Wealden District Council

Infrastructure Funding Statement (IFS) 2019-20

December 2020

Wealden
District Council

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1. Introduction

1.1 The Infrastructure Funding Statement (IFS) is a report required to be published annually, and by 31st December each year, to report on the Community Infrastructure Levy (CIL) and section 106 planning obligations received 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 first IFS. This report covers the period from 1st April 2019 to 31st March 2020 and it covers the whole of Wealden District excluding the area of Wealden that is covered by the South Downs National Park. The South Downs National Park (SDNP) is the planning authority for their area and has implemented its own CIL for the parts of the 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 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

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

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

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

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

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 2019/20

2.2 The total value of CIL demand notices issued in 2019/20 by Wealden District Council amounted to £9,298,419.

Total amount of CIL receipts for 2019/20

2.3 The total amount of CIL monies received by the local planning authority between 1st April 2019 and the 31 March 2020 was £9,268,006. This was the highest amount of CIL receipts received for a monitoring period since the introduction of CIL in 2016.

CIL receipts collected and expenditure prior to 1st April 2019

2.4 The table below provides a breakdown of the total amount of receipts collected through CIL contributions and expenditure prior to 1st April 2019.

Table 1: Summary of CIL Funds Currently Available

	1st April 2016 to 31st March 2019
	£m
Total CIL Balances	11.116
Expenditure to April 2018	
Town and Parish Council payments[3]	1.397
SANGS	2.076
Administration Cost[4]	0.556
Total Expenditure to April 2018	**3.722**
Balance of CIL receipts available	**7.087**

Total amount of CIL expenditure for 2019/20

2.5 The total amount of CIL expenditure for the reported year was £1,694,015 (rounded to the nearest pound) that include the transfer of CIL receipts to Parish and Town Councils, expenditure on both Suitable Alternative Green Space projects (SANGs) and Strategic Access Management and Monitoring Strategy (SAMMS) projects and CIL administration costs. The breakdown of CIL expenditure for the 2019/20 period is below.

Table 2: Breakdown of Wealden District Council CIL Expenditure for 2019/20

[3] Includes payments made in 2019/20 financial period.

[4] This includes the administration costs for the 2018/19 financial period. These administration costs were not formally agreed at the time of the Community Infrastructure Levy Governance Allocations 2019 report.

Project	CIL Expenditure for the Financial Year (£)[5]
Parish 'Meaningful Proportion' Payments	£1,384,252
SANGS (Walshes Park)	£51,000
SAMMS	£167,000
CIL Admin Costs 2019/20	£91,763
Total	**£1,694,015**

2.6 The Council has previously made a decision[6] to allocate CIL receipts for a SANGS project and SAMMS projects, with these receipts being spent within the 2019/20 reporting period.

The total amount of CIL receipts, which was allocated but not spent in 2019/20

2.7 On 17 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.

2.8 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.

2.9 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.

Amount of CIL spent on repaying money borrowed

2.10 In 2019/20, the Council did not spend any money repaying money borrowed.

Amount of CIL spent on administrative expenses

2.11 In 2019/20, 1% of CIL receipts has been included for administration costs of CIL that totalled £91,763. 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.

[5] Rounded to the nearest pound.
[6] Community Infrastructure Levy Governance Allocations 2019

CIL passed to Parish and Town Councils in 2019/20

2.12 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'[7]). Where all or part of a chargeable development is within the area of that Parish or Town council. 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.

2.13 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[8] 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 2020, only a single neighbourhood development plan was in place for the parish of Herstmonceux[9] so is eligible for 25% of the relevant CIL receipts for the reporting year. No other neighbourhood development plan has been adopted at this stage although both Hailsham and Hellingly Neighbourhood Plans are due for referenda in May 2021.

Table 3: Relationship between CIL and Neighbourhood Plans

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

2.14 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 been passed CIL monies by Wealden District Council for the 2019/20 reporting period is shown below, including a cumulative total.

