remaining 37 agreements provide for a variety of financial and physical mitigation to support new development.

3.4. The tables in Appendix 2 and Appendix 3 of this report provide details of all the Planning Obligations that were entered into during the 2022/2023 reporting period that provided financial sums for specific infrastructure items. It should be noted that all Planning Obligations entered each year are also displayed on the Council's planning and building control register[9].

3.5. The total sum of money to be provided under planning obligations signed in the 2022/2023 reporting period was £5,955,072 of which £1,463,167 was attributed to SANGS and £364,665 to SAMMS.

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

3.7. The breakdown of total financial obligations agreed by infrastructure type is as detailed in the table below. A detailed breakdown of the financial planning obligations by site can be found in Appendix 3

[9] WDC Planning and Building Control Register. Available at https://planning.wealden.gov.uk/disclaimer.aspx?returnURL=%2f

Table 7: Total Financial Planning Obligations by type as agreed in 2022/2023

Infrastructure Type	Amount secured (£)
SANGS	£1,463,167
SAMMS	£364,665
Active Green Infrastructure	£185,830
Bus Service Contributions	£1,566,077
Travel Plan Audit Fees	£78,000
Traffic Regulation Orders	£41,000
Affordable Housing offsite contribution	£703,333
Pedestrian Improvement Contributions	£1,503,000
Highways Contribution	£50,000
TOTAL	**£5,955,072**

3.8. The affordable housing off-site contributions (£703,333) will be allocated to the Council Housing Team, contributing towards Affordable Housing Projects within the District.

3.9. The Council is currently utilising £765,000 of affordable housing S106 contributions to enable the first Community Land Trust (CLT) project in Wealden. Herstmonceux CLT will deliver 18 homes over two sites, of which at least 9 will be affordable funded partly by the commuted sum monies. Neither of the two 9-unit sites had a S106 obligation to deliver affordable housing as the number of units for each site sits below the development threshold. Construction is due to start on site early next year (2024). Action in Rural Sussex Community Housing Hub is supporting Herstmonceux CLT to deliver this project.

3.10. The travel plan audit fees (£78,000), traffic regulation orders (£41,000), highways contributions (£50,000) and pedestrian improvement contributions (£1,503,000) being passed to East Sussex County Council on request subject to compliance with the terms of the respective legal agreement.

Total financial contributions received via Planning Obligation in 2022/2023

3.11. In 2022/2023, a total of £2,129,097 (inc. interest) was received by the Council in section 106 contributions. This figure is an increase on the payments received in 2021/2022 which were £1,271,848. This 67.4% uplift which is reflective of a greater number of developments commencing, the usual trigger for S106 payments to the Council.

Total financial contributions received via Planning Obligation prior to the 1st of April 2022 that have yet to be allocated

3.12. The total amount of money under a planning obligation, which was received before the 1 April 2022, which has not yet been allocated by the local authority was £13,234,378 (rounded up and inc. interest))

Summary of non-monetary contributions entered during the 2022/2023 financial reporting period

3.13. Table 7 below provides a summary of the non-monetary contributions that were secured through Planning Obligations in the fiscal year 2021/2022. The non-monetary contributions included affordable housing units, self-build and custom-build units, green infrastructure, play space, community facilities and highway works/agreements, amongst other matters.

Table 8: Non-monetary contributions agreed for 2022/2023

Location	Contribution Type Secured
Land West of North Street, Lower Horsebridge, BN27 4DR	Affordable Housing units (19) Self-Build/ Custom Build Units (3) S278 Highway works Green Infrastructure
Land East of Sandy Cross Lane (To the South of Parkside Community Primary School), Heathfield	Self-Build/ Custom Build Units (5%)
Streatfield House, Southview Drive, Uckfield TN22 1UP	100% Affordable Housing (20)
Land at Sharnfold Farm (Hailsham Road Frontage), Hailsham Road, Stone Cross, BN24 5BU	Affordable Housing units (11) Self-Build/ Custom Build Units (1) S278 Highway works
Friday Street Farm, Oak Tree Lane, Eastbourne, BN23 8BB	Affordable Housing units (88) Self-Build/ Custom Build Units (13) Public Open Space (1.6ha) Childrens play areas. Allotments Cycle Paths Footpaths Green Infrastructure Travel Plan S278 Highway works

Location	Contribution Type Secured
Off The Line Vineyard, North Street, Hellingly, BN27 4EA	Hedgerow maintenance behind visibility splay
Land Adjacent to Collins Honda, Hailsham Road, Herstmonceux, BN27 4JU	Affordable Housing Units (5) First Homes Units (2)
Land at Old Nursery House, The Street, Framfield, TN22 5PN	Affordable Housing Units (20) Self-Build/ Custom Build Units (3) Children's Playspace Youth & Adults Playspace Green Infrastructure Travel Plan S278 Highways works.
Land at Chiddingly Road, Horam, TN21 0JJ	Affordable Housing units (7) Self-Build/ Custom Build Units (13)
Danecroft Nurseries, Station Road, Hellingly, BN27 4EU	Affordable Housing units (28) Children's Playspace Green Infrastructure S278 Highway works
Land at Fern Close, Frant, TN3 9DB	Affordable Housing units (5)
Mornings Mill Farm, Eastbourne Road, Lower Willingdon, BN20 9NY	Affordable Housing units (245) First Homes (No. To be confirmed) Self-Build/ Custom Build Units (35) 4.6ha Youth & Adult Sports Pitches Childrens Playspace S278 Highways works. Green Infrastructure Travel Plan Highways improvements A27 Cophall Roundabout Alternative medical centre site (2037m^2) 2 x Bus stops with real time information Community Hall Education Site (School) Public Rights of Way

