

INFRASTRUCTURE FUNDING STATEMENT 2024/2025

1 Introduction

- 1.1 Under the Community Infrastructure Levy (Amendment) (England) (No2.) Regulations 2019, local planning authorities are required to publish an annual Infrastructure Funding Statement (IFS). The statement must be published by 31st December each calendar year and contain the following information: -
- (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").
- 1.2 A Community Infrastructure Levy (CIL) is in place within the Dartford Borough, there is no such levy covering Gravesham. However, where developments are liable to pay CIL within the EDC area (i.e. new 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 Planning Officer sits on the Leaders Advisory Group, which discusses priorities and projects. However, EDC is not required to publish data in relation to items (a) and (b) above.
- 1.3 This paper therefore relates to item (c) and the 'Section 106 report'. Most planning permissions granted across the Ebbsfleet UDA 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.
- 1.4 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.
- 1.5 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 Board to monitor the work regarding S106 contributions, and in addition provides a transparent view of current income, expenditure and projects S106 funds have been applied to, including those transferred to external bodies for spend. This report delivers financial information from April 2024 to March 2025.

2.2 Table 1 below outlines the income received / billed by EDC between April 2024 and March 2025.

Contribution Type	Project/Purpose	Amount
Strategic Access Management and Mitigation Strategy	Bird Wise North Kent	£91,634.52
Fastrack Contribution	Provision of Fastrack Infrastructure in Northfleet	£284,703.57
Off-Site Affordable Housing Contribution	Supporting the delivery of affordable housing within the Dartford borough	£1,471,044.19
Off-Site Transport Contributions (STIPS)	Utilised in EDC accounts for A2 Bean and Ebbsfleet Junction Improvements project	£4,650,186.40
Healthcare Contribution	For either capacity enhancements at existing surgeries within Northfleet or a new health centre in Greenhithe	£29,037.42
Community Police Contribution	Providing community police services to serve Eastern Quarry.	£424,474.36
TOTAL:		£6,951,080.46

2.3 Table 2 below outlines the funding that has been spent by EDC between April 2024 and March 2025 including where funds have been passed to local authority partners.

Paid to/Spent by	Contribution Type	Project/Purpose	Amount
EDC	Off-Site Transport	Recognised in EDC accounts for A2 Bean and Ebbsfleet Junction Improvements project.	£4,248,675.44
EDC	Vertical Connection Contribution	Utilised within EDC accounts and heritage initiatives in Northfleet.	£25,394.60
KCC	Off-Site Transport	STIPS programme.	£401,510.96
KCC	Sports Facilities Contribution	Upgrade of sports pitch provision and associated works to support community use at the new Rosherville School.	£464,967.28
Medway Council	Strategic Access Management and Mitigation Strategy	Bird Wise North Kent Bird Wise North Kent Wising Up to Bird Disturbance	£2,907.06
Dartford Borough Council	Off-Site Affordable Housing	Support the delivery of affordable housing within the Dartford borough.	£855,473.71
Gravesham Borough Council	Allotments Contribution	Provision or enhancement of allotments within Northfleet.	£55,064.87
Gravesham Borough Council	Hive Contribution	Environmental improvements and enhanced linkages from Harbour Village.	£20,000
TOTAL:			£6,073,993.92

- 2.4 Table 3 below outlines the current developer contributions held by EDC as of June 2025 and the projects they are intended to be used for.

Contribution Type	Project/Purpose	Amount
Strategic Access and Management Strategy	Bird Wise North Kent – or alternative local project.	£7,977.52
Off-Site Signage	To support wayfinding to/from Ebbsfleet Green.	£10,457.67
Fastrack	For fastrack infrastructure between Northfleet Riverside and Gravesend Town Centre.	£727,996.12
Trees	Tree planting and landscaping in Ebbsfleet.	£4,932.00
Healthcare	For healthcare facilities in the Ebbsfleet area such as the Health and Wellbeing Hub.	£504,797.91
Sports Facilities	For formal leisure facilities in the Northfleet or Ebbsfleet area.	£148,948.03
Scout Hut Contribution	For capital cost of refurbishment of current premises of 1st Northfleet Scout Group.	£8,829.06
Air Quality Monitoring	To mitigate local air quality impacts arising from development at Land North of Galley Hill Road.	£11,260.35
Springhead Road Signage Strategy Contribution	Wayfinding project within Ebbsfleet.	£50,000
TOTAL:		£1,475,198.66

- 2.5 There were developer obligations secured in S106 agreements and unilateral undertakings between April 2024 and March 2025. A deed of variation to the initial S106 was agreed for Northfleet Embankment East (Cable Wharf) relating to the delivery of the school and the community space in the Henley Building. A unilateral undertaking was agreed for the Northfleet Embankment West site (Harbour Village) securing funding for Gravesham Borough Council towards parking enforcement in the Northfleet area. A s106 was agreed with Crest Nicholson securing the ongoing use of a community car park to the associated community centre at Ingress Park.
- 2.6 The majority of S106 contributions from Ebbsfleet sites is collected by EDC. However KCC invoices for certain contributions on some sites. These relate to

county functions 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.

- 2.7 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.
- 2.8 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. In addition open spaces are also being delivered, along with Public Art Installations. Examples of this can be seen at Harbour Village with the installation of the Bevan's Park Bridge which provides connectivity between the new homes and the main area of open space. and open space incorporating play areas within Ebbsfleet Cross. Public Art installations have also opened within Weldon and Castle Hill South. Photographs of these completed projects are shown below.

Bevan's Park Bridge – Harbour Village



Ebbfleet Cross Play Area



Castle Hill South Public Art



Weldon Public Art