Table 4: CIL Payments to Parish/Town Council's for the 2019/20 Reporting Period[10]

Parish/Town Council	CIL Amounts Paid (2019/20) in £	Cumulative Total up 31st March 2020 in £

[7] Planning Practice Guidance (PPG)
[8] Or neighbourhood development order.
[9] Herstmonceux Neighbourhood Development Plan, July 2019
[10] Includes interest.

Berwick	2,768.06	2,768.06
Buxted	0.00	2,344.24
Chalvington and Ripe	0.00	39,435.80
Chiddingly	0.00	17,599.78
Crowborough	168,791.47	399,425.62
East Hoathly and Halland	3,389.97	3,389.97
Forest Row	1,595.47	15,654.37
Framfield	14,083.04	50,316.40
Frant	33,869.01	101,769.01
Hadlow Down	15,935.39	16,041.79
Hailsham	120,610.79	560,455.83
Hartfield	0.00	18,102.73
Heathfield and Waldron	52,381.71	149,735.97
Hellingly	125,153.76	131,379.58
Herstmonceux	18,021.63	32,927.97
Horam	145,528.45	270,644.09
Isfield	6,108.58	13,090.81
Laughton	0.00	8,216.87
Little Horsted	11,303.65	11,303.65
Maresfield	17,971.57	78,560.15
Mayfield and Five Ashes	30,686.49	41,779.04
Ninfield	2,599.72	2,908.29
Pevensey	2,144.28	2,144.28
Polegate	197,930.76	233,833.33
Rotherfield	4,468.22	53,154.41
Uckfield	14,781.04	44,652.41
Wadhurst	2,707.96	4,540.61
Warbleton	4,955.65	17,405.65
Westham	241,016.14	307,504.72
Willingdon and Jevington	145,449.08	147,206.47
Withyham	0.00	5,106.06

2.15 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[11] and this may also be available on individual parish and town council websites.

CIL Retained at the end of year

[11] Town and Parish Council Annual Accounts

2.16 £7,087,124 was retained by the Council at the end of the 2018/19 financial year. It should be noted that the Council has allocated £4 million on transport infrastructure as discussed above, but this has not yet been spent.

2.17 Of the money received in 2019/20, £7,573,990 was retained by Wealden District Council at 31st March 2020. This is shown simply in the table below.

Table 5: 2019/20 Retained CIL monies

	Total CIL Receipts 2019/20
A	£9,268,005.80
	Total CIL Expenditure 2019/20
B	£1,694,015.38
	Total CIL Monies Retained at 31 March 2020
=A-B	**£7,573,990**

2.18 The total amount of CIL monies retained at the end of March 2020 from both the reported year and carried over from 2018/19 year was £14,661,114.

Regulation 59E and 59F

2.19 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

2.20 There have been no receipts or expenditure where regulations 59E and 59F apply in 2019/20.

Notices served in accordance with regulation 59E

2.21 The Council did not serve any notices in accordance with regulation 59E of the CIL regulations during 2019/20.

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

2.22 No monies retained at the end of the 2019/20 financial year relate to regulations 59E or 59F.

3. Section 106 – Collection and Expenditure

Introduction

3.1 The Council's statutory development plan[12] 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 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 will be producing its own IFS and as such, any money that the District Council has transferred to WDC will be reported in its own IFS.

The total amount of money to be provided under any planning obligations which were signed in 2019/20

3.3 The following table provides all the Section 106 agreements that were entered into during the 2019/20 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[13].

3.4 If there is an asterisk next to the contribution, it relates to a Section 106 agreement that has since been refunded by the local planning authority and is not expected to contribute towards infrastructure funding in the future. The total amount of money to be provided under planning obligations in the 2019/20 reporting period is £4,163,920 with the vast majority of agreements relating to mitigation in the forms of SAMMS, SANGS and the Special Area of Conservation (SAC) at the Ashdown Forest. There have also been significant contributions signed with regards to transport mitigation that includes travel plans, TROs, bus service contributions and highway agreements that will largely be transferred to or managed by ESCC. There was also a substantial off-site affordable housing contribution of £770,789 for a housing development in the Parish of Frant.

[12] Wealden District Core Strategy Local Plan (February, 2013) and Affordable Housing Delivery Local Plan (May, 2016)
[13] Planning and Building Control Register

Table 6: Monetary Contributions Signed in the 2019-20 Reporting Period

Location	Contribution Type	Monetary Contribution in £	Total Monetary Contribution in £[14]
Cuckoo Fields and Ersham Park, Land South of Hailsham	Replacement Village Green Fence Contribution	£4,000	£235,415
	Replacement Village Green Land Ramp Contribution	£20,000	
	Bus Service Contribution	£206,415	
	Traffic Regulation Order (TRO)	£5,000	
Land at Queenstock Lane, Buxted	SAMMS	£5,850	£30,850
	SANGS	£25,000	
5 Blackness Road, Crowborough	SAMMS	£1,170	£6,170
	SANGS	£5,000	
Hellingly Hospital Site, The Drive, Hellingly	Allotments	£10,000	£577,081
	Community Hall	£520,680	
	Play Space Onsite	£46,000	
	Interest	£400.52	
11-15 Garages, Swan Road, Hailsham	Special Area of Conservation	£2,697	£2,697
Flat 4 (Former Berwick Stores Building), Station Road, Berwick	Special Area of Conservation	£2,697*	£2,697
Land Adjacent to Tamarisk, Park View, Buxted	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Roseneath Farm, Mill Lane, Ripe	Special Area of Conservation	£5,394	£5,394

[14] Rounded to nearest pound

Roseneath Farm, Mill Lane, Ripe	Special Area of Conservation	£2,697	£2,697
Greenweadow Farm, Holtye Road, Hammerwood	Special Area of Conservation	£4,363.56	£4,364
Highfields, Beech Green Lane, Withyam	Special Area of Conservation	£2,697*	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Ghyll Road Industrial Estate, Ghyll Road, Heathfield	Special Area of Conservation	£34.329.80*	£34,330
Bedes School, Camberlot Road, Upper Dicker	Special Area of Conservation	£10,788	£10,788
Land Adjacent to 172 Seven Sisters Road, Willingdon	Special Area of Conservation	£2,697	£2,697
Units 9A and 9B Ashdown Business Park, Michael Way Maresfield	Special Area of Conservation	£1,338.15	£1,338
Old Hartfield, Lewes Road, Halland	Special Area of Conservation	£13,485	£13,485
Rowan, High Street, Buxted	Special Area of Conservation	£2,697*	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Nabbscott Farm, Lower Dicker, Hailsham	Special Area of Conservation	£2,111	£2,111
Land to East of Nightingales, Crowborough	SAMMS	£7,020	£37,020
	SANGS	£30,000	
Land lying to the East of Battle Road, Hailsham	TRO	£5,000	£5,000
Former Vision Express, The Broadway, Crowborough	Special Area of Conservation	£5,394	£17,734
	SAMMS	£2,349	
	SANGS	£10,000	

Land at Steel Cross, Crowborough	Special Area of Conservation	£277,791	£943,301
	SAMMS	£120,510	
	SANGS	£515,000	
	Traffic Regulation Order	£5,000	
	Bus Service Contribution	£25,000	
Court Lodge Farm, Bayham Road, Bells Yew Green	Special Area of Conservation	£10,788	£10,788
Pixton Hill Farm, Pixton Hill Forest Row	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
The Cottage Buttons, Churchsettle Lane, Wadhurst	Special Area of Conservation	£2,697	£2,697
Land to the rear of Redwood, Burwash Road, Heathfield	Special Area of Conservation	£10,788*	£10,788
Mill Farm Cottage, Mill Lane, Ripe	Special Area of Conservation	£5,394*	£5,394
Stonery Farm, Common Lane, Berwick	Special Area of Conservation	£5,394	£5,394
Stonery Farm, Common Lane, Berwick	Special Area of Conservation	£8,091	£8,091
Land at Queenstock Lane, Buxted	Special Area of Conservation	£13,485	£44,335
	SAMMS	£5,850	
	SANGS	£25,000	
Land South of Dittons Road, Stone Cross	Special Area of Conservation	£202,275	£208,275
	Travel Plan	£6,000	
Beeches Farm, Beeches Farm Road, Buckham Hill, Isfield	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	

Yewtree Trout Farm, Yew Tree Lane, Rotherfield	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Ridgewood Lodge, Lewes Road, Ridgewood, Uckfield	Special Area of Conservation	£2,697*	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Land North of Walshes Road, Crowborough	Special Area of Conservation	£229,245	£753,695
	SAMMS	£99,450	
	SANGS	£425,000	
Stables to the rear of Henties, Coldharbour Road, Upper Dicker	Special Area of Conservation	£2,697	£2,697
Land off Manchester Road, Ninfield	Special Area of Conservation	£215,760	£215,760
Land rear of Kelvedeon Mutton Hall Hill, Heathfield	Special Area of Conservation	£2,697	£2,697
Land to the East of Benhall Mill Road, Frant	Off-Site Affordable Housing Contribution	£770,789	£770,789
Bower Farm - Building in Ownership of Holtye Road, Hammerwood	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Land Adjacent to the Old House, Corseley Road, Groombridge	Special Area of Conservation	£5,394	£17,734
	SAMMS	£2,340	
	SANGS	£10,000	
Land at Millwood Lane, Five Ash Down, Uckfield	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	

	SANGS	£5,000	
Redbrook House, Pund Green, Framfield	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Lower Totease Farm, Framfield Road, Buxted	Special Area of Conservation	£2,697*	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Land at Beechlands, Sicklehatch Lane, Maynards Green, Heathfield	Special Area of Conservation	£5,394*	£5,394
Land adjacent to Southview, Grove Hill, Hellingly	Special Area of Conservation	£2,697	£2,697
Pound Farm Cottage, Pound Lane, Framfield	Special Area of Conservation	£5,394	£17,734
	SAMMS	£2,340	
	SANGS	£10,000	
131 South Road, Hailsham	Special Area of Conservation	£5,394	£5,394
Land to rear of 1 Beacon Road, Crowborough	Special Area of Conservation	£5,394	£17,734
	SAMMS	£2,340	
	SANGS	£10,000	
The Kings Head, Lower Horsebridge, Hailsham	Special Area of Conservation	£5,394	£5,394
Oakfield Cottage, Hartfield Road, Forest Row	Special Area of Conservation	£2,697	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
The Oast House, Eridge Road, Groombridge	Special Area of Conservation	£2,697*	£8,867
	SAMMS	£1,170	
	SANGS	£5,000	
Total			**£4,163,920**

The total amount of money under a Section 106 agreement received in 2019/20

3.5 In 2019/20, a total of £11,146,873 was received by the Council in Section 106 contributions. This is higher than that received through CIL contributions in the same period that stood at £9,268,006.

The total amount of money under a planning obligation which was received before the 1 April 2019, which has not been allocated by the authority

3.6 The total amount of money under a planning obligation, which was received before the 1 April 2019, which has not been allocated by the local authority was £11,852,710.

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 2019/20. The non-monetary contributions included affordable housing units, green infrastructure and highway works/agreements.

Table 7: Non-Monetary Contributions Signed in the 2019-20 Reporting Period

Location	Contribution Type Secured
Cuckoo Fields and Ersham Park, Land South of Hailsham	140 Affordable Homes; Active Green Infrastructure and Management Company
Uplands Farm, Rattle Road, Stone Cross, Pevensey	64 Affordable Homes
Land at Fern Close, Frant	5 Affordable Homes
Brodricklands & Hamlands Farm, Willingdon	137 Affordable Homes
Land lying to the East of Battle Road, Hailsham	Highway Works
Land at Steel Cross, Crowborough	36 Affordable Homes; Highway Works and Agreements; Submission of Draft Travel Plan prior to occupation.
Land off Amberstone, A271, Hailsham	12 Affordable Homes
Emerson College, Hartfield Road, Forest Row	Travel Plan
Land South of Dittons Road, Stone Cross	26 Affordable Homes
Land North of Walshes Road, Crowborough	35 Affordable Homes; Highway Works and Agreements; Management Company
Land off Manchester Road, Ninfield	28 Affordable Homes; Highway Works and Agreements; Management Company

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 483 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.

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 2019/20

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 2019/20 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 £2,334,663 in the 2019/20 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 on the infrastructure projects itself. A table below shows the recipient body, the infrastructure type/project and the amount of monies transferred in the 2019/20 period.

Table 8: Total section 106 monies transferred externally in 2019/20

Recipient	Site	Infrastructure Type/ Project	Monies Transferred in £[15]
Education			
East Sussex County Council	Land East of South Street and South of Mews, East Hoathly	Education – Primary School Contribution	£122,973.87
East Sussex County Council	Heatherview Farm, Green Lane, Crowborough	Education – Early Years	£12,234.61
East Sussex County Council	Land West of Green Lane, Steel Cross, Crowborough	Education – Early Years	£8,415.32

[15] This figure includes any interest accrued.

East Sussex County Council	Land Adjoining White Hart PH, Crowborough Hill, Crowborough	Education – Early Years	£13,156.84
East Sussex County Council	Land adjacent to Knolldene, Blackness Road, Crowborough	Education – Early Years	£5,214.49
Transport			
East Sussex County Council	Land Off Shepham Lane, Polegate	Bus Service Contribution	£61,304.71
East Sussex County Council	Ashdown Place, Five Ash Down, Uckfield	Local Sustainable Accessibility Improvement Contribution (LSAIC)	£56,440.00
East Sussex County Council	Heatherview Farm, Green Lane, Crowborough	LSAIC	£26,805.24
East Sussex County Council	Church Marks Lane, East Hoathly	LSAIC	£21,744.73
East Sussex County Council	Land off Courthope Avenue, Wadhurst	LSAIC	£18,113.30
Library			
East Sussex County Council	Former Hellingly Hospital, The Drive, Hellingly	Library Service Contribution	£17,541.63
Community Infrastructure			
Hellingly Parish Council	Former Hellingly Hospital, The Drive, Hellingly	Community Hall	£521,080.52

Hellingly Parish Council	Land West of Park Road, Hailsham	Community Hall	£137,141.22
Hellingly Parish Council	Land East of Park Road, Hailsham	Community Hall	£131,389.88
Hellingly Parish Council	Former Hellingly Hospital, The Drive, Hellingly	Allotments	£10,000.00
Playspace			
Hellingly Parish Council	Former Hellingly Hospital, The Drive, Hellingly	Onsite Playspace	£46,000.00
Hellingly Parish Council	Former Hellingly Hospital, The Drive, Hellingly	Onsite Playspace and Community Park	£663,494.08
Uckfield Parish Council	St Michael's Convent, High Street, Uckfield	Offsite Playspace Contribution	£17,744.27
Isfield Parish Council	Isfield Camp, Station Road, Isfield	Offsite Playspace Contribution	£112,842.25
Hailsham Town Council	Woodholme Farm, Lundy Walk, Hailsham	Offsite Playspace Contribution	£105,322.60
Hailsham Town Council	Land at 164A Battle Road, Hailsham	Offsite Playspace Contribution	£13,182.16
Hailsham Town Council	Land to the East of Woodside Farm, Hempstead Lane, Hailsham	Offsite Playspace Contribution	£65,484.09
Hailsham Town Council	Ersham Farm, Ersham Road, Hailsham	Offsite Playspace Contribution	£42,266.41
Hailsham Town Council	Land West of Greenfields,	Offsite Playspace Contribution	£38,012.81

	Hempstead Lane, Hailsham		
Heathfield and Waldron Council	Land to the Rear of the Police Station, High Street, Heathfield	Offsite Playspace Contribution	£16,180.61
Waste and Recycling			
East Sussex County Council	Former Danecroft Nurseries, Station Road, Hellingly	Waste and Recycling Contribution	£948.22
East Sussex County Council	Land North of Dittons Road, Stone Cross	Waste and Recycling Contribution	£2,316.02
East Sussex County Council	The Wells, Rattle Road, Stone Cross	Waste and Recycling Contribution	£14,889.00
East Sussex County Council	Land West of Park Road, Hailsham	Waste and Recycling Contribution	£11,051.99
East Sussex County Council	Land East of Park Road, Hailsham	Waste and Recycling Contribution	£21,169.80
Total			**£2,334,461**

3.12 In terms of section 106 monies transferred to other bodies in the 2019/20 monitoring period, £414,522 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 onsite and offsite playspace, a community hall and allotments. Just under £790,000 was transferred to Hellingly Parish Council for the provision of a community hall in the 2019/20 period.

Money borrowed in 2019/20 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.

The total amount of Section 106 monies retained as of 31 March 2020

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 9: Summary on Money Section 106 Monies Retained as of 31 March 2020

Infrastructure Type	Sum of (1) Held by ESCC (includes interest and indexation)	Sum of (2) Held by Wealden District (includes interest and indexation)	Sum of (1+2) Total held - available to spend (includes interest and indexation)
Affordable Housing	0	£385,440	£385,440
Education Early Years	£84,254	£1,175,852	£1,260,105
Education Primary	£86,366	£5,100,327	£5,186,694
Education Secondary	£1,598,657	£3,862,667	£5,461,324
Education Sixth Form	£33,168	£669,864	£703,032
Landscape Areas Maintenance	0	£2,258	£2,258
Library	£111,395	£370,612	£482,007
Local Transport Schemes	£429,428	£3,768,548	£4,165,765
Onsite Playspace Maintenance	0	£189,231	£189,231
Offsite Playspace	0	£655,212	£655,212
Uckfield Town Centre Improvements	0	£46,081	£44,081
Hellingly Community Hall	0	£133,766	£133,766
Passenger Transport	£25,785	£1,261,925	£1,287,710
Rights of Way	£50,016	£81,122	£131,138
Waste	£149,795	£28,808	£178,603
Totals	**£2,568,864**	**£17,731,713**	**£20,300,577**

3.16 As can be seen above, the amount monies retained at the end of the 2019/20 period was £17,731,713 for Wealden District Council. There is also a sum of £2,568,864 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 £20,300,577. The majority of this money has been retained for education (primary or secondary) at over £10.5 million and a substantial amount is also held for local transport schemes at over £4 million.

The total amount Section 106 maintenance payments that was retained at the end of 2019/20

3.17 The table below shows the total amount of section 106 payments retained at the end of 2019/20 period where long-term maintenance provision has been made. This amounts to £191,489. This forms a small part overall of the section 106 payments retained at the end of 2019/20 (discussed above) and includes landscape areas and onsite playspace.

Table 10: Section 106 maintenance payments held at the end of 2019/20

Areas of Maintenance	**Amount Held**
Landscape Areas	£2,258
Onsite Playspace	£189,231
Totals	**£191,489**

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 is 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 intends will be, or may be wholly or partly to be funded by CIL. However, as of the 1st September 2019 the Regulation 123 list no longer has any legal status.

4.6 The Regulation 123 List, whilst having no legal status, is still a useful document and in a Council decision dated 7th February 2019 the Regulation 123 list and infrastructure priorities were further endorsed. For the avoidance of doubt, the priorities include:

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

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 £0.637 million was collected for SANGs in the 2019/20 period and will therefore be allocated in the 2020/21 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 £0.219 million was collected in 2019/20 period for SAMMS and is to be allocated in the 2020/21 period. This is in accordance with the legal agreement signed by all relevant local authorities.

Transport interventions

4.9 Highway improvements in the south of the district continue to be a priority. An outline business case for the A22 Major Road Network junction improvement package was submitted to DfT last year 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 is a significant risk that if the MRN bid is not successful, that infrastructure funding requirements for these junctions would increase significantly and the Council does not currently have enough CIL monies secured to fund the entirety of the transport interventions needed. It is therefore considered necessary at this stage, to await the outcome of the MRN bid to ensure that the CIL monies currently accrued by Wealden District Council could if necessary contribute further funding if this is required.

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.

4.12 The above items continue to be prioritised for funding through CIL receipts in the 2020/21 period. The Council will continue to review its infrastructure needs, with its local authority partners, as part of its new Local Plan and will consider whether any updates are required as part of the next IFS.

Neighbourhood CIL

4.13 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);

4.14 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[i].

Planned Section 106 Expenditure

4.15 As discussed above, the amount of section 106 monies retained at the end of the 2019/20 period was £17.73 million for Wealden District Council. There is also a sum of £2.57 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 £20.30 million.

4.16 The Council transferred approximately £2.33 million to ESCC and Parish/Town Council's in the 2019/20 period for a number of infrastructure projects that included:

- Onsite and offsite playspace contributions;
- Waste and recycling contributions;
- Hellingly community hall;
- Allotment provision;
- Library provision;
- Education provision including primary schools and early years; and
- Transport contributions.

4.17 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.

4.18 Lastly, approximately £7.3m was approved by Wealden District Council through Section 106 agreements in the 2019/20 period to be spent on education provision in the Hailsham but was not received by the County Council until 2020/21. Approximately £3.7m is allocated to the New Primary School and Nursery at North Hailsham and approximately £3.6m to Hailsham Community College additional secondary and sixth form places.

5. Conclusions

5.1. The Government requires that an Annual Infrastructure Funding Statement (IFS) is published by the 31 December each year starting this 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

Appendix 1: Community Infrastructure Levy Matters Summary

1.1 The table below provides the information that we need to publish to meet the CIL Regulations as set out in Schedule 2. 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[16]

CIL Regulations		**Total in £[17]**
(a)	Total value of CIL set out in all demand notices issued in the reported year.	**£9,298,419**
(b)	Total amount of CIL receipts for the reported year.	**£9,268,006**
(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	**£3,087,124**
(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	**£1,694,015**
(f)	Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year.	**£4,000,000**
(g)	In relation to CIL expenditure for the reported year, summary of details of:	
	(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	**£51,000 (Walshes Park SANG)** **£167,000 (SAMMS)**
	(ii) the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	**£0**
	(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL	**£97,763 (1%)[18]**

[16] Schedule 2 of Regulation 121A of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019.
[17] Rounded to nearest pound.
[18] It should be noted that the amount of CIL for the 2019/209 monitoring period spent on administrative expenses is the subject of a separate Council decision that has not yet been determined.

	collected in that year in accordance with that regulation.	
(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)**
(i)	The amount of CIL passed to:	
	(i) any Parish Council under regulation 59A or 59B;	**£1,384,252**
	(ii) any person under regulation 59(4)	**£0**
(j)	Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:	
	(i) total CIL receipts that regulations 59E and 59F applied to;	**£0**
	(ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item.	**£0**
(k)	Summary details of any notices served in accordance with regulation 59E, including:	
	(i) total value 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;	**£7,573,990**
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	**£7,087,124**
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	**£0**
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	**£0**

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