Location	Contribution Type Secured
	Cycle Lanes
Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JJ	Affordable Housing Units (13) Self-Build/ Custom Build Units (2) Youth and Adult Playspace S278 Highway works
Hindsland, Eastbourne Road, Lower Willingdon, BN20 9NU	Affordable Housing Units (63) Self-Build/ Custom Build Units (9) Childrens Playspace Green Infrastructure Sustainable Urban Drainage system (SUDS) Travel Plan S278 Highways works. Medical centre of 5954m^2 Car Club and parking
Hesmonds Stud, Waldron Road, East Hoathly, BN8 6QH	Affordable Housing Units (72) Self-Build/ Custom Build Units (10) Childrens Playspace Green Infrastructure Sustainable Urban Drainage system (SUDS) Travel Plan S278 Highways works.
Land off Bexhill Road, Ninfield	Affordable Housing Units (23) Self-Build/ Custom Build Units (3) Childrens Playspace Green Infrastructure Travel Plan S278 Highways works.
Land West of Station Road, Hailsham	Affordable Housing Units (70) Self-Build/ Custom Build Units (10) Childrens Playspace Youth & Adult playing spaces including sports pitches. Green Infrastructure Travel Plan S278 Highways works.
Land West of Five Ash Down Road, Coopers Green	Affordable Housing Units (12) Self-Build/ Custom Build Units (2) S278 Highways works.

Location	Contribution Type Secured
	Bus Stop
The Millbrook Garden Centre, Tubwell Lane, Crowborough, TN6 3RJ	Affordable Housing Units (9) Self-Build/ Custom Build Units (1) S278 Highways works.
Land at Cooks Corner Farm to the Rear of Amblestone, London Road, Crowborough	Affordable Housing Units (11) Self-Build/ Custom Build Units (1) Childrens Playspace Green Infrastructure
Land at Old Orchard House, Horebeech Lane, Horam, TN21 9DZ	Affordable Housing Units (13) Self-Build/ Custom Build Units (2) Childrens Playspace Link to the Cuckoo Trail
Land At Straight Half Mile, Maresfield.	Affordable Housing Units (9) Self-Build/ Custom Build Units (1) S278 Highways works. Community Building (400m^2)
The Bay Hotel, 2 Eastbourne Road, Pevensey Bay, BN24 6EJ	S278 Highways works.
Coldthorn Barn, Coldthorn Lane, Hailsham, BN27 3PJ	Affordable Housing Units (11) S278 Highways works.
The Cart Barn, Burwash Road, Heathfield TN21 8QY	100% Affordable Housing Units (15)
Land East of Michael Way, Ashdown Business Park, Maresfield	Travel Plan
Land North of Sunflower Lane, Polegate, BN26 6HT	Affordable Housing Units (5)
Horselunges, Mill Lane, Hellingly, BN27 4HD	S278 Highways works.

3.14. As can be seen above, a substantial number of non-monetary contributions from Planning Obligations related to affordable housing provision, which equates to a total of 759 an increase of 203 units when compared to the previous year. In addition, a further 110 self-build / custom build plots were secured a further increase of 36 units year on year.

3.15. There were also several highway works secured through Section 278 agreements that are listed above. These are agreed by ESCC through their legal agreements

with the developer and will be reported within the IFS that will be published by ESCC.

3.16. There were also contributions towards children's onsite play space, offsite youth and adult play space, active and passive green infrastructure, cycle paths, links to the Cuckoo Trail and community buildings and a medical centre.



Image courtesy of Sustrans. Available at https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/cuckoo-trail/

3.17. It should be noted that Education facilities are provided by East Sussex County Council and not Wealden District Council.

Total amount of money (received under any planning obligation which was allocated but not spent during 2022/2023

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

Total amount of S106 expenditure for 2022/2023

3.19. 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 £1,268,328 in the 2022/2023 period. All the monies classed as 'spent,' were transferred to external bodies, with the exception SANGS and SAMMs payments.

3.20. Last year we reported two major projects that were coming forward, partially funded by CIL and S106 receipts. One of these projects was the new Community Sports Hub at Knights Farm East in Hellingly. At the time of writing this report, the project has now passed the design stage and a full planning application was submitted to the Council for determination (WD/2023/2100).

3.21. The image below shows the submission block plan which is available on the Wealden District Council Planning website at: https://planning.wealden.gov.uk/plandisp.aspx?recno=163100

Figure 6: Proposed layout for the Community Sports Hub (WD/2023/2100)



3.22. 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 may include Town and Parish Councils or various East Sussex County teams such as Education or Highways. Table 8 below summarises the contributions transferred to third parties during 2022/2023.

