



# Infrastructure Funding Statement 2022-23



Dover District **Local Plan**  
Supporting document



## Contents

Chapter 1 - Introduction .....	2
What is the Infrastructure Funding Statement (IFS)? .....	2
What are Planning Obligations? .....	2
What should the Infrastructure Funding Statement contain? .....	3
The Structure of this IFS.....	4
What does 'Allocated' and 'Unallocated' mean? .....	5
Headline Figures.....	5
Table 1 – Headline S106 Figures for 2022-23 .....	5
Chapter 2 – New Financial Obligations Agreed 2022-23 .....	7
Table 2 - Breakdown of Obligations Agreed - by Infrastructure Type 2022-23 .....	7
Chapter 3 - S106 Funds Retained.....	14
Table 3 - S106 Receipts Retained (Allocated and Unallocated).....	14
Table 4 - Infrastructure projects with allocated S106 funding .....	15
Table 5 - Overview of the held S106 funding - by Infrastructure Type.....	23
Chapter 4 - S106 expenditure during 2022-23 .....	24
Money Spent.....	24
Table 6 - S106 Expenditure during 2022-23.....	24
Money Borrowed .....	25
Money Returned .....	25
Chapter 5 - Future Spending Priorities .....	26
Local Plan Infrastructure requirements.....	26
Infrastructure Delivery Plan (IDP) .....	27
Priorities for Section 106 spending.....	27
Chapter 6 - Estimated Future Income from signed S106 agreements.....	28
Table 7 - Estimated future S106 income by infrastructure type.....	28
Appendix 1 - Major Sites Specific S106 Requirements .....	31
Aylesham Village Expansion.....	31
Whitfield Urban Expansion – Phase 1 and Phase 1A .....	36

## Chapter 1 – Introduction

### What is the Infrastructure Funding Statement (IFS)?

1. The Infrastructure Funding Statement (IFS) provides a summary of Planning Obligations (often known as developer contributions) secured by the Council from new developments towards infrastructure, over a particular period. This statement is updated and published annually to reflect the summary of obligations and agreements for each monitoring period. The monitoring period runs from 1<sup>st</sup> April to 31<sup>st</sup> March. The IFS must be published by 31<sup>st</sup> December each year.
2. It has been produced following collaborative work with the Council's Accounts department and Kent County Council. Kent County Council are also required to produce their own Infrastructure Funding Statement which can be found on their website on the following link: [Kent County Council's IFS](#).

### What are Planning Obligations?

3. Planning Obligations are legal agreements entered into with developers and landowners to mitigate the impacts of a development proposal. Planning obligations can be agreed to mitigate the impact of unacceptable development to make it acceptable in planning terms.
4. Planning obligations must meet the following legal tests if they are to constitute a reason to grant planning permission:
  - necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
5. Local authorities can, if appropriate, decide to set a Community Infrastructure Levy (CIL) for their area which is a fixed charge levied on new development to fund required infrastructure. Section 106 (S106) agreements are legal agreements between developers and the local council linked to planning permissions, and this is the system that Dover Council (the Council) uses to secure contributions.
6. CIL can be used alongside S106 agreements and planning conditions to seek contributions from developers for infrastructure. However, at the present time the Council doesn't operate CIL, or intend to implement CIL, so the Infrastructure Funding Statement (IFS) will be reporting on S106 agreements<sup>1</sup>.

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<sup>1</sup> This IFS may include contributions secured through other methods such as internal DDC transfers for sites delivered by DDC, or contributions secured through other developer obligation methods such as unilateral undertakings.

7. Further information on legislation governing planning obligations can be found on the government website on the following link: [Planning Obligations](#).

### **What should the Infrastructure Funding Statement contain?**

8. The Community Infrastructure Levy (CIL) regulations (as amended on 01 September 2019) require Local Authorities to publish a statement at least once a year, that provides the following information:
  - 1) 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 Community Infrastructure Levy (CIL).
  - 2) A report about CIL, in relation to the previous financial year, which includes matters specified within the regulations.
  - 3) A report about planning obligations, in relation to the reported year, which includes matters specified within the regulations. This is referred to as the “Section 106 Report”.
9. The relevant legislation requires the following to be reported in the Section 106 Report:
  - the total amount of money to be provided under any planning obligations which were entered into during the reported year;
  - the total amount of money under any planning obligations which was received during the reported year;
  - the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;
  - summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details
    - in relation to affordable housing, the total number of units which will be provided;
    - in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;
  - the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;
  - the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);
  - in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

- in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:
  - the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item.
  - the amount of money (received under planning obligations) 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).
  - the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.
- the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

## The Structure of this IFS

### The IFS provides information on:

- planning obligations within S106 agreements signed within the reporting year, which includes the nature and value of their financial contribution(s);
- details of S106 funding received by the council in the reporting year;
- details of S106 funding spent by the council in the reporting year;
- details of funding received before the monitoring year that is retained and whether it has been allocated or remains unallocated, and
- estimates of future S106 funding and future infrastructure projects and priorities.

10. This statement should be read in conjunction with the following CSV spreadsheets that are available on the Council’s website and produced in line with Government guidance:

1. [CSV1 New S106 agreements 2022-23<sup>2</sup>](#)
2. [CSV2 Agreed Contributions 2022-23](#)
3. [CSV3 Contribution transactions 2022-23](#)
4. [CSV4 Future agreed provision 2022-23](#)

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<sup>2</sup> For submission to government these CSV files will be labelled as per government guidance as: CSV1 Developer-agreement-2022-23, CSV2 Developer-agreement-contribution-2022-23, CSV3 Developer-agreement-transaction-2022-23, CSV4 Developer-agreement-future-agreed-provision.

11. This Infrastructure Statement (IFS) covers the period **01 April 2022 to 31 March 2023**

### What does ‘Allocated’ and ‘Unallocated’ mean?

12. As set out in the national guidance and for the purpose of this report, “allocated” means a decision has been made by the Council to commit funds to a specific item of infrastructure or project. For most Section 106 agreements, this decision has been made at the planning application stage with each infrastructure or project requirement specified within the legal agreement.
13. It is however important to note that “unallocated” money still sets out which infrastructure type it applies to and will still be bound by the terms of the Section 106 legal agreement and as a minimum will be required to be spent on the infrastructure type specified within the agreement, it is just that a specific project has not yet been decided.
14. Whilst this detail is summarised further within the spreadsheets that accompany this report, for the full details including limitations on spends, reference must always be made back to the individual Section 106 legal agreement which can be located on the Councils website through the Planning Application reference details.

### Headline Figures

**Table 1 – Headline S106 Figures for 2022-23**

<b>Section 106 monies held</b>	<b>Amount (£)</b>
<b>Monetary contributions agreed</b> within the financial year 2022-23	<b>£552,955.29</b>
<b>Non-monetary contributions agreed</b> within the financial year 2022-23.	<b>None</b>
Monetary contributions <b>received</b> during the financial year 2022-23	<b>£739,380.73</b>
Total amount <b>spent</b> during the financial year 2022/23	<b>£458,022.96</b>
Total amount spent on <b>repaying borrowed money</b> during the financial year 2022-23	<b>£0</b>
Total amount that has been collected during the financial year 2022-23 for the purpose of <b>longer- term maintenance</b> .	<b>£21,322.26</b>
<b>All S106 monies held as of 31<sup>st</sup> March 2023</b>	<b>£7,386,728.26</b>

15. Reporting on school places delivered will be done by the Local Education Authority (Kent County Council) in their separate Infrastructure Funding Statement.
16. With regards to new S106 agreements signed in the monitoring year, there are none that include a requirement to provide affordable housing units on-site. Off-site financial contributions secured for affordable housing are included within the table in Chapter 2 below.
17. Further information on S106 funding received during 2022-23 can be found on [CSV3 Contribution transactions 2022-23](#)

## Chapter 2 – New Financial Obligations Agreed 2022-23

18. The following table provides a breakdown of new S106 contributions agreed in the 2022-23 monitoring year by infrastructure type, whilst advising which development is providing the contribution and the planning reference.

**Table 2 - Breakdown of Obligations Agreed - by Infrastructure Type 2022-23**

Infrastructure type	Provision in S106 agreement	Planning application details	Total amount agreed
<b>Community – Youth Provision</b>	£655.00 towards the provision of additional resources and services for Dover Youth Service	Land at 36A Coombe Valley Road, Dover DOV/21/00935	<b>£4,323.00</b>
	£786.00 towards the provision of additional resources for Dover Youth Service	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£786.00 towards the provision of additional resources for Dover Youth Service	Railway Bell Public House, 120 London Road, River DOV/20/00038	
	£720.50 towards the provision of additional resources for Dover Youth Service	Land at Buckland Mill Service Station, Crabble Hill, Dover DOV/17/01452	
	£1,375.50 towards the provision of additional resources for the Youth Service locally (see agreement for further details)	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Community-Library Contribution</b>	£554.50 towards the provision of additional resources, equipment, and stock	Land at 36A Coombe Valley Road, Dover DOV/21/00935	<b>£3,659.70</b>
	£665.40 towards the provision of services and stock at Dover Library	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£665.40 towards the provision of services and stock to be made available at Dover Library and the mobile library service attending River	Railway Bell Public House, 120 London Road, River DOV/20/00038	



Infrastructure type	Provision in S106 agreement	Planning application details	Total amount agreed
	£609.95 towards additional services, resources, and stock (including digital infrastructure and resources) to be made available at Dover Library	Land at Buckland Mill Service Station, Crabble Hill, Dover DOV/17/01452	
	£1,164.45 towards the provision of additional resources, equipment, and stock to be made available to Aylesham Library	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Open Space-Children's Equipped Play</b>	£3,459.62 towards the improvement of the children's play area at Barwick Road, Dover	Land at 36A Coombe Valley Road, Dover DOV/21/00935	<b>£13,865.62</b>
	£5,199.94 towards the provision of children's equipped play space at the Pencester Gardens Public Open Space area	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£5,206.06 towards the improvement of the Station Field Aylesham play area	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Sport and Leisure - Outdoor Sport Contribution</b>	£3,581.20 towards the improvement of Elms Vale Recreation Ground changing rooms	Land at 36A Coombe Valley Road, Dover DOV/21/00935	<b>£14,352.90</b>
	£5,382.68 towards the provision of outdoor sports facilities at the Pencester Gardens Public open space area	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£5,389.02 towards the provision of outdoor sports facilities within the settlement of Aylesham	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Open Space-Strategic Parks Contribution</b>	£12,185.00 towards the renewal of two sections of perimeter safety fencing and remedial works to, including the resurfacing and remaking of, the Netball Court at King George V Playing Field, Brookside, Temple Ewell	Railway Bell Public House, 120 London Road, River DOV/20/00038	<b>£12,185.00</b>

Infrastructure type	Provision in S106 agreement	Planning application details	Total amount agreed
<b>Open Space- Allotments Contribution</b>	£24.28 towards the provision of allotments or community gardens at the Pencester Gardens public open space area	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	<b>£24.28</b>
<b>Education - Adult Education/ Community Learning and Skills Contribution</b>	£180.62 towards additional equipment, services, and resources for the new learners at Dover Adult Education Centre	Land at Buckland Mill Service Station, Crabble Hill, Dover DOV/17/01452	<b>£1,083.72</b>
	£344.82 towards the additional resources for Dover District Adult Education Service	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
	£164.20 towards the provision of equipment, resources, and classes at Dover Adult Education Centre for additional learners	Land at 36A Coombe Valley Road, Dover DOV/21/00935	
	£197.04 towards the provision of additional equipment and resources for adult learners at Dover Adult Education Centre	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£197.04 towards additional IT equipment for the additional learners at Dover Adult Education Centre	Railway Bell Public House, 120 London Road, River DOV/20/00038	
<b>Education – Primary Contribution</b>	£8,123.50 towards the expansion of St, Joseph's Catholic Primary School, Aylesham	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	<b>£8,123.50</b>
<b>Education – Secondary Contribution</b>	£4,540.00 towards the provision of secondary school places in the Dover district	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	<b>£40,262.00</b>
	£27,777.00 towards the expansion of Dover Christ Church Academy	Railway Bell Public House, 120 London Road, River DOV/20/00038	
	£7,945.00 towards expansion of selective and non-selective secondary	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	

Infrastructure type	Provision in S106 agreement	Planning application details	Total amount agreed
	schools in the district of Dover		
<b>Green Infrastructure/ Ecology - Accessible Green Space Contribution</b>	£960.64 towards the provision of improvements at Barwick Road amenity green space	Land at 36A Coombe Valley Road, Dover DOV/21/00935	<b>£3,850.10</b>
	£1,443.88 towards the provision of accessible green space at the Pencester Gardens public open space area	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£1,445.58 towards the provision of accessible green space within the settlement of Aylesham	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Green Infrastructure/ Ecology – Landscape Contribution</b>	£20,000.00 Wildlife Contribution towards the costs of improved management of the Kingsdown and Walmer Beach Local Wildlife Site within which the property is situated.	Land between 82-86 Wellington Parade, Walmer DOV/20/01482	<b>£20,000.00</b>
<b>Green Infrastructure/ Ecology - SPA/SAMM Mitigation Contribution</b>	£871.63 towards the Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Karma Leisure Ltd, Adrian Street, Dover DOV/20/00510	<b>£5,261.46</b>
	£3,143.00 towards the Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Land at Tonkers, Hawksdown Road, Walmer DOV/19/00947	
	£707.51 towards the Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£539.32 towards the Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	

Infrastructure type	Provision in S106 agreement	Planning application details	Total amount agreed
<b>Housing detail – Affordable Housing Contribution</b>	£100,000.00 towards Council's provision of Affordable housing	Land Adjacent to Allotments, Folkestone Road, Dover DOV/15/01032	<b>£410,750.00</b>
	£148,000.00 towards the provision of Affordable Housing within the district of Dover	Railway Bell Public House, 120 London Road, River DOV/20/00038	
	£162,750.00 towards the provision of Affordable Housing within the district of Dover	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Monitoring Fees Contribution</b>	£236.00 towards the District Councils costs of monitoring the implementation of this deed.	Karma Leisure Ltd, Adrian Street, Dover DOV/20/00510	<b>£2,614.00</b>
	£236.00 towards the District Councils costs of monitoring the implementation of this deed.	Land at Tonkers, Hawksdown Road, Walmer DOV/19/00947	
	£239.00 towards the District Councils costs of monitoring the implementation of this deed.	Land at Dover Technical College, Maison Dieu Road, Dover DOV/22/00265	
	£236.00 towards the District Councils costs of monitoring the implementation of this deed.	Land South West of Village Hall, Coxhill, Shepherdswell DOV/20/01508	
	£239.00 towards the District Councils costs of monitoring the implementation of this deed.	Land at 36A Coombe Valley Road, Dover DOV/21/00935	
	£239.00 towards the District Councils costs of monitoring the implementation of this deed.	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	
	£239.00 towards the District Councils costs of monitoring the	Railway Bell Public House, 120 London Road, River DOV/20/00038	

Infrastructure type	Provision in S106 agreement	Planning application details	Total amount agreed
	implementation of this deed.		
	£239.00 towards the District Councils costs of monitoring the implementation of this deed.	Lynwood, Sandwich Road, Whitfield DOV/20/00493	
	£239.00 towards the District Councils costs of monitoring the implementation of this deed.	Land at Buckland Mill Service Station, Crabble Hill, Dover DOV/17/01452	
	£236.00 towards the District Councils costs of monitoring the implementation of this deed.	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
	£239.00 towards the District Councils costs of monitoring the implementation of this deed.	Land between 82-86 Wellington Parade, Walmer DOV/20/01482	
<b>Health and Social Care - Adult Social Care Contribution</b>	£1,468.80 towards the provision of specialist care accommodation, assistive technology systems, adapting community facilities, sensory facilities and Changing Places withing Dover District	Land at 36A Coombe Valley Road, Dover DOV/21/00935	<b>£1,468.80</b>
<b>Health and Social Care - Specialist / older person Housing Contribution</b>	£1,762.56 towards the provision of specialist care accommodation within the Dover District	Land to the rear of Former Magistrates Court, Pencester Road, Dover DOV/20/01014	<b>£8,225.28</b>
	£1,762.56 towards the provision of specialist care accommodation within the Dover District	Railway Bell Public House, 120 London Road, River DOV/20/00038	
	£1,615.68 towards specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting	Land at Buckland Mill Service Station, Crabble Hill, Dover DOV/17/01452	

Infrastructure type	Provision in S106 agreement	Planning application details	Total amount agreed
	community facilities, sensory facilities, and Changes places within the district.		
	£3,084.48 towards the provision of specialist care accomodation, assistive technology systems, adapting community facilities, sensory facilities and changing places within the District of Dover	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Waste Management - Household Waste and Recycling Contribution</b>	£1,112.64 towards improvements at the Dover Household Waste Recycling Centre	Railway Bell Public House, 120 London Road, River DOV/20/00038	<b>£2,905.93</b>
	£599.17 towards works at Dover HWRC to increase capacity	Land at Buckland Mill Service Station, Crabble Hill, Dover DOV/17/01452	
	£1,194.12 towards works at the Dover Household Waste Recycling Centre to increase capacity	Aylesham Sports Club, Burgess Road, Aylesham DOV/20/00693	
<b>Total</b>			<b>£552,955.29</b>

\* These are minimum figures secured as on an outline application, contributions are calculated on final dwelling size which is yet to be determined by the Reserved Matters application.

19. The table above shows that the largest contribution category is Affordable Housing totalling £410,750.00. When collected, this sum will be transferred to the Affordable Housing Team within Dover District Council, to provide affordable housing in the district.

20. The details above can also be found on [CSV2 Agreed Contributions 2022-23](#) (Please note this document contains all applications; the applications received during 2022-23 monitoring period will appear towards the end of the spreadsheet).

## Chapter 3 - S106 Funds Retained

21. This section sets out S106 funds which were received prior to the 2022-23 monitoring year that are yet to be spent and remain 'held' by the Council. As set out above in this report "allocated" means a decision has been made by the local authority to commit funds to an item of infrastructure or project and "unallocated" money still sets out which infrastructure 'type' it applies to, but a specific project has not yet been decided.

**Table 3 - S106 Receipts Retained (Allocated and Unallocated)**

<b><u>Unallocated</u></b>	<b><u>Amount</u></b>
Unallocated and unspent received before 2022-23 monitoring year	£3,299,263.94
Unallocated and received during 2022-23 monitoring year	£608,444.72
<b>Total 'unallocated' balance end of 2022-23</b>	<b>£3,668,657.11</b>
<b><u>Allocated</u></b>	<b><u>Amount</u></b>
Allocated and unspent that had been received before 2022-23 monitoring year	£3,806,106.55
Allocated and received during 2022-23 monitoring year	£130,936.01
<b>Total 'allocated' balance end of 2022-23</b>	<b>£3,715,873.15</b>

22. Table 4 below provides summary details of infrastructure with **allocated** S106 funding that has not yet been spent, this is for all funding held by the Council at 31 March 2023, irrespective of when it was collected.

**Table 4 - Infrastructure projects with allocated S106 funding**

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
<b>Housing detail – Affordable Housing</b>	£71,438.01	Foxborough Road	Blue Berries Early Care and Education Centre, 10 Dover Road, Sandwich DOV/12/00700
<b>Housing detail- Housing Mix</b>	£6,269.66	Towards assistive home digital care technology for the elderly and vulnerable in Aylesham	Aylesham Village Expansion DOV/07/01081
<b>Community- General Community Project</b>	£267,842.82	Extending, modernising, or rebuilding Preston Village Hall	Land at Salvatori, north and south of Grove Road, Preston DOV/14/00842
	£14,101.75	Community Development Officer for the Aylesham development	Aylesham Village Expansion DOV/07/01081
<b>Community – Library</b>	£1,632.68	Towards additional book stock for the mobile library service attending Mongeham	Land at Stalco Engineering Works and rear of and including 126 Mongeham Road, Great Mongeham DOV/18/00764
<b>Community – Youth Provision</b>	£105,221.60	For Recreation and Youth Schemes and Works to be used by Children and Young Persons In Aylesham Up To The Age Of 18	Aylesham Village Expansion DOV/07/01081
<b>Community – Public Realm</b>	£980,647.79	Contribution To Management/Maintenance of Existing & Proposed Open Space Areas	Aylesham Village Expansion DOV/07/01081
<b>Education</b>	£596,562.92	Contribution to works or refurbishment of Aylesham & St Joseph’s Primary Schools	Aylesham Development DOV/19/00821



Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
	£90,011.36	Towards increasing the capacity of deal primary school	Land at Albert Road, Southwall Road, Deal DOV/15/01290
<b>Health and Social Care - General / Other</b>	£47,704.14	Contribution to rent of facilities/ accommodation at Aylesham Health Centre	Aylesham Development DOV/19/00821
<b>Health and Social Care - NHS / ICB Requirements</b>	£10,949.65	Towards increased capacity and delivery of the new Buckland Mill Adult Social Care facility in Dover	Land at Singledge Lane, Whitfield DOV/16/00136
	£17,273.83	Towards investment in Wingham Surgery to support additional patients which will be generated by the development	Part of Winham Court, Hawarden Place, Canterbury Road, Wingham DOV/17/00387
	£12,965.57	Towards the internal remodelling works at Balmoral Surgery, Walmer	Land at Stalco Engineering Works and rear of and including 126 Mongeham Road, Great Mongeham DOV/18/00764
	£7,857.37	Towards the expansion of Ash Surgery, Chilton Place, Ash	Land at White Post Farm, Sandwich Road, Ash DOV/16/01247
	£21,598.64	To meet extra demands on the local Primary Care Health service towards the extension of Sandwich Medical Practice	Shemara Farm/Land at Woodnesborough Lane, Eastry DOV/19/00403
<b>Monitoring Fees</b>	£10,234.50	To monitor compliance with the S106 agreement	Whitfield Urban Extension DOV/10/01011
	£236.00	Towards the Council's costs of monitoring the development and checking compliance with the provisions of	The Courtyard, Durlock Road, Staple DOV/19/00120

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
		S106 deed and the planning permission	
	£239.00	Towards the Council's costs of monitoring the implementation of S106 deed	Layham Garden Centre DOV/19/01317
	£236.00	Towards the Council's costs of monitoring the implementation of S106 deed	Land at Kimberley Close, Dover DOV/20/00187
	£6,819.85	Towards the Council's costs of monitoring the implementation of S106 deed	Whitfield Urban Extension DOV/10/01010
	£271.08	Towards the Council's costs of monitoring the implementation of S106 deed	Land lying to southeast of Mill Hill, Deal (Freemans Way) DOV/19/00895
	£258.00	Towards the Council's costs of monitoring the implementation of S106 deed	Land southwest of Hammill Brickworks DOV/19/00746
<b>Open Space - Children's Equipped Play</b>	£25,950.92	Towards improvements to the existing local area of play at Ash recreation ground	Land at Chequer Lane, Ash DOV/16/01049
	£21,322.26	Towards the maintenance of the Queens Road, Ash Equipped play area	Land at White Post Farm, Sandwich Road, Ash DOV/16/01247
	£21,347.69	Towards the provision of additional capacity at North Deal Playing Field play area	Land at Albert Road/ Southwall Road, Deal DOV/15/01290
	£6,726.56	Provision of play equipment and facilities at North Deal Playing Field	Cannon Street, Deal DOV/09/00873
	£128.99	Improvements at Colton Crescent	Land rear of Old Park Close, Dover DOV/12/00045

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
	£6,482.95	Increasing the capacity of play facilities at William Pitt Avenue	Land at 104-106 Church Lane, Deal DOV/15/01167
	£22,765.18	Towards the provision of additional play equipment at Marke Wood Play Area	Land at the former Barracks site (east section), Trafalgar Drive, Walmer DOV/16/00017
<b>Sport and Leisure - Outdoor Sport</b>	£101,002.12	Towards the resurfacing of one Aylesham Leisure Centre 3G Football pitch	Aylesham Development DOV/19/00821
	£29,334.87	Towards refurbishment of a playing pitch at Marke Wood Recreation Park	Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476
	£5,752.86	Towards a skate park to be provided by the Aylesham parish council	Former Greyhound Public House, Dorman Avenue South, Aylesham DOV/17/00892
	£6,008.94	Towards increasing the capacity of the hard courts at Victoria Park, Deal	Dola Avenue, Deal DOV/15/00327
	£16,699.43	to carry out works at Ash recreation ground	Land at Chequer Lane, Ash DOV/16/01049
<b>Sport and Leisure -Indoor Sport</b>	£859,837.12	Provision of a new Sports Hall & facilities at Aylesham and District Welfare Club	Aylesham Development DOV/19/00821
<b>Open Space - General/Mixed</b>	£10,945.20	Towards increasing the capacity of existing open space provision within the Marke Wood site	Land at the Former Barracks Site (east section), Trafalgar Drive, Walmer DOV/16/00017
<b>Sustainable Travel - Bus</b>	£24,993.74	Provision of bus service connecting the land with Deal town centre along a route agreed between the	Church Lane, Sholden (Timperley Place) DOV/10/01012

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
		bus operator and the District Council	
<b>Sustainable Travel - PRow</b>	£91.20	Footpath improvements adjacent to the development	Land rear of Old Park Close, Dover DOV/12/00045
<b>Highways - Highways General</b>	£62,243.67	Towards the costs of long-term maintenance of the Southwall Road ditch	Church Lane, Sholden (Timperley Place) DOV/10/01012
<b>Green Infrastructure / Ecology -Other Ecological Mitigation</b>	£570.00	Removal of specified trees and vegetation, levelling and compacting, monitoring of butterfly populations	Land between 82 and 92 Wellington Parade, Walmer DOV/12/00770
<b>Green Infrastructure / Ecology -SPA / SAMM Mitigation<sup>3</sup></b>	£497.46	Thanet Coast SPA Mitigation Strategy	Land rear of Old Park Close, Dover DOV/12/00045
	£1,844.00	Thanet Coast SPA Mitigation Strategy	Former South Deal County Primary DOV/12/00311
	£693.00	Thanet Coast SPA Mitigation Strategy	Former Bede and Dunstan house, College Road, Deal DOV/13/00522
	£5,211.00	Thanet Coast SPA Mitigation Strategy	Whitfield Phase 1A DOV/10/01011
	£10,819.71	Thanet Coast SPA Mitigation Strategy	Church Lane, Sholden (Timperley Place) DOV/10/01012
	£1,668.13	Thanet Coast SPA Mitigation Strategy	Hammill Brickworks DOV/12/00460
	£ 6,042.13	Thanet Coast SPA Mitigation Strategy	Land at Salvatori, north and south of Grove Road, Preston DOV/14/00842

<sup>3</sup> As required by Thanet Coast and Rye Bay Special Area of Protection (SPA) Mitigation and Monitoring Strategy [Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy \(dover.gov.uk\)](https://www.dover.gov.uk/Thanet-Coast-and-Sandwich-Bay-SPA-Mitigation-and-Monitoring-Strategy)

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
	£52,063.95	Thanet Coast SPA Mitigation Strategy	Whitfield Urban Expansion (land southeast of Archers Court Road) Phase 1 DOV/10/01010
	£45,014.70	Thanet Coast SPA Mitigation Strategy	Aylesham Development DOV/19/00821
	£2,172.48	Thanet Coast SPA Mitigation Strategy	Land at Canterbury Road, Lydden DOV/15/01184
	£1,351.15	Thanet Coast SPA Mitigation Strategy	Bisley Nursery, The Street, Worth DOV/15/00749
	£727.32	Thanet Coast SPA Mitigation Strategy	The Qube, St Radigund's Road, Dover DOV/17/00776
	£1,919.42	Thanet Coast SPA Mitigation Strategy	Land at the former Barracks site (east section), Trafalgar Drive, Walmer DOV/16/00017
	£1,077.23	Thanet Coast SPA Mitigation Strategy	Land at former Barwick Site, Coombe Valley Road, Dover DOV/13/00261
	£9,059.71	Thanet Coast SPA Mitigation Strategy	Singledge Lane, Whitfield DOV/16/00136
	£2,132.00	Thanet Coast SPA Mitigation Strategy	Former William Muge House & Snelgrove House, Leyburne Road, Harold Street & Godwyn Road, Dover DOV/18/00777
	£11,647.35	Thanet Coast SPA Mitigation Strategy	Station Road, Walmer DOV/14/00361
	£13,091.76	Thanet Coast SPA Mitigation Strategy	Willowbank (Land north of the River

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
			Stour) DOV/16/00046
	£654.57	Thanet Coast SPA Mitigation Strategy	1 Malvern Road, Dover DOV/18/00468
	£2,410.23	Thanet Coast SPA Mitigation Strategy	New Dover Road, Caple-le-Ferne DOV/15/00525
	£3,722.89	Thanet Coast SPA Mitigation Strategy	Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476
	£1,081.70	Thanet Coast SPA Mitigation Strategy	Land at Weighside House, Sandwich Road, Whitfield DOV/17/00826
	£762.31	Thanet Coast SPA Mitigation Strategy	Former Greyhound Public House, Dorman Avenue South DOV/17/00892
	£976.31	Thanet Coast SPA Mitigation Strategy	2-9 Cambridge Terrace, Dover DOV/17/00962
	£5,960.00	Thanet Coast SPA Mitigation Strategy	Land at Woodnesborough Road, Sandwich DOV/19/00243
	£6,931.40	Thanet Coast SPA Mitigation Strategy	Land at Albert Road/ Southwall Road, Deal DOV/15/01290
	£306.41	Thanet Coast SPA Mitigation Strategy	Land at Kimberley Close, Dover DOV/20/00187
	£1,330.58	Thanet Coast SPA Mitigation Strategy	Land rear of and including 147 St Richard's Road, Deal DOV/18/00682
	£1,990.08	Thanet Coast SPA Mitigation Strategy	Land at White Post Farm, Sandwich Road, Ash DOV/16/01247

Infrastructure Type	Amount	Project or Item (provision in S106 agreement)	Development that provided contribution
	£655.00	Thanet Coast SPA Mitigation Strategy	Land adjoining 1 Malvern Road, Dover DOV/18/00468
	£2,640.84	Thanet Coast SPA Mitigation Strategy	Land at the former Kumor Nursery and 121 Dover Road, Sandwich DOV/18/00681
	£1,862.00	Thanet Coast SPA Mitigation Strategy	Land at Stalco Engineering Works and rear of and including 126 Mongeham Road, Great Mongeham DOV/18/00764
	£1,649.83	Thanet Coast SPA Mitigation Strategy	Shemara Farm/Land at Woodnesborough Lane, Eastry DOV/19/00403
	£5,055.57	Thanet Coast SPA Mitigation Strategy	Land lying to southeast of Mill Hill, Deal (Freemans Way) DOV/19/00895
	£2,623.51	Thanet Coast SPA Mitigation Strategy	Land on south side of Coombe Valley Road, Dover DOV/20/01237
	£651.42 <sup>4</sup>	Thanet Coast SPA Mitigation Strategy	Land west of St Radigunds Community Centre, Poulton Close, Dover DOV/20/01258
<b>Green Infrastructure / Ecology -Trees</b>	£15,000.00	Towards off-site tree planting including the long-term maintenance of such trees within Deal town centre	Land at Co-op food store, Park Street, Deal DOV/18/01084

<sup>4</sup> This contribution does not appear on CSV3 Contribution transactions 2022-23, as this was secure without a S106 agreement, as DDC cannot enter into an agreement with themselves.

23. Table 5 below provides a summary of S106 funding held by infrastructure type, for both allocated and unallocated funding.

**Table 5 - Overview of the held S106 funding - by Infrastructure Type**

Infrastructure Type	Status of retained funding		Total Held by Authority as at 31/03/2023
	Unallocated	Allocated	
<b>Housing Detail - Affordable Housing</b>	£2,271,436.34	£71,438.01	£2,342,874.35
<b>Housing Detail - Housing Mix</b>	£0	£6,269.66	£6,269.66
<b>Green Infrastructure / Ecology -SPA / SAMM Mitigation</b>	£0	£208,297.23	£208,297.23
<b>Green Infrastructure / Ecology - Other</b>	£0	£15,570.00	£15,570.00
<b>Community-Library</b>	£2,814.30	£1,632.68	£4,446.98
<b>Community-Youth</b>	£0	£105,221.60	£105,221.60
<b>Community - General</b>	£0.96	£281,944.57	£281,945. 53
<b>Community Public Realm</b>	£0	£980,647.79	£980,647.79
<b>Monitoring Fees</b>	£0	£18,294.43	£18,294.43
<b>Education</b>	£79,104. 88	£686,574.28	£765,679.16
<b>Open Space</b>	£540,924.68	£1,134,305.09	£1,675,229.77
<b>Health and Social Care</b>	£68,577.05	£118,349.20	£186,926.25
<b>Sustainable Travel</b>	£705,791.87	£25,084.94	£730,876.81
<b>Highways</b>	£7.03	£62,243.67	£62,250.70
<b>Total</b>	<b>£3,668,657.11</b>	<b>£3,715,873.15</b>	<b>£7,384,530.26</b>

24. Further details on allocated S106 funding retained by the authority but not yet spent can be found here on [CSV3 Contribution transactions 2022-23](#)



## Chapter 4 - S106 expenditure during 2022-23

### Money Spent

25. Table 6 details the infrastructure provided with the S106 funds spent during the monitoring period and which developments the payments came from.

**Table 6 - S106 Expenditure during 2022-23**

Infrastructure Type	Infrastructure Project or Item	Amount Spent	Development Providing Contribution
<b>Housing Detail - Affordable Housing</b>	Affordable Housing at Military Road	£92,042.91	Laslett's Yard, Marshborough road. Woodnesborough DOV/14/01192
	Towards the provision of affordable housing within the District of Dover	£94,981.80	Land East of 1 & 2 Woodnesborough Lane, Eastry DOV/16/00521
<b>Health and Social Care</b>	Towards Specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community facilities, sensory facilities, and Changing Places within the District	£3,525.12	Land West of St Radigunds Community Centre, Poulton Close, Dover DOV/20/01258
<b>Community-Library</b>	Towards library provisions	£192.06	Bisley Nursery, The Street, Worth DOV/17/00831
	Towards additional equipment, services and stock (including digital infrastructure and resources) to be made available at Dover Library	£1,330.80	Land West of St Radigunds Community Centre, Poulton Close, Dover DOV/20/01258
<b>Community - General</b>	To pay the salary of the Community Development	£46,562.45	Aylesham Village Expansion DOV/07/01081

	Officer in Aylesham		
	Towards additional equipment and resources for the additional learners to be delivered within the locality of the development	£394.08	Land West of St Radigunds Community Centre, Poulton Close, Dover DOV/20/01258
<b>Community-Youth</b>	Towards additional equipment and resources for the Dover Youth Service to be delivered within the locality of the development	£1,572.00	Land West of St Radigunds Community Centre, Poulton Close, Dover DOV/20/01258
<b>Community - Public Realm</b>	Contribution To Management/Main tenance of Existing & Proposed Open Space Areas	£76,621.25	Aylesham Village Expansion DOV/07/01081
<b>Open Space</b>	Towards the provision of additional play equipment at Gun Park recreation ground	£4,612.00	Land East of 1 & 2 Woodnesborough Lane, Eastry DOV/16/00521
<b>Education-Secondary Education</b>	Towards the Goodwin Academy expansion or Sir Roger Manwood School expansion	£136,188.49	Shemara Farm, Land at Woodnesborough Lane, Eastry DOV/19/00403

Table 6

Further details of S106 expenditure during 2022-23 can be found on spreadsheet [CSV3 Contribution transactions 2022-23](#)

### **Money Borrowed and Repaid**

26. During 2022-23 reporting year no S106 funding was spent on repaying borrowed money.

### **Money Returned**

27. The Council has not returned any S106 funding to developers during 2022-23 for a failure to perform obligations set out in any S106 agreement.

## Chapter 5 - Future Spending Priorities

28. Government guidance states that Infrastructure Funding Statements should set out future spending priorities on infrastructure and affordable housing in line with up to date or emerging plan policies.

### Local Plan Infrastructure requirements

29. The Council published the new [Local Plan](#) for the district (Regulation 19 Submission Version) in December 2022, which is now at Examination stage. Ensuring that the right infrastructure is provided in the right place, at the right time, to support the scale of growth identified in the Plan will be integral to its successful delivery.
30. The Local Plan includes Policy SP11 - Infrastructure and Developer Contributions. This policy will enable the Council to require new or enhanced infrastructure through Planning Obligations. This policy will apply to all major development proposals.
31. The need for Affordable housing is essential and the future requirements are set out in a separate Strategic Policy in the Local Plan, Policy SP5. This sets out a requirement that 30% of housing in new developments must be affordable housing, with the exception of the existing Dover Urban Area, where viability work has concluded that it is not economically viable to provide affordable housing.
32. Strategic Transport improvements are also a key infrastructure priority for the district. The Local Plan contains Policy SP12 - Strategic Transport Infrastructure, which covers the Highway Network, and Bus and Rail infrastructure. The policy specifically covers the Strategic Highway network improvements needed at Whitfield and Duke of York Roundabouts and other A2 strategic junctions. In addition, it supports the longer-term improvements proposed by National Highways to implement the A2 Dover Access Project. With regards to rail and bus infrastructure, the policy supports the reduced journey time proposals for HS1, the continued delivery of the Dover Fastrack bus service and other local bus service provision.
33. In addition, the Local Plan includes Development Management policies which set out how some of the more local infrastructure requirements set out in Policy SP11 should be provided / calculated to meet the needs of new development. These include policies for Providing Open Space, Sports Provision and Community Facilities and Services, and several in relation to local transport and active travel.

## Infrastructure Delivery Plan (IDP)

34. The Local Plan is supported by a number of [background documents](#), some of which include an audit of current infrastructure provision and highlights the future needs for certain types of infrastructure across the district. For site specific allocations within the Local Plan, the priority for Infrastructure is set out in the policy wording. This is all then detailed within the Infrastructure Delivery Plan (the IDP).
35. The IDP identifies specific infrastructure needs for the District over the plan period, covering all types of infrastructure services such as education, health, community, sports and open spaces, transport, water and other utilities which relate to Policy SP11. It sets out the priority of the infrastructure and expected delivery methods where this is known. It also includes detail of already planned infrastructure improvements / projects and how and when it will be delivered. The latest version (July 2023) of the IDP and appendices can be viewed here:
- [Infrastructure Delivery Plan - V3 July 2023 \(doverdistrictlocalplan.co.uk\)](#)
  - [Appendices to IDP V3 July 2023 \(doverdistrictlocalplan.co.uk\)](#)

## Priorities for Section 106 spending

36. At the end of the reporting year March 2023, a significant amount of unallocated funding held by the Council relates to affordable housing provision, with just under £2.3 Million available funding for this purpose. Allocating this funding to appropriate affordable housing projects within the district remains a spending priority for the council.
37. The level and timing of S106 funding received will depend on the nature and scale of the developments that come forward, the number of implemented planning permissions, build-out rates, and the phasing of development etc. Future versions of this IFS will report on short and medium-term priorities for S106 expenditure as set out in the most up to date IDP (see above).

## Chapter 6 - Estimated Future Income from signed S106 agreements.

38. Whilst it is difficult to predict what future S106 income might look like due to a number of uncertainties around site delivery, the Council is able to examine the current levels of infrastructure provision in existing S106 agreements that are yet to be realised. This section provides a picture of how much funding could be received from developer contributions (S106 agreements) if everything that has been agreed in currently signed S106 agreements is paid at the amounts listed (note many financial contributions are subject to indexation so figures are likely to increase as they are collected in future years).
39. Table 7 provides this estimated future infrastructure figure by broad infrastructure type. This figure has been calculated by adding up all the pending S106 payments that have been agreed but not yet triggered, up to 31<sup>st</sup> March 2023.
40. Note that this table does not include a duplicate of new signed agreements and contributions in the 2022-23 monitoring year to avoid duplication but when added together create a 'best estimate' of total future income expected through S106 developer obligations.
41. The anticipated payment terms have been estimated based on the current status of the development, for example whether the site has full consent or is under construction, and the 'trigger points' set out for payment terms in the S106 agreement i.e., 'prior to commencement', 'upon completion of 50 dwellings' or 'upon occupation of all dwellings'. Where there are several trigger points for compliance with a S106 agreement, one S106 infrastructure requirement could be split over more than one payment term.
42. The total estimated future income figure is **£15,547,880.25**. Further details of the developments providing the estimated S106 contributions listed in Table 7 can be found in [CSV4 Future agreed provision 2022-23](#)

**Table 7 - Estimated future S106 income by infrastructure type.**

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium (3-5 years)	Long (5+ years)	
<b>Community -Library</b>	£67,259.85	£20,460.40	£31,266.45	£118,986.70
<b>Community -</b>	£200,000.00	£200,00.00	£161,000.00	£561,000.00

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium(3-5years)	Long (5+ years)	
<b>Public Realm</b>				
<b>Community - Youth Provision</b>	£62,902.50	£6,813.00	£55,413.50	£125,129.00
<b>Education<sup>5</sup></b>	£4,949,303.82	£2,437,542.04	£2,034,449.32	£9,421,295.18
<b>Green Infrastructure / Ecology -SPA /SAMM Mitigation</b>	£45,168.46	£13,250.00	£35,453.00	£93,871.46
<b>Green Infrastructure/ Ecology - Landscape</b>	£20,000.00	£0	£0	£20,000.00
<b>Green Infrastructure/ Ecology - Accessible Green Space</b>	£2,404.52	£0	£5,922.58	£8,327.10
<b>Health and Social Care<sup>6</sup></b>	£346,506.04	£191,821.56	£314,109.48	£852,437.08
<b>Highways - Highways General</b>	£24,000.00	£290,000.00	£100,000.00	£414,000.00
<b>Housing Detail - Affordable Housing</b>	£0	£173,000.00	£179,800	£162,750.00 <sup>7</sup>
<b>Monitoring Fees</b>	£13,561.00	£15,239.00	£56,944.00	£85,744.00

<sup>5</sup> Education contributions are comprised of Primary, Secondary and Adult education. For a detailed breakdown into these subsections please see CSV4 Future agreed contributions 2022-23.

<sup>6</sup> Health and Social Care contributions are comprised of different subsections. For a detailed breakdown into these subsections please see CSV4 Future agreed contributions 2022-23.

<sup>7</sup> Affordable Housing total contributions are difficult to estimate in all circumstances as many are granted under outline consents and the full details of the requirement that will be required as part of the Reserved Matters/Full applications are unknown. Most Affordable Housing provision is required as on-site delivery rather than off-site contribution so actual Affordable Housing delivery is higher than financial contributions alone.

Infrastructure Type	Anticipated Payment Term			Total future provision
	Short (1-2 years)	Medium(3-5years)	Long (5+ years)	
<b>Open Space-Children's Equipped Play</b>	£62,893.56	£31,732.00	£70,300.06	£164,925.62
<b>Sport and Leisure -Outdoor Sport</b>	£60,463.88	£64,309.00	£121,269.02	£246,041.90
<b>Open Space<sup>8, 9</sup></b>	£24.28	£687,333.00	£85,300.00	£772,657.28
<b>Sustainable Travel<sup>10</sup></b>	£645,996.00	£946,996.00	£703,000.00	£2,295,992.00
<b>Waste Management - Household Waste and Recycling</b>	£3,212.17	£5,150.64	£19,247.12	£27,609.93
<b>Total S106 financial contributions expected</b>	<b>£6,505,312.13</b>	<b>£5,086,143.64</b>	<b>£3,956,424.53</b>	<b>£15,547,880.25<sup>11</sup></b>

<sup>8</sup> Open Space contributions are comprised of 3 subsections: Allotments, mixed use, and parks. For a detailed breakdown into these subsections please see CSV4 Future agreed contributions 2022-23.

<sup>9</sup> Note that some open space provisions are unknown, in particular for Whitfield Urban Expansion which are to be agreed at each phase of development and most Open Space is provided on site, not as an off-site financial contribution.

<sup>10</sup> Sustainable Travel contributions are comprised of 2 subsections: Travel plan and Bus Service For a detailed breakdown into these subsections please see CSV4 Future agreed contributions 2022-23.

<sup>11</sup> There is 1 Outline application where the financial contributions are yet to be decided by the reserved matters applications - DOV/14/00058. There are other contributions where there are more than one payment term and are unable to split in the short/medium/long so total calculations in payment terms will not add to full total in the final cell.

## Appendix 1 - Major Sites Specific S106 Requirements

This appendix looks at major / strategic sites, to highlight agreed S106 funding and identify specific infrastructure requirements for these important sites. The figures contained in this section of the report are included in the main body of the IFS, but it is important that information about strategic sites can be looked at in isolation from the rest of the district to effectively monitor the delivery of infrastructure at these locations.

The tables on the following pages list the S106 provision for the 2 current major developments at Aylesham Village Expansion and Whitfield Urban Expansion in more detail, providing details of:

- Funding held by the council for the development detailing what infrastructure projects it will help to deliver.
- Future S106 provision that has yet to be collected or triggered and details of the infrastructure this will provide; and
- Expenditure of S106 funding with details of the infrastructure it has delivered.

### Aylesham Village Expansion

The table below sets out the details of the existing S106 agreement for the development at Aylesham Garden community.

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
<b>Community Development Officer</b>	To fund the Community Development Officer role to be provided by the Council for the development.	£284,441	£258,488.45	Funding for the Community Development Officer role.	£14,101.75	£0
<b>Education (Primary) Contribution</b>	Contribution to Works/ Refurbishment of Aylesham Primary & St Joseph's Primary. The additional Primary Education Contribution	£1,950,515	£1,353,952	Transferred to KCC as education providers.	£596,563	£224,370



Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
	provides provision for - additional one form of entry at St Joseph's Primary School.					
<b>Secondary Education Contribution</b>	To be used towards the expansion of secondary school places within 5 miles of the development which expenditure arises as a consequence of the development.	£0	£0	n/a	£0	£277,790
<b>Health Centre Rent (Adult Social Care)</b>	Contribution to rent of Facilities/ Accommodation at Aylesham Health Centre.	£69,197	£21,493		£47,704	£270,316
<b>Independent Living</b>	Contribution to Independent Living Technology Equipment.	£6,270	£0	n/a	£6,270	£6,551
<b>Leisure Needs</b>	Provision of new sports hall and facilities at Aylesham and District Welfare Club	£859,837	£0	n/a	£859,837	£0
<b>Community-Library</b>	Towards stocking Aylesham Library with books and facilities.	£27,502	£27,502	Amount transferred to KCC towards additional stock for Aylesham Library.	£0	£47,254

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
<b>Outdoor Sports</b>	Towards the re-surfacing of one Aylesham Welfare Leisure Centre 3G football pitch	£101,002	£0	n/a	£101,002	£0
<b>Community - Public Realm</b>	For the management and maintenance of existing and proposed public realm areas of open space.	£1,057,269	£76,621.25	£76,621.25 transferred internally	£980,647.31	£561,000
<b>Community- Youth Provision</b>	For recreation and youth schemes and works to be used by children and young persons in Aylesham up to the age of 18. The additional Youth Provision contribution makes provision - to be used by the Kent Youth Service for additional resources for Pie Factory Music, detached youth work covering anti-social behaviour and normal and preventative services	£155,261	£80,039	£80,039 transferred to Aylesham Parish Council to support the development of a details project proposal for youth provision/to support the skate park project.	£105,222	£9,826
<b>Sustainable Transport Improvement</b>	For subsidies towards the provision of additional bus services to the link the development to the surrounding area.	£705,790	£0	n/a	£705,790	£87,992

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
<b>Green Infrastructure/ Ecology - SPA/SAMM Mitigation Contribution</b>	Towards the SPA Mitigation Strategy	£45,015	£0	n/a	£45,015	£29,280
<b>Aylesham Primary School Pitch Contribution</b>	Towards the creation of open space/sports facilities at Ratling Road and/ or Aylesham Primary School or facilities to meet need as identified in the Council's playing fields and outdoor sports facility strategy within Aylesham	£96,116	£38,350	£5,000 paid to Aylesham & Snowdown Social Welfare Scheme They commissioned a detailed survey of ASSWS natural grass pitches at the recreation ground by a specialist consultant. A further £33,350 spent to fund the conversion MUGA into an artificial grass pitch.	£57,766	£0
<b>Ratling Road Play Area Contribution</b>	Towards the creation of open space/sports facilities at Ratling Road and/or	£100,852	£31,172	£15,672 has been spent to fund a	£69,680	£0

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
	Aylesham Primary School or facilities to meet need as identified in the Council's playing fields and outdoor sports facility strategy within Aylesham			skate park project in Aylesham. A further £15,500 has been spent on Aylesham Feasibility Study.		
<b>Totals</b>		<b>£5,459,067</b>	<b>£1,887,617.70</b>		<b>£3,494,828.05</b>	<b>£1,514,379.</b>

## Whitfield Urban Expansion – Phase 1 and Phase 1A

This table sets out the S106 provision for the first phases of the development at Whitfield in more detail (outline applications DOV/10/01011 and DOV/10/01010)

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
<b>Education - Primary</b>	School Contribution/School Land	£0	£0	n/a	£0	£3,500,000.00
<b>Highways - Highways General</b>	Improvement of the Duke of York Roundabout	£0	£0	n/a	£0	£100,000.00
	Provide new and improved footpaths for pedestrian access between Phase 1 and Honeywood Parkway	£0	£0	n/a	£0	£95,000.00
	Providing footpaths for pedestrian access between Phase 1 and Phase 1a	£0	£0	n/a	£0	£95,000.00
	New crossing over the A2 facilitating the connection of Phase 1 with land to the south of the A2 and located between the Whitfield roundabout and the A2/A256 junction	£0	£0	n/a	£0	£100,000.00
	Mitigation at Whitfield Roundabout	£0		To be confirmed		
	A256 roundabout	£0		On-site		

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
<b>Sustainable Travel-Bus</b>	Extension to the 61-bus route running within 400 m of every proposed residential unit and / or express commuter service.	£0	£0	n/a	£0	£1,795,313.00
<b>Sustainable Travel-Travel Plan</b>	Travel Plan Monitoring Contribution	£0	£0	n/a	£0	£8,000.00
<b>Green Infrastructure/ Ecology - SPA/SAMM Mitigation Contribution</b>	Towards the SPA Mitigation Strategy <sup>12</sup>	£69,415.95	£12,141.00	£3,790 £795.00 £7,556.00	£57,274.95	0
<b>Monitoring Fees</b>	Monitor Section 106 Agreement	£17,054.35	£0	n/a	£17,054.35	£75,000.00
<b>Sport and Leisure -Mixed Sport and Leisure</b>	Towards upgrading and enhancing sports facilities in the Whitfield dover area and / or in the vicinity of the development	£204,595.59	£0	n/a	£204,595.59	£609,700.00
<b>Totals</b>		<b>£291,065.89</b>	<b>£12,141.00</b>		<b>£278,924.89</b>	<b>£6,382,700.00</b>

<sup>12</sup> As required by Thanet Coast and Rye Bay Special Area of Protection (SPA) Mitigation and Monitoring Strategy [Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy \(dover.gov.uk\)](https://www.dover.gov.uk/Thanet-Coast-and-Sandwich-Bay-SPA-Mitigation-and-Monitoring-Strategy)

Contribution	Infrastructure provision in S106 Agreement	Amount received in total	Amount spent or transferred	Details of spend	Funding held at 31 March 2023	Future provision
<b>On-site requirements</b>						
<b>Health and Social Care</b>	GP and Dental Surgery				n/a	n/a
<b>Learning and Community Campus</b>	Land to be provided for school, youth centre, a community centre, library, adult social care hub					
<b>Play and Open Space</b>	Play space/Outdoor recreation facilities/ allotments/Skate Park / Green Corridor					
<b>SAC Mitigation</b>	Land for mitigation for Special Area of Conservation					

**END OF DOCUMENT**