

# Dartford CIL Funding for Infrastructure Projects

## Expression of Interest - Additional Information

### Introduction

Dartford Borough Council adopted a CIL Charging Scheme which came into effect on 1<sup>st</sup> April 2014. Further details of [Dartford's CIL Charging Scheme](#) can be found on the Council's website. CIL is now the principal means for securing contributions from development within the Borough. The setting of CIL rates, its collection and how the funding is used is governed by The Community Infrastructure Regulations 2010 (as amended). The Council is both the Charging Authority and Collecting Authority for CIL within its area. The Regulations state that a charging authority must apply CIL to supporting the development of its area by funding the provision, improvement, replacement, operation or maintenance of infrastructure.

The Council transfers a portion of the CIL receipts to town and parish councils relative to the development that has occurred within their respective areas. A similar proportion is retained by the Council for the unparished areas of the Borough (see Figure 1 for these areas). A small proportion of the CIL receipts (less than 5%) is used to cover the administrative costs associated with CIL whilst the remainder is retained by the Council for the funding of strategic infrastructure projects.

Governance arrangements for the monitoring of CIL income, delivery of infrastructure and decisions regarding the use of CIL to fund infrastructure projects were first approved by Dartford's Cabinet on 9 March 2017. Revised Governance arrangements taking into account changes to the Regulations were approved by [Cabinet](#) on 22 September 2022. Separate Governance arrangements covering the funding retained by the Council for the unparished areas of the Borough were approved by [Cabinet](#) on 26 May 2022.

The Expression of Interest Form is the first stage in identifying potential projects for CIL funding. Its aim is to identify brief details of projects; the scale of potential CIL funding required and crucially whether the project is eligible for CIL funding. For larger strategic infrastructure projects a more detailed Bid Pro-Forma is then used to assess the benefits of the project and determine whether the project justifies prioritisation for the allocation of CIL funds. The procedure for the identification, assessment of projects and the allocation of CIL funding is shown in Figure 2.

### Eligibility & Prioritisation Criteria for the Allocation of CIL Funding

All projects submitted for CIL funding will be assessed against the following criteria. The final decision on the allocation of CIL funding rests with Dartford's Cabinet.

#### **Eligibility Criteria**

- 1) Eligibility against CIL Regulations (failure to meet this criteria rules out bids).
- 2) Potential funding availability (including funding available from other sources) to enable the project to be delivered to the proposed timescale.

#### **Prioritisation Criteria**

- 3) Consistency with Dartford Local Plan policies on spatial strategy and sustainability of development.

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- 4) Deliverability of the scheme (dependencies/obstacles to the projects delivery).
- 5) Urgency of the project to meet identified need and demands generated by development in the area.
- 6) Potential for the CIL funding to lever in additional funding from other sources.
- 7) Contribution to the Council's Corporate Plan objectives and other identified Council priorities.

It is expected that any allocation of CIL funding towards a project would not fully fund the project but support other sources of funding. Additional funding need not be secured at the allocation stage, allowing applicants to bid for funding, but would need to be secured for the release of any CIL funding allocation.

#### Types of Infrastructure that can be Funded by CIL

Infrastructure that can be funded by CIL is defined within the Planning Act 2008 to include the following:

- Roads and other transport facilities
- Flood defences
- Schools and other educational facilities
- Medical facilities
- Sporting and recreational facilities
- Open spaces

The CIL funding that the Council retains for strategic infrastructure projects is principally targeted towards these forms of infrastructure provision that would provide an overall benefit to the public across the Borough. These tend to be larger projects typically with a cost in excess of £500,000 that, where determined as eligible for CIL funding, would be identified within Dartford's Infrastructure Delivery Plan.

A greater degree of flexibility is afforded to local town and parish councils in the use of the CIL Neighbourhood Portion and this same flexibility will be applied towards projects seeking CIL funding from the CIL receipts retained for the Unparished areas of the Borough. These are generally smaller scale projects, reflective of the lower levels of CIL funding available, and primarily deal with more localised infrastructure improvements.

Further examples of the types of projects that would be considered (expanding on the above) are shown in Table 1 below.

#### Who Can Apply?

- Community and neighbourhood groups which adhere to the Council's terms and conditions on the award of grants. Organisations must, therefore, have a constitution, a management structure and appropriate financial governance in place.
- Council service departments and infrastructure service providers where proposed projects demonstrate they meet additional infrastructure needs that would not normally be covered through mainstream provisions.

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- Other not for profit organisations and charitable organisations that can demonstrate that their proposed projects have the support of the local community and ward member.

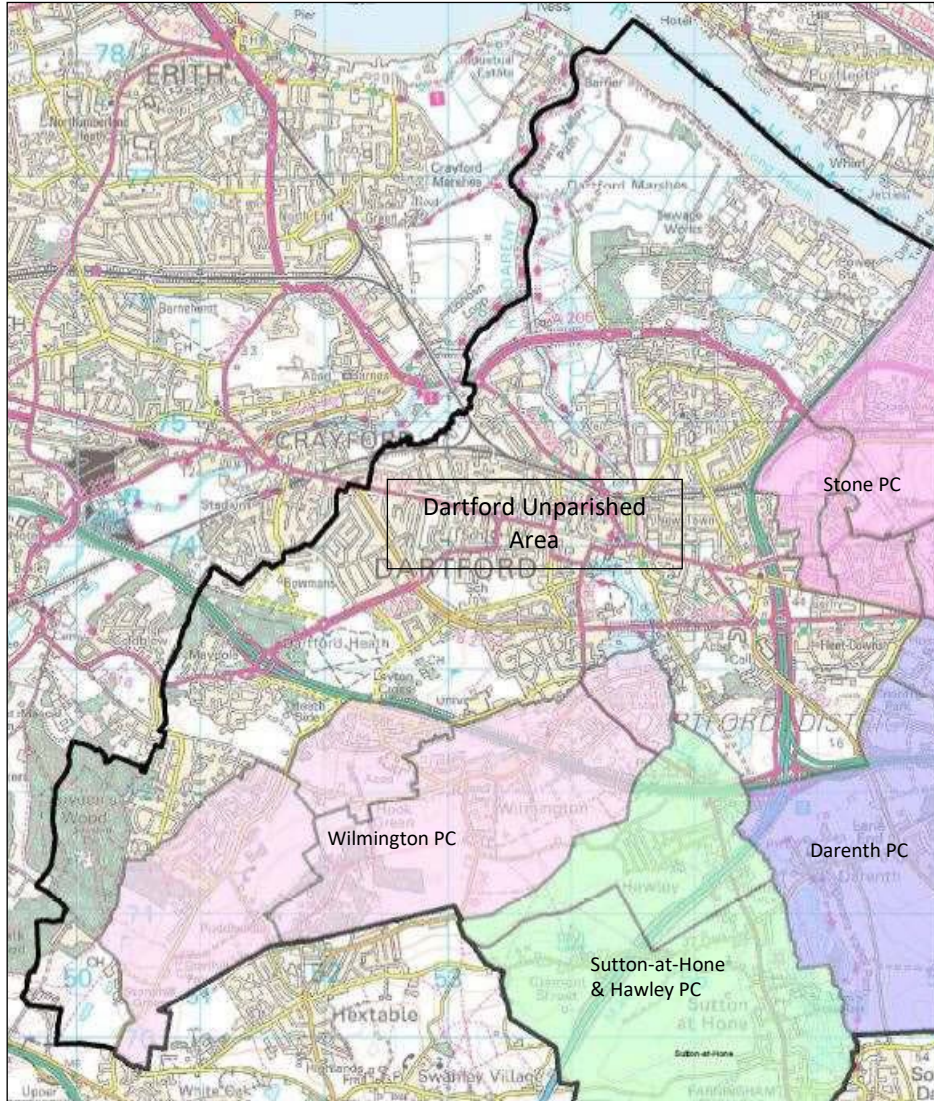
**Table 1: Project Types & Issues Tackled**

<b>Project Type</b>	<b>Issues Tackled</b>
Sustainable and healthy modes of transport.	<ul style="list-style-type: none"> <li>• Improvements to local footpaths, cycle ways, cycle facilities, pedestrian and cycle crossings, etc.</li> <li>• Support for increased use of buses and trains through local accessibility improvements, information, etc.</li> <li>• Improvements to wayfinding signage.</li> </ul>
Engaged and healthy communities.	<ul style="list-style-type: none"> <li>• Improved community facilities.</li> <li>• Improved local health facilities.</li> <li>• Improvements to library and community learning provision.</li> </ul>
Access to recreation	<ul style="list-style-type: none"> <li>• Improvements to non-commercial indoor and/or outdoor play spaces.</li> <li>• Provision or improvement of sports pitches or other recreational areas.</li> <li>• Improvements to non-commercial, local sports club facilities.</li> <li>• Improvements to the provision of local arts and cultural activities.</li> </ul>
Improvements to public realm.	<ul style="list-style-type: none"> <li>• Improvements to public space used by local communities and residents.</li> <li>• Provision of new art in the community works or the refurbishment of existing public art works.</li> <li>• Improvements to the accessibility and setting of local heritage sites and buildings of historic/local interest.</li> <li>• Improvements to community safety.</li> </ul>
Addressing air quality issues.	<ul style="list-style-type: none"> <li>• Measures that improve local air quality.</li> <li>• Provision of electric vehicle charging points for general public use (where no other service provider has committed to providing them in the local area).</li> </ul>
Access to a better local environment.	<ul style="list-style-type: none"> <li>• Improved public access to local green spaces, water and wildlife habitats.</li> <li>• Improvements to local parks, public gardens and allotments.</li> <li>• Bringing back redundant land into use as public space or improved biodiversity.</li> </ul>
Improved environment for local economy, businesses and communities.	<ul style="list-style-type: none"> <li>• Improved facilities and environment for new or established local small businesses.</li> <li>• Improved facilities and environment for new or established local community ventures.</li> </ul>

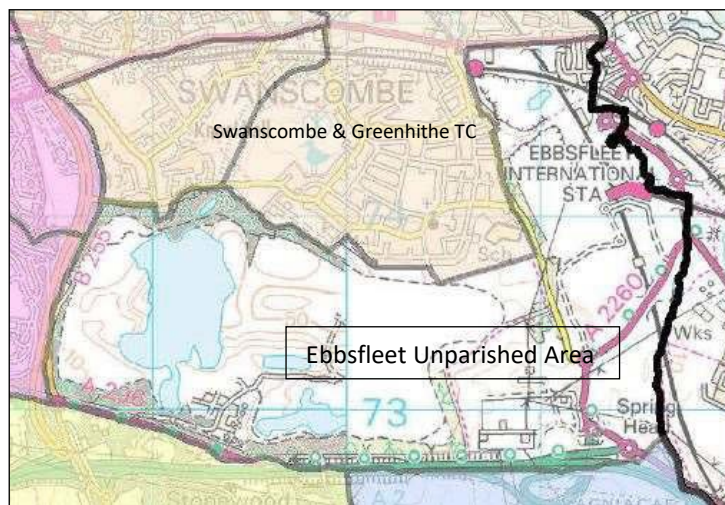
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Figure 1 – Unparished Areas of the Borough

Plan of Dartford Unparished Area



Plan of Ebbsfleet Unparished Area



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Figure 2 – Procedure for Identification of Projects and Allocation of CIL Funding