Table 9: Total section 106 monies transferred in 2022/2023

Type	Recipient	Monies transferred
Rights of Way	ESCC	£10,105
Household Waste & Recycling	ESCC	£1,633
Affordable Housing	Herstmonceux Parish Council	£255,000
Highways	Herstmonceux Parish Council on behalf of ESCC	£33,509
Playspace Offsite	Wadhurst Parish Council	£28,485
SANGS & SAMMS	WDC	£939,596
Total		£1,268,328

Money borrowed in 2022/2023 period

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

Section 106 monitoring fees

3.24. The Council does not currently request monitoring fees in relation to the delivery of Planning Obligations, although this position is under review with a trial scheduled to begin in the 23/24 financial year.

Total amount of Section 106 monies retained as of the 31st of March 2023

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

able 10: Summary on Money Section 106 Monies Retained as of 31 March 2022

Infrastructure Type	Sum held by ESCC (a)	Sum held by WDC exc. interest (b)	Total sums held (a+b) exc. interest
Affordable Housing	£0	£960,125	£960,125
Education Early Years	£300,699	£379,769.37	£680,468
Education Primary	£4,900,810	£3,166,707	£8,067,517
Education Secondary	£2,879,801	£1,100,751	£3,980,552
Education Sixth Form	£481,337	£144,030	£625,367
Education Special Needs	£0	£0	£0
Library	£264,312	£243,276	£507,588
Highways Agency	£899,924	£53,600	£953,524
ESCC Highways	£0	£1,689,375	£1,689,375
Onsite Playspace	£0	£314,174	£314,174
Offsite Playspace	£0	£787,121	£787,121
Community Halls	£0	£287,998	£287,998
Community Benefit scheme	£0	£26,936	£26,936
Bus Contributions	£2,507,415	£1,935,695	£4,443,110
Right of Way	£52,557	£72,806	£125,363
Household Waste & Recycling	£35,019	£34,930	£69,949
LSAIC	£4,489,916	£1,613,519	£6,103,435
Highways – TRO	£0	£17,919	£17,919
Highways – Travel Plan	£0	£53,244	£53,244
Health	£0	£1,007,043	£1,007,043
Ecological works & Landscape maintenance	£0	£17,473	£17,473

Infrastructure Type	Sum held by ESCC (a)	Sum held by WDC exc. interest (b)	Total sums held (a+b) exc. interest
Replacement Village Green Fence and ramp	£0	£24,000	£24,000
Uckfield Town centre	£0	£476,482	£476,482
Hellingly Traffic Calming Scheme	£0	£39,096	£39,096
TOTALS	£16,811,790	£14,446,069	£31,257,859

3.26. As can be seen above, the amount monies retained at the end of the 2021/2022 period was £14,446,069 (excluding interest) for Wealden District Council. There is also a sum of £16,811,790 held by ESCC for projects in Wealden District, providing a combined amount of section 106 agreements monies held at the end of the 2022/23 fiscal period totalling £31,257,859.

3.27. A considerable proportion of this money has been retained for education at over £13 million and a substantial amount is also held for local transport and highways schemes at almost £8.3 million, with the combined authorities also holding £4.4 million for bus service improvements.

3.28. 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 2022/2023

3.29. 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 group taking on responsibility for the piece of infrastructure. 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.

3.30. The table below shows the total amount of section 106 payments retained at the end of 2022/2023 period where long-term maintenance provision has been made. This amounts to £850,201 This forms a small part overall of the section 106 payments retained at the end of 2022/2023 (as discussed above) and includes landscape areas and play space maintenance sums.

Table 11: Section 106 maintenance payments held at the end of 2022/2023

Areas of Maintenance	Amount Held (exc. interest)
Landscape Areas	£2,258

Onsite Play space	£231,948
Offsite Play space	£615,995
Totals	**£850,201**

4 Infrastructure List – Where we spend the funding.

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

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

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

How Infrastructure Projects are prioritised

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

4.4. A subsequent Council decision in August 2015 confirmed the governance arrangements and the prioritisation of CIL receipts to repay the Council's investment in the provision and maintenance of Suitable Alternative Natural Greenspace (SANGS) and Strategic Access Management and Monitoring (SAMM) Strategy and any further investment required to deliver the mitigation to support the growth identified in the adopted Core Strategy Local Plan 2013.

4.5. 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.

4.6. 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[10].

4.7. A Council decision dated 7 February 2019 reaffirmed the Regulation 123 list and infrastructure priorities. Within the IFS for 2020/2021 it was also confirmed that the Council would also prioritise Wellbeing alongside the Health commitment. For the avoidance of doubt, the priorities currently include:

[10] The Community Infrastructure Levy (Amendments)(England) Regulations 2019. Available at https://www.legislation.gov.uk/uksi/2019/966/contents/made

- Supporting bidding for highway improvements in the south – A27/A22/A2270 etc. through 'top up' funding.
- Wellbeing provision
- Education provision where required and as established in the forthcoming Regulation 18 draft Infrastructure Delivery Plan
- Healthcare provision

4.8. These infrastructure priorities are reconfirmed in this IFS (2022/2023).

4.9. Table 12 below confirms in detail the current projects that remain the main infrastructure priorities for the Council.

Table 12: The Infrastructure List for 2023/2024

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	
A22 Major Road Network (MRN) Scheme	East Sussex County Council
Ersham Road – Diplocks Roundabout Scheme	East Sussex County Council
Health and Wellbeing	
Wealden Community Sports Hub	Wealden District Council
Hailsham Aspires Medical Centre	Wealden District Council

Project 1 - Ashdown Forest SPA Mitigation

4.10. In 2015/2016 the Council purchased and developed two Suitable Alternative Natural Greenspaces (SANGs), one in Crowborough, Walshes Park[11] and one in Uckfield, Horsted Green Park[12]. 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

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

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

for SANGs of £5000 per new dwelling is charged for new properties built within the 7km of the Ashdown Forest SPA.

4.11. 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.

4.12. In 2022/2023 the Council collected £939,596 from S106 agreements. The detail of this is shown in table 13 below:

Table 13: SANGS and SAMMS funding transferred from S106 Agreements

Development	SAMMS	SANGS	TOTAL
Land North of Rolling Mill & Land South of Bloomery Way, Maresfield	£35,741	£152,741	£188,482
Emerson College, Forest Row	£7,449	£31,316	£38,765
Land West of Uckfield	£310,652	£184,501	£495,153
Land east of Lower High Street, Wadhurst	£44,842	£0	£44,842
Land east of Hadlow Down Road, Crowborough	£32,683	£139,671	£172,354
TOTAL	£431,367	£508,229	£939,596

4.13. A further £955,180 was transferred from CIL, where payment was taken as the alternative to paying via S106 agreement, giving a total of £1,894,776 raised for the SANGS and SAMMS projects in the fiscal year 2022/2023

4.14. Both 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 this former agricultural land, in support of our climate change and net zero priorities.

4.15. A rate of £1170 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, Mid Sussex, Lewes, Tandridge and Sevenoaks District Councils and Tunbridge Wells Borough Council working with the Conservators of Ashdown Forest and Natural England.

4.16. Both the SANG and SAMM contributions are collected in accordance with the legal agreement signed by all the relevant local authorities.

Project 2 – Transport Interventions

4.17. Highway improvements, particularly in the south of the district proximate to major growth that has taken place in recent years continues to be a priority.

4.18. An outline business case and the associated technical documents for the A22 Major Road Network (MRN) junction improvement package were submitted to DfT (Department for Transport) by East Sussex County Council. Wealden District

Council has currently earmarked a £4.35 million contribution raised 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 with many of the development sites already have planning permission.

4.19. The outcome of the MRN bid is unlikely to be known until spring 2024. Should the MRN bid be unsuccessful then the earmarked funding would be returned to the general fund for infrastructure improvement.

4.20. The Council has also earmarked £2.0 millions of 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. As the location of the proposed roundabout would impact on the green space at this junction a new village green has been developed further down Ersham Road which is significantly more accessible and links into the Cuckoo Trail.

4.21. The status of the Ersham Road roundabout project is now at the detailed design stage, which is being undertaken by contractors on behalf of ESCC. This stage is estimated to take around 10 months, with completion anticipated in summer 2024.

Project 3: Education Provision

4.22. The Council will continue to prioritise the provision of necessary education infrastructure across the district, working with partners at ESCC to establish needs and plan for provision early as part of the local plan review. The details of this will be published within the Draft Regulation 18 Infrastructure Topic Paper in early 2024 in support of the regulation 18 consultation for the Council's Local Plan and later within the updated Infrastructure Development Plan (IDP).

4.23. East Sussex County Council has identified that Special Education Needs places are urgently required across the district, and it is anticipated that this will be their priority moving forward into 2024/2025.

Project 4: Health and Wellbeing Infrastructure

4.24. The Council's current evidence base for both indoor/ built sports facilities[13] and playing pitch and outdoor sport's needs[14], along with the Open Space Assessment report [15] and Playing Pitch Outdoor Sports Strategy and Action Plan 2023[16] identify those areas of the district that have deficits in such facilities. These areas of infrastructure have therefore been prioritised for funding through CIL receipts in the 2022/23 period. The Council has begun work to explore the creation of an annual fund earmarked from CIL to enable to rapid delivery of a number of these

[13] Wealden District Council – Indoor Sports Facility Needs Assessment (March 2022)
[14] Wealden District Council – Playing Pitch and Outdoor Sports Strategy – Assessment Report (April 2022)
[15] Wealden District Council Open Space – Assessment Report (April 2022)
[16] Wealden District Council - Playing Pitch Outdoor Sports Strategy and Action Plan 2023

projects, working closely with our partners (including Parish and Town Councils, sport's governing bodies, education providers and many more).

4.25. The Council is progressing with its project to deliver a new community sports hub on Council owned land at Knights Farm East to the northwest of Hailsham. At this time, the Council is seeking planning permission details of which may be found via our website www.wealden.gov.uk and by searching for planning application WD/2023/2100.

4.26. Full Council agreed on 22 November 2023 to allocate an additional £5.183m from unallocated CIL monies to assist with the delivery of the sports hub.

4.27. The project seeks to provide a state-of the-art leisure and sports facility, creating a variety of new outdoor sport and leisure facilities for local communities. The planning application proposes 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, BMX and skate area, children's play area, outdoor tennis tables, outdoor gym equipment and a community café.

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

4.29. In the 2021/2022 IFS we identified additional investment in Crowborough Leisure Centre swimming pool. This was in anticipation of the closure of the Uckfield Swimming pool and the water space required within the district as identified in our recent evidence bases. With the renewal of the lease of the Uckfield Leisure Centre swimming pool a decision was made in late 2023 to delay this project pending a wider review. Whilst the main project is paused, work continues to look at the efficiency of the centre, both for customers and the environment.

4.30. Other projects in the pipeline include the upgrading of the Maurice Thornton Playing fields and the improvement of the Beacon Academy All-weather Hockey Pitches which are available for community use.

4.31. The Council currently has a total of £9 million earmarked for these projects. This amount was approved in 2020/2021 in line with the budget projections built into the Councils Medium Term Financial Strategy.

Project 5: Hailsham Aspires Medical Centre

4.32. The Council continues to explore to the potential for the Hailsham Aspires Project[17] that aims to regenerate the centre of Hailsham and deliver a revitalised

[17] Hailsham Aspires Project

town centre in line with the ‘Vision for Hailsham,’ as identified in the Hailsham Neighbourhood Plan, and offer Hailsham a bright future as the key growth town in East Sussex. The proposals are expected to deliver a modern and multipurpose healthcare facilities.

4.33. In 2021/2022 the Council earmarked an additional £5 million for this project details of which may be found in the 2021/2022 IFS.

5 Projected Expenditure for 2023/2024

Projected CIL Expenditure for 2022/23 and resulting available balance

5.1. Drawing together the CIL spend recommendations set out in part 4, table 13 below sets out the impact on the CIL monies held.

5.2. The table does not include any allowance for CIL that will be received during the 2022/23 fiscal year, or the commensurate spend on Neighbourhood CIL. It also does not account for the CIL administration costs for 2023/24 or SANGS and SAMMS payments that are all paid in arrears.

5.3. Table 14: Projected residual CIL receipts available at end of 2022/2023

Balance of CIL receipts available 01 April 2023	**£15,308,505**
Allocated monies for Highways improvement projects in south Wealden	£0
Transfer of CIL Receipts to the Joint Authorities SAMMS project	£242,190
Allocated monies for Health projects	£0
Allocated monies for Wellbeing projects	£5,183,000
Projected balance of receipts available	**£9,880,315**

5.4. At the time of writing (03 November 2023) the Council has received a further £8,704,402 in CIL receipts since the end of the 2022/2023 fiscal year. A portion (approximately £1,825,032 of monies received to date) of this has been passed to Parish and Town Councils as 'meaningful proportion' payments and a further small amount has been accounted for in terms of administration costs and further SANGS and SAMMS costs. However, the majority will be available for allocation in the IFS to be published at the end of 2024, as determined by the priority project list set out in section 4.

Planning Obligations Expenditure

5.5. As set out in part 3, Table 9 above, the amount of section 106 monies retained at the end of the 2022/2023 period was £14,446,069 for Wealden District Council. There is also a sum of £16,811,790 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 £31,257,859.

5.6. The Council transferred approximately £328,732 to ESCC and Parish/Town Councils in the 2022/2023 period for several infrastructure projects that are detailed in Table 8 paragraph 3.22. These include:

- Offsite play space projects
- Household Waste and recycling projects
- Public rights of way projects

- Affordable housing schemes
- Local Highways schemes managed by the Parish Council

5.7. 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, such as new affordable homes, climate change projects, community infrastructure, transport infrastructure and environmental improvements.

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 identifying whether a full review of the CIL charging schedule is required.

6.3. The Council has commissioned an initial viability report for the emerging Local Plan (regulation 18) that considers all emerging planning policies in line with paragraph 34 of the National Planning Policy Framework (July 2021). However, further work will be undertaken in December 2023 to update this initial assessment. This will consider the viability of the Council's existing CIL charging schedule considering the emerging Regulation 18 Local Plan policies and whether there is a case to review the CIL Charging schedule and governance practices.

6.4. Furthermore, during the local plan process the IDP, the live working document for the delivery of infrastructure related to development throughout the district, is being updated, which on completion will assist in the allocation of funding from both CIL and S106. It is anticipated that both the Regulation 18 Interim Infrastructure Delivery Plan and the Regulation 18 Draft Wealden Local Plan will be published in early 2023 for consultation.

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

APPENDIX 1
Community Infrastructure Levy Summary

Appendix 1: Community Infrastructure Levy Matters Summary

A1.1 Table A1 below provides the information that the Council is required to publish to meet the CIL regulations as set in Schedule 2[18]. It should be noted that regulations 59E and 59F refers to unspent CIL monies passed to parish and town councils. The parish and town councils have five years in which to spend their 'meaningful proportion,' after which it is within the power of the Council to request CIL Funds passed to the parish and town councils, which have not been used with the five years since they were paid, are returned.

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

A1.3 Table A1: Community Infrastructure Levy Matters

CIL Regulations		Total in £[19]
(a)	Total value of CIL set out in all demand notices issued in the reported year.	£17,633,330
(b)	Total value of CIL receipts (income) for the reported year.	£14,484,199
(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.	£4,149,547
(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.	£135,142
(e)	Total amount of CIL Expenditure for the reported year.	£2,370,061
(f)	Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.	£20,350,000
(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;	£44,142 (SAMMS)

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

[19] Rounded to the nearest pound.

CIL Regulations		Total in £[19]
	(ii) the amount of CIL spent on repaying money borrowed, including interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0
	(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£90,000 (1% retained)
(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.	£6,350,000 (Transport Interventions in South Wealden) £14,000,000 (Health and Wellbeing Projects within the District) **Total is £20,350,000**
(i)	The amount of CIL passed to:	
	(i) any Parish Council under regulation 59A or 59B;	£2,234,919
	(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

CIL Regulations		Total in £[19]
(I)	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;	£12,114,138
	(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;	£4,149,547
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00
	(iv) CIL receipts for the previous year to which regulations 59E or 59F applied retained at the end of the reported year.	£0.00

APPENDIX 2

S106 Planning Obligations 2022/2023



Photo: Courtesy of the Cuckmere Buses Website which can be found at https://www.cuckmerebuses.org.uk/buses.htm

Appendix 2: Monetary Contributions secured pursuant to Planning Obligations entered during the 2022/2023 Reporting Period

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
Friday Street Farm, Oak Tree Lane, Eastbourne, BN23 8BB	Bus Service Contribution Travel Plan Audit Fee	£250,000.00 £6000.00	£256,000.00
Land At Old Nursery House, The Street, Framfield, TN22 5PN	SANGS SAMMS Bus Service Contribution Travel Plan Audit Fee Traffic Regulation Order Youth and Adult Sports	£290,000.00 £67,680.00 £65,000.00 £4,500.00 £6,000.00 TBC at Reserved Matters	£433.180.00
Land At Chiddingly Road, Horam, TN21 0JJ	Bus Service Contribution Traffic Regulation Order	£66,500.00 £5,000.00	£71,500.00
Land Adjoining 154 Station Road, Hailsham, BN27 2ED	Affordable Housing offsite contribution	£499,833.00	£499,833.00
Danecroft Nurseries, Station Road, Hellingly, BN27 4EU	Active Green Infrastructure Passive Green Infrastructure Bus Service Contribution Travel Plan Audit Fee	£TBC at Reserved matters £TBC at Reserved matters £80,000.00 £6,000.00	£86,000.00
Land At Fern Close, Frant, TN3 9DB	Pedestrian Improvements Contribution	£120,000.00	£120,000.00
Mornings Mill Farm, Eastbourne Road, Lower Willingdon, BN20 9NY	Active Green Infrastructure Passive Green Infrastructure Bus Service Contributions Travel Plan Audit Fee Pedestrian Improvements Contribution	£TBC at Reserved matters £TBC at Reserved matters £420,000.00 £18,000.00 £1,383,000.00	£1,871,000.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
	Highways Contribution	£50,000.00	
Hindsland, Eastbourne Road, Lower Willingdon, BN20 9NU	Sports Pitch Contribution Youth & Adult Sports Bus Service Contribution Travel Plan Audit Fee	£185,830.00 £TBC at Reserved Matters £108,000.00 £10,500.00	£304,330.00
Hesmonds Stud, Waldron Road, East Hoathly, BN8 6QH	Youth & Adult Sports Active Green Infrastructure Bus Service Contribution Travel Plan Audit Fee	£TBC at Reserved Matters £TBC at Reserved Matters £63,000.00 £6,000.00	£69,000.00
Golden Cross Caravan Park, Deanland Road, Golden Cross, Chiddingly, BN27 4AW	Affordable Housing Offsite Contribution	£70,000.00	£70,000.00
Land Off Bexhill Road, Ninfield	Youth & Adult Sports Active Green Infrastructure Travel Plan Audit Fee Traffic Regulation Order	£TBC at Reserved Matters £TBC at Reserved Matters £4,500.00 £5,000.00	£9,500.00
Land West of Station Road, Hailsham	Bus Service Contribution Travel Plan Audit Fee Traffic Regulation Order	£252,000.00 £6,000.00 £10,000.00	£268,000.00
Five Chimneys, The Toll, Hadlow Down, TN22 4DU	Travel Plan Audit Fee	£6,000.00	£6,000.00
Land West of Five Ash Down Road, Coopers Green	SANGS SAMMS Youth & Adult Sports	£175,000.00 £40,950.00 £TBC at Reserved Matters	£215,950.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
The Millbrook Garden Centre, Tubwell Lane, Crowborough, TN6 3RJ	SANGS SAMMS Bus Service Contributions	£135,000.00 £31,590.00 £32,157.00	£198,747.00
Land East of Sandy Cross Lane (To the South of Parkside Community Primary School), Heathfield	Affordable Housing offsite contribution £1,500 EV Bike voucher per dwelling	£500,715.00 £12,000.00	512,715.00
Land At Sharnfold Farm (Hailsham Road Frontage), Hailsham Road, Stone Cross, BN24 5BU	Youth and Adult Sports Contributions Bus Service Contribution Bus Stop Improvements Contribution	£TBC at Reserved Matters Up to £31,000.00 £25,000.00	£56,000.00
Land At Old Orchard House, Horebeech Lane, Horam, TN21 9DZ	Bus Service Contribution	£79,420.00	£79,420.00
Land At Straight Half Mile, Maresfield.	SANGS SAMMS Traffic Regulation Order	£125,000.00 £29,250.00 £5,000.00	£159,250.00
The Bay Hotel, 2 Eastbourne Road, Pevensey Bay, BN24 6EJ	Traffic Regulation Order Contribution	£5,000.00	£5,000.00
Orchard View Park, Windmill Hill, Herstmonceux BN27 4SY	Affordable Housing offsite contribution	£77,500.00	£77,500.00
The Coach House, Burwash Road, Broad Oak, Heathfield TN21 8QY	Affordable Housing offsite contribution	£56,000.00	£56,000.00

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £
Coldthorn Barn, Coldthorn Lane, Hailsham, BN27 3PJ	Bus Service Contributions Traffic Regulation Order	£150,000.00 £5,000.00	£155,000.00
Land West of North Street, Lower Horsebridge, BN27 4DR	Traffic Regulation Order	£5,000.00	£5,000.00
Land at Cooks Corner Farm to the Rear of Amblestone, London Road, Crowborough	Youth and Adult Sports Contributions SANGS SAMMS	£TBC at Reserved Matters £150,000 £35,100	£185,100
Land East of Michael Way, Ashdown Business Park, Maresfield	Travel Plan Audit Fee	£10,500	£10,500

APPENDIX 3

S106 Planning Obligations 2022/2023 (SANGS and SAMMS Only)



Walshes Park - SANG in Crowborough

Appendix 3: Monetary Contributions secured pursuant to Planning Obligations entered during the 2022/2023 Reporting Period for SANGS and SAMMS Only

Location	SAMMS CONTRIBUTION £	SANGS CONTRIBUTION £	TOTAL CONTRIBUTION
Batts Bridge Paddocks, Down Street, Piltdown, TN22 3XU	£1,170.00	£5,000.00	£6,170.00
Former Pound Green Nurseries, Pound Green, Buxted, TN22 4PH	£10,530.00	£45,000.00	£55,530.00
Pitfields Farm Barn, Sussex Lane, Blackham, Near Tunbridge Wells, Kent TN3 9UB	£1,170.00	£5,000.00	£6,170.00
Land East of Forest Cottage, The Drive, Maresfield Park, Maresfield, TN22 3ER	£4,680.00	£20,000.00	£24,680.00
58 Markland Way, Uckfield, East Sussex, TN22 2DG	£1,170.00	£5,000.00	£6,170.00
Summerford Farm, The Stable House, Beech Green Lane, Withyham, TN7 4DA	£1,170.00	£5,000.00	£6,170.00
Land Adjacent To 37aa Nevill Road, Uckfield, TN22 1PE	£1,170.00	£5,000.00	£6,170.00
Land West of Little Tye, Cat Street, Upper Hartfield, Hartfield, TN7 4DX	£1,170.00	£5,000.00	£6,170.00
Bower House Barn, The Croft, Holtye Road, Hammerwood, RH19 3QE	£1,170.00	£5,000.00	£6,170.00
Land North of Plovers Crest, Plovers Barrows, Buxted, TN22 4JP	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS CONTRIBUTION £	SANGS CONTRIBUTION £	TOTAL CONTRIBUTION
Land Adjacent To 2 Quarry View, Whitehall Road, Crowborough, TN6 1JT	£2,340.00	£10,000.00	£12,340.00
Little Lotmans Farm, Burnt Oak Road, Crowborough, TN6 3SD	£1,170.00	£5,000.00	£6,170.00
Land Adjacent To 6 Downsview Crescent, Uckfield, TN22 1TG	£1,170.00	£5,000.00	£6,170.00
Land Adjacent To 4 Stone Croft Cottages, Goldbridge Road, Piltdown, TN22 3XN	£1,170.00	£5.000.00	£6,170.00
The Farmhouse, 26 Harlands Mews, Uckfield, TN22 5JQ	£1,170.00	£5,000.00	£6,170.00
Milestones, London Road, Budletts Common, Maresfield, TN22 2EB	£1,170.00	£5,000.00	£6,170.00
Land To the Rear of Roselea, Baxters Lane, Chelwood Gate, RH17 7LU	£1,170.00	£5,000.00	£6,170.00
Land At Mycroft, South View Road, Crowborough, TN6 1HW	£1,170.00	£5,000.00	£6,170.00
Upper Field, Little Barkham Farm, Goldbridge Road, Piltdown, TN22 3XL	£4,680.00	£20,000.00	£24,680.00
Little Barkham Farm, Goldbridge Road, Piltdown, TN22 3XL	£4,680.00	£20,000.00	£24,680.00
8 And 9 Rose Cottages, Lewes Road, Danehill, RH17 7ET	£1,170.00	£5,000.00	£6,170.00
Lynton, Five Ash Down, Uckfield,TN22 3AH	£3,510.00	£15,000.00	£18,510.00
Danefield Farm, Eridge Road, Boars Head, Crowborough TN6 3HD	£2,340.00	£10,000.00	£12,340.00

Location	SAMMS CONTRIBUTION £	SANGS CONTRIBUTION £	TOTAL CONTRIBUTION
Land To the Rear and Side of Stone House and Stone House Cottage, Whitehill Road, Crowborough, TN6 1JU	£3,510.00	£15,000.00	£18,510.00
Land Adjacent to Cooks Corner Day Centre, London Road, Crowborough, TN6 1TQ	£3,510.00	£15,000.00	£18,510.00
Siggs & Sons, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN	£10,530.00	£45,000.00	£55,530.00
28 Pine Tree House, Beacon Close, Crowborough, TN6 1DX	£1,170.00	£5,000.00	£6,170.00
Walk Wood Cottage, North Hall Lane, Fletching TN22 3QU	£1,170.00	£5,000.00	£6,170.00
The Old Ambulance Station, Crowborough Hill, Crowborough, TN6 2SD	£2,340.00	£10,000.00	£12,340.00
Neva House, Goldbridge Road, Piltdown, TN22 3XL	£1,170.00	£5,000.00	£6,170.00
Land Opposite Ashley Lodge, Ashley Road, Town Row, Rotherfield, TN6 3PW	£1,170.00	£5,000.00	£6,170.00
Springfield, Green Lane, Crowborough, TN6 2BX	£4,680.00	£20,000.00	£24,680.00
Land Adjacent to Long Acre Farm, Corseley Road, Groombridge, TN3 9SF	£1,170.00	£5,000.00	£6,170.00
Acorn Garage, Bell Lane, Splaynes Green, Fletching, TN22 3TN	£5,850.00	£25,000.00	£30,850.00
Tollhurst Farm, Oak Lane, Blackham, Withyham, TN3 9UB	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS CONTRIBUTION £	SANGS CONTRIBUTION £	TOTAL CONTRIBUTION
Land North of Eridge Road, TN6 2SS	£2,340.00	£10,000.00	£12,340.00
Luibeg, Corseley Road, Groombridge, TN3 9PR	£1,170.00	£5,000.00	£6,170.00
Beeches Farm, Beeches Farm Road, Buckham Hill, Isfield, TN22 5QD	£1,170.00	£5,000.00	£6,170.00
Hendall Manor Farm, Uckfield Road, Herons Ghyll, Uckfield TN22 4BU	£3,510.00	£15,000.00	£18,510.00
Rose Water Barn, Thornhill, Ashurst Wood, RH19 3SL	£1,170.00	£5,000.00	£6,170.00
Land Ad. Tanyard Cottages, Corseley Road, Groombridge, TN3 9PP	£1,170.00	£5,000.00	£6,170.00
Homestall Manor, Homestall Road, Ashurst Wood, RH19 3PG	£46,800.00	£119,000.00	£165,800.00
Crendon House, Goldsmiths Avenue, CROWBOROUGH, TN6 1RH	£1,170.00	£5,000.00	£6,170.00
Blackthorn Cottage, Station Road, Withyham, TN7 4BT	£1,170.00	£5,000.00	£6,170.00
Hammonds Green Farm, Etchingwood Lane, Framfield	£1,170.00	£5,000.00	£6,170.00
Land at Malus, Church Road, Buxted, TN22 4LT	£1,170.00	£5,000.00	£6,170.00
The Bield, Lewes Road, Forest Row	£1,170.00	£5,000.00	£6,170.00
Crowborough And District Conservative Club, Whitehill Road, Crowborough, TN6 1JT	£1,170.00	£5,000.00	£6,170.00
Sherlocks Farm, Motts Down, Groombridge, TN3 9PB	£1,170.00	£5,000.00	£6,170.00
Mill View Farm, Main Road, Hadlow Down, TN22 4HS	£1,170.00	£5,000.00	£6,170.00

Location	SAMMS CONTRIBUTION £	SANGS CONTRIBUTION £	TOTAL CONTRIBUTION
Bullfinches Farm, Forge Road, Eridge, TN3 9LJ	£2,500.00	£585.00	£3,085.00
Land North of Grey Timbers, The Drive, Maresfield Park, Maresfield, TN22 2HD	£15,000.00	£3,510.00	£18,510.00
4 Browns Close, Uckfield, TN22 1UL	£10,000.00	£2,340.00	£12,340.00
Perryhill Farm, Beech Green Lane, Hartfield, TN7 4DB	£0.00	£1,170.00	£1,170.00
Millwood, Millwood Lane, Maresfield, TN22 3AS	£5,000.00	£1,170.00	£6,170.00
The Cottage, Chillies Lane, High Hurstwood, TN22 4AA	£5,000.00	£1,170.00	£6,170.00
Seymours Yard, Catt's Hill, Town Row	£10,000.00	£2,340.00	£12,340.00
Lower Totease Farm, Oaks Barn, Framfield Road, Buxted, TN22 4LF	£1,667.00	£390.00	£2,057.00
Olives Yard, Maltmead Cottage, High Street, Uckfield, TN22 1QP	£5,000.00	£1,170.00	£6,170.00
Flitterbanks Barn, The Drive, Maresfield Park, Maresfield, Tn22 3er	£10,000.00	£2,340.00	£12,340.00
Abbey House And Grasmere, Framfield Road, Buxted Tn22 4le	£25,000.00	£5,850.00	£30,850.00
Hildenvale, Redbrook Lane, Buxted, TN22 4QH	£40,000.00	£9,360.00	£49,360.00
Owlsbury Park Stud, Hadlow Down Road, Crowborough	£0.00	£1,170.00	£1,170.00
TOTAL	**£588,167.00**	**£160,095.00**	**£748,262.00**

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