

Swale Borough Council

Annual Infrastructure Funding Statement

For
Section 106

Reporting Period:
From 01 April 2020 to 31 March 2021

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £4,544,425.53*. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
(*please note that some S106 agreements relate to outline applications for which reserved matters applications are pending or yet to be submitted, therefore the contribution figure / number of units has yet to be calculated / determined.
- b) The total amount of money received from planning obligations during the reported year was £9,879,000.00
- c) The total amount of money received prior to the reported year that has not been allocated is £11,449,000.00.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided is 255

The affordable housing units were secured as follows:

| Covenant Type/Service | Dwelling Numbers | Deed Signed | Planning Application |
|---|------------------|----------------|----------------------|
| Affordable Housing | 99 | DoV 06/04/2020 | SW/14/0257 |
| Affordable Housing | 59 | DoV 03/07/2020 | SW/14/0045 |
| Affordable Housing | 52 | DoV 28/08/2020 | 18/503697/FULL |
| Affordable Housing | 6 | 20/10/2020 | 20/500858/FULL |
| Affordable Housing | 11 | DoV 11/11/2020 | 14/502729/OUT |
| Affordable Housing | 16 | 18/12/2020 | 18/500257/EIFUL |
| Affordable Housing | 12 | 22/01/2021 | 16/506946/FULL |
| (DoV = Deed of Variation to original signed Deed) | | | |

- ii) This report does not report on educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided as this is a County Council competence. The monetary contributions that have been secured for the report period by S106 agreements for primary and secondary schools is set out below.
- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £9,768,430.00
- f) The total amount of money from planning obligations spent during the reported year was £635,000.00. Of this amount £329,466.00 was spent by a third party on behalf of Swale Borough Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

| Infrastructure | Allocated | Date Received | Unspent |
|---|------------------|---------------------------------|----------------|
| 18/502735/FULL - land at Perry Court (supermarket and hotel) | £177,065.00 | 15 May 2020 | £177,065.00 |
| 14/505440/FULL - Spirit Of Sittingbourne Regeneration Site | £5,581.40 | 29 May 2020 | £5,581.40 |
| SW/14/0045 - Love Lane Vinson Trust | £709,083.21 | 24 July 2020 | £709,083.21 |
| 15/506681/FULL - Sittingbourne Mill & Wharf | £320,000.00 | 25 November 2020 | £320,000.00 |
| 16/507877/FULL - Land to the west of Crown Quay Lane | £1,745,920.25 | 26 November 2020 | £1,745,920.25 |
| 18/500283/FULL - Land Adj to Sheppey Academy East | £21,134.38 | 06 July 2020 to 08 January 2021 | £21,134.38 |
| 15/504264/OUT - Land at Perry Court Ashford Road Faversham | £1,906,598.61 | 12 January 2021 | £1,906,598.61 |
| 14/502729/OUT - Ospringe Brickworks Sumpter Way Faversham | £67,857.77 | 22 January 2021 | £67,857.77 |
| 18/500257/EIFUL - Land adj Quinton Farmhouse | £600,018.24 | 19 March 2021 | £600,018.24 |
| 16/507877/FULL - Land To The West Of Crown Quay Lane | £1,551,507.94 | 10 August 2020 to 22 March 2021 | £1,551,507.94 |
| 15/502912/FULL - Milton Pipes Cook Lane | £966,731.08 | 31 March 2021 | £966,731.08 |

- h) In relation to money which was spent by Swale Borough Council during the reported year:
- i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

| Infrastructure | Spent | Date Spent | Spend Description |
|--|-------------|----------------------------------|--|
| 14/506519/FULL - Land At Kent Terrace Upchurch | £3,261.89 | 24 March 2020 to 31 October 2021 | Selling Parish Council – Open Space Contribution Natural England - SPA Mitigation |
| 14/500561/OUT - Former HBC Engineering Site | £219,968.20 | 31 October 2020 | KCC – Community Infrastructure Provision |
| 16/507877/FULL - Land To The West Of Crown Quay Lane | £92,216.46 | 24 February 2021 | Natural England - SPA Mitigation |
| 18/500283/FULL - Land Adj to Sheppey Academy East | £9,563.03 | 24 February 2021 | Natural England - SPA Mitigation |
| 18/503140/FULL - 9 Whitstable Road Faversham | £740.39 | 24 February 2021 | Natural England - SPA Mitigation |
| 18/505315/FULL - land at the Tracies Newington | £1,229.79 | 24 February 2021 | Natural England - SPA Mitigation |
| 16/508709/FULL - Former Oil Depot Abbey Wharf | £2,485.75 | 24 February 2021 | Natural England - SPA Mitigation |

- ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

| Date | Amount Used | Loan/Interest | Infrastructure Funded |
|------|-------------|---------------|-----------------------|
| NIL | | | |

- iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.
- j) The total amount of money retained at the end of the reported year is £11,449,000.00. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

| Description | Amount |
|--|--------|
| Total collected for long term maintenance | £0.00 |
| Total allocated towards maintenance | £0.00 |
| Total spent on maintenance | £0.00 |