

## **INFRASTRUCTURE FUNDING STATEMENT 2020/2021**

### **1 Introduction**

- 1.1 EDC has previously published details of developer contributions received via s106 agreements, and the use of such funds to support the delivery of local infrastructure.
- 1.2 Since the changes to legislation in 2019, namely The Community Infrastructure Levy (Amendment) (England) (No2.) Regulations 2019, local planning authorities are now required to publish an annual Infrastructure Funding Statement (IFS). The statement must be published by 31<sup>st</sup> December each year to cover the preceding financial year and contain the following: -
- (a) 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”);
  - (b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);
  - (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).
- 1.3 A Community Infrastructure Levy (CIL) is in place within the Dartford Borough, there is no such levy covering Gravesham. Where developments are liable to pay CIL within the EDC area (i.e. new some applications falling within the Dartford Council area), Dartford Council is the charging and collecting authority. EDC monitors the CIL payments made to DBC and the Chief Planner sits on the DBC Leaders Advisory Group, which discusses priorities and projects. However, EDC is not required to publish data in relation to items (a) and (b) above.
- 1.4 This paper therefore relates to item (c) and the ‘Section 106 report’. Most planning permissions granted across Ebbsfleet are subject to a s106 agreement. This is primarily due to the more historic consents being granted before CIL was introduced in Dartford in 2014 or because the permissions lie within the Gravesham Borough Council area.
- 1.5 Section 106 of the Town & Country Planning Act 1990 provides that anyone with an interest in land may enter into a planning obligation, which is enforceable by a local planning authority. An obligation may be created by agreement or by the party with an interest in the land making a unilateral undertaking.
- 1.6 Obligations may:
- Restrict the development or use of land

- Require operations to be carried out in, on, under or over the land
- Require the land to be used in any specified way; or
- Require payments to be made to the local planning authority, either in a single sum or periodically

1.7 A planning obligation may only constitute reason for granting planning permission if it is:

- Necessary to make the development acceptable in planning terms.
- Directly related to the development; and
- Fairly and reasonable related in scale and kind to the development.

1.8 S106 agreements are used to mitigate the impacts of development and ensure that local policy requirements are fully met. S106 obligations include the following:

- Site specific financial contributions - these are secured and must be used for defined purposes: for instance, the provision of education facilities, traffic and transport/highways related works, open space provisions and affordable housing contributions (where accepted in lieu of on-site provision);
- Provision of on-site affordable housing;
- Non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.

## 2 Information and analysis

2.1 This report is submitted for information and enables the EDC Board to monitor the work regarding S106 contributions. In addition it provides a transparent view of current income, expenditure and projects s106 funds have been applied to, including those transferred to external bodies for spend. The previous Infrastructure Funding Statement was published in December 2020 and covered the period between April 2019 and December 2020. This report delivers financial information for the remainder of this financial period 2020/2021. Future reports will be published by financial year.

2.2 Table 1 below outlines the income received by EDC between January 2021 and April 2021.

Contribution Type	Amount
Strategic Access Management and Mitigation Strategy (SAMMS)	£9,208.95
Off-Site Affordable Housing	£61,911.68
Off-Site Transport	£398,651.94
<b>TOTAL:</b>	<b>£ 469,772.57</b>

2.3 Table 2 below outlines the funding that has been spent by EDC between January 2021 and April 2021 including where funds have been passed to local authority partners.

Paid to/Spent by	Contribution Type	Project/Purpose	Amount
KCC	Off-Site Transport	STIPS Programme	£118,561.67
DBC	Off-Site Affordable Housing	Towards supporting the delivery of affordable housing within the Dartford Borough	£61,911.68
Medway	Strategic Access Management and Mitigation Strategy (SAMMS)	Bird Wise	£6,538.63
EDC	Off-Site Transport	Utilised in EDC accounts for A2 project	£280,090.27
<b>TOTAL:</b>			<b>£467,102.25</b>

2.4 Table 3 below contains the developer contributions secured in new S106 agreements or unilateral undertakings between January 2021 and April 2021.

Development Site	Contribution Type	Amount
Ebbsfleet Green Phase 4	Strategic Access Management and Mitigation Strategy (SAMMS)	£2,177.21
Junction of Lawn Road/High Street, Northfleet	SAMMS	£1,502.34
Berkeley Housing Factory	Street Trees	£4,392.00
Northfleet Industrial Estate	Air Quality mitigation	£9,600.00
<b>TOTAL:</b>		<b>£17,671.55</b>

2.5 Table 4 below outlines the current developer contributions held by EDC and the projects they are intended to be used for.

Contribution Type	Project/Purpose	Amount
Strategic Access Management and Mitigation Strategy (SAMMS)	Bird Wise project	£3,269.96
Off-Site Affordable Housing	Supporting the delivery of affordable housing within the Dartford Borough	£235,709.92
Off-Site Transport	STIPS Programme	£234,001.49
Off-Site Signage	To support wayfinding to/from Ebbsfleet Green	£10,457.67
Fastrack	For fastrack connections between Northfleet Riverside and Gravesend Town Centre	£275,747.03
Vertical Connection	To explore the feasibility of a vertical connection at Northfleet East	£25,394.60
Street Trees	Tree planting in Ebbsfleet – location to be confirmed	£4,932.00
Allotments	To provide or enhance allotments at existing sites in Northfleet	£15,379.99
Healthcare	For healthcare facilities in the Ebbsfleet area such as the HEIQ	£132,883.11
Sports Facilities	Upgrade of playing pitch within new Primary School at Northfleet East	£171,470.68
<b>TOTAL:</b>		<b>£1,134,640.48</b>

2.6 Table 5 below contains additional expected income which has been invoiced by EDC and expected to be paid shortly.

Contribution Type	Project/Purpose	Amount
Off-Site Affordable Housing	Supporting the delivery of affordable housing within the Dartford Borough	£173,798.24
Off-Site Transport	STIPS Programme	£234,001.49
<b>TOTAL:</b>		<b>£407,799.73</b>

2.7 The majority of S106 contributions from Ebbsfleet sites is collected by EDC. However KCC invoices for certain contributions on County services such as youth services, adult social care and libraries. KCC must spend these funds in the Ebbsfleet area to mitigate the impact of the development to which it relates.

- 2.8 Developer contributions is a standing item discussed at the Planning Liaison Group, attended by DBC, GBC and KCC. EDC will continue to work with Local Authority partners with regards unspent contributions held by any party to ensure infrastructure is delivered in timely manner.
- 2.9 S106 funding is only part of the way infrastructure is delivered within Ebbsfleet. Due to the size of many of the developments, infrastructure is being delivered by developers directly rather than via payments in lieu. One example of this can be seen at Ebbsfleet Green School which opened in September 2020.

Ebbsfleet Green 2FE Primary School

