

This report sets out the developer contributions that have been received by Dartford Borough Council during the 2023/24 financial year and the developer contributions spent in that same year. The report also provides information on the contributions received prior to 2023/24 which remained unspent as of 31st March 2024.

Dartford Infrastructure Funding Statement for 2023/24

February 2025

Contents

	Page
1. Introduction & Headline Figures	1
2. Developer Contributions	4
2.1 Community Infrastructure Levy (CIL)	
2.2 Section 106 Obligations	
3. CIL Income & Expenditure	6
3.1 Income	
3.2 Neighbourhood Portion	
3.3 Income for Strategic Infrastructure Projects	
3.4 Expenditure Allocations	
4. S106 Income & Expenditure	11
4.1 Income	
4.2 Expenditure	
4.3 Retained s106 Contributions	
4.4 Agreements Completed in 2023/24	
5. Infrastructure Priorities	15
5.1 Dartford's Local Plan Future Infrastructure Statement (FIS)	
5.2 Infrastructure Delivery Plan	
5.3 Strategic Transport Improvements Programme (STIP)	
5.4 Dartford Town Centre Regeneration Project	
5.5 Urban Traffic Management & Control (UTMC) Project	
6. How the Council Allocates Strategic Funding	20

List of Tables

	Page
Table 2.1 Dartford CIL Charging Rates for 2024	4
Table 3.1 2023/24 CIL Receipts by Development	6
Table 3.2 Breakdown of 2023/24 CIL Payments to Parish/Town Councils in the Borough.	7
Table 4.2 Expenditure of s106 Contributions in 2023/24	12
Table 4.3.1 Retained s106 Contributions at End of 2023/24 by Development.	12
Table 4.3.2 Retained s106 Contributions at End of 2023/24 by Designated Use.	13
Table 5.1 Current Status of Infrastructure Projects in Part 2 of IDP	16
Table 6.1 Key Elements of Dartford's CIL Governance Arrangements	21

List of Figures

	Page
Figure 1: Total CIL Receipts for 2023/2024	3
Figure 2: Area and Sub-Zones Defined for Town Centre Parking Study	9
Figure 3: Dartford's CIL Charging Zones	23
Figure 4: Outline of Dartford's CIL Governance & Updating of IDP	24
Figure 5: Outline of Procedure for Identification of Projects/Allocation of CIL	25

1. Introduction & Headline Figures

In accordance with CIL Regulations councils are required to publish an annual report on the contributions they receive in connection with new development and how these developer contributions have been used. This Infrastructure Funding Statement (IFS) is published at the end of each calendar year and covers the contributions received and spent in the preceding financial year, and also reports on the contributions that have been received prior to the reporting year but which remain unspent. For the retained contributions the IFS should also provide an indication of the council's infrastructure priorities that the contributions are intended to fund.

This IFS provides a summary of the contributions that Dartford Borough Council ('the Council') has either received or secured from development during the 2023/24 financial year (the 'reporting year'). The report covers both monetary and non-monetary contributions and the amount of contributions held by the Council which remain unspent as of 31st March 2024.

Headline Figures	
CIL Income & Allocations for Reporting Year (2023/24)	
a) Total CIL Receipts. (See table 3.1)	£8,269,211
b) CIL receipts transferred to town/parish councils. (See table 3.2)	£1,266,625
c) CIL Neighbourhood Portion retained for unparished areas (See Subsection 3.2)	£341,984
d) CIL applied to administrative expenses.	£152,871
e) (Proportion of Total CIL Receipts) $e = (d/a) \times 100$	(1.85%)
f) CIL retained for strategic infrastructure projects at the end of the reporting year. $f = a - (b+c+d)$	£6,507,732
g) CIL Allocated to Strategic Infrastructure.	£3,800,000
Cumulative CIL Income & Allocations (2014/15 to 2023/24 inclusive)	
h) Total CIL Receipts $h = \text{Total CIL receipts 2014/15 to 2022/23} + (a)$	£40,375,239
i) Total CIL receipts transferred to town/parish councils $i = \text{Total transferred 2014/15 to 2022/23} + (b)$	£2,933,606
j) Total CIL receipts retained for unparished areas $j = \text{Total retained 2014/15 to 2022/23} = (c)$	£3,491,592
k) Total applied to administrative expenses $k = \text{Total applied 2014/15 to 2022/23} + (d)$	£749,467
l) Total CIL Allocated to Strategic Infrastructure $l = \text{Total CIL allocated 2014/15 to 2022/23} + (g)$	£8,045,791
m) Total CIL Retained by the Council to support strategic infrastructure projects for 2024/25 onwards. $m = (h) - (i + j + k + l)$	£25,154,783

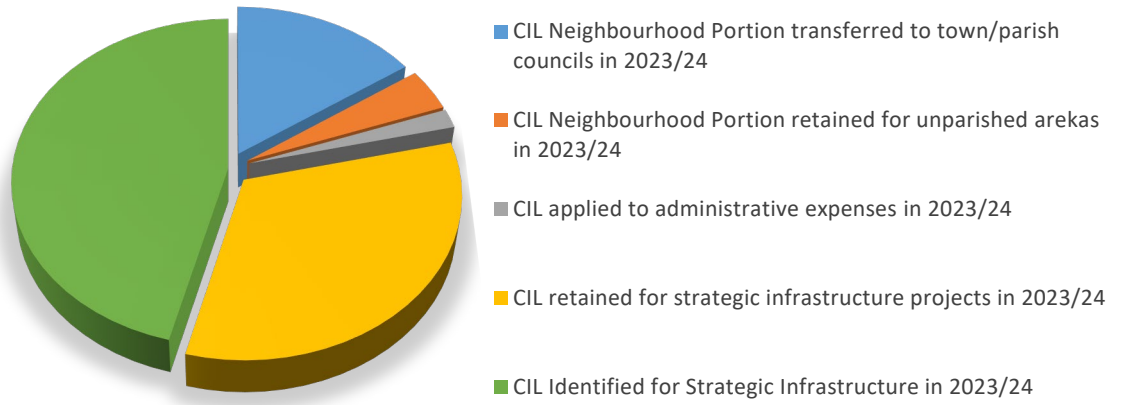
S106 Income & Expenditure for the Reporting Year (2023/24)	
S106 Retained at End of the preceding year (2022/23).	£5,256,827
S106 Income for the reporting year. (see subsection 4.1)	£150,068
S106 Expenditure for the reporting year. (see Table 4.2)	£635,456
S106 Income Remaining Unspent as of 31st March 2024 (see Tables 4.3.1 and 4.3.2)	£4,771,439

Section 2 provides some further explanation on the means by which development contributions are secured. These essentially come from two sources: Dartford's Community Infrastructure Levy (CIL) and planning obligations secured through section 106 (s106) legal agreements. Sections 3 and 4 provide further details of the income and allocations for expenditure related to each of these sources. Section 5 sets out the Council's priorities for infrastructure and Section 6 explains the procedure the Council follows for allocating contributions obtained through its CIL Charging Scheme to infrastructure projects.

The report includes information on key infrastructure that has been delivered directly either by a developer through a planning obligation or an infrastructure service provider. In such cases an estimate of the infrastructure cost is provided. However, the report does not include infrastructure that forms an integral part of new development, for example new junctions, footways and cycle routes. Further details of the infrastructure being delivered can be found in Dartford's Infrastructure Delivery Plan which is covered in more detail in section 5.2 of this report.

It should also be noted that data on developer contributions is imperfect because it can represent estimates at a given point in time and these can be subject to change. This is particularly the case where contributions may have been secured from development sites but these sites have yet to start construction. The information contained within this report is the most robust available at the time of publication. Aggregate figures for CIL expenditure, are generally based on total funding in terms of amount allocated, to indicate the overall scale of support CIL agreed and available for new infrastructure.

Figure 1: Total CIL Receipts for 2023/24



2. Developer Contributions

2.1 Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a charge on development that allows the Council to raise and pool contributions from developers towards the funding of a wide range of infrastructure. See: <https://www.dartford.gov.uk/policy-1/cil-information-developers-landowners-others> It can help to pay for things such as schools, health facilities and transport improvements – all things that are necessary to support new development. Affordable housing is not included within CIL and is still provided by the developer in accordance with individual section 106 legal agreements, guided by adopted Local Plan policy (and legislation).

The Council introduced its CIL charging scheme on 1st April 2014. Since then developments may be subject to CIL charges. CIL applies to most new development where the proposed new floor space created is 100m² or more or where a new dwelling is created.

CIL has largely replaced the payment of developer contributions for most types of infrastructure such as schools, road improvements, health facilities and community facilities that were previously funded through site specific s106 Agreements (see below). However, in addition to paying CIL developers may need to make provision for infrastructure that is not CIL funded, such as affordable housing, through a planning condition or s106 agreement.

CIL contributions can be made as a single payment or, depending on the level of CIL contributions due, by instalments. This has an impact on the receipt of CIL contributions and for larger sites payments can spread over two financial periods. Phased developments will also pay CIL as the phases come forward. The Council has adopted a CIL Instalment Policy which, depending on the amount of CIL liable, allows payments to be made over a period of time. Details of these instalments can be found via the following link <https://www.dartford.gov.uk/downloads/download/377/dartford-community-infrastructure-levy-instalment-policy--2014>.

From 1st January 2020, councils with an adopted CIL Charging Scheme are required to adjust the charging rates each year to keep them responsive to market conditions. An index, developed by the Royal Institution of Chartered Surveyors (RICS)¹ and published by the Building Cost Information Service (BCIS) is published at the end of October and applied to CIL rates with effect from 1st January the following calendar year. The rates for 2024, after applying this indexation are shown in Table 2.1 below taken from the Annual CIL Rate Summary for 2024 which can be accessed via the following link <https://www.dartford.gov.uk/downloads/file/2454/annual-cil-rate-summary-2024>.

Table 2.1: Dartford CIL Rates for 2024

Zone	Development Type	2014 CIL Rate (per m ²)	Index for 2014	Index for 2024	2024 CIL Rate (per m ²)
A	All residential development.	£200	239	381	£ 318.83

¹ CIL Index from Royal Institution of Chartered Surveyors <https://bcis.co.uk/news/community-infrastructure-levy-cil-index-bcis/>

B	Residential development of less than 15 homes, providing solely market housing.	£200	239	381	£318.83
B	Residential development of 15 homes or more, providing a housing mix which includes a proportion of affordable housing.	£100	239	381	£159.41
C	Supermarkets/superstores above 500m ² .	£65	239	381	£103.62
D	All retail development above 500m ² .	£125	239	381	£199.27
C & D	All other retail development.	£0	n/a	n/a	£0
All Zones	Office Industrial Hotel Leisure	£25	239	381	£39.85
All Zones	Any development types not identified elsewhere in this schedule.	£0	n/a	n/a	£0

2.2 Section 106 Obligations

In addition to CIL a Local Planning Authority can seek contributions from development towards infrastructure provision through planning obligations contained within a legal agreement under section 106 of the Town & Country Planning Act 1990 (as amended). These can cover both physical on-site provision, management of infrastructure on site and contributions for off-site provision. Planning obligations may only constitute a reason for granting planning permission for the development if the obligation is:

- 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.

The obligations may be provided by the developer as “In-Kind” contributions – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. For example, the developer may build a certain number of affordable homes on site or construct a community centre. Alternatively, planning obligations can be met in the form financial contributions to the Council to provide off-site infrastructure works to directly mitigate the impacts of development. For example, the upgrading of open space off-site. Planning obligations can also be used to secure land within the development for the provision of infrastructure. For example, the provision of land for the delivery of a new primary or secondary school. In some cases, the s106 Agreement can involve a combination of these obligations.

3. CIL Income & Expenditure

3.1 Income

In the 2023/24 financial year the Council received a total of £8,269,211.37 in CIL payments from 20 development sites (Table 3.1). This sum included the payment of further instalments from 7 development sites that had made payments in 2022/23, namely Land East Of Lowfield Street - Phases 2 & 3 (DA/19/00600), Land to Rear of Two Brewers (DA/19/00748), Land South of Crossways & North of St Mary's Road (20/00043), Former Croxton & Garry (DA/21/00723), Littlebrook Power Station Phase 3 and 4 (DA/21/01005) and 53 Watling Street DA/22/00205.

The total CIL receipts paid to the Council since it adopted its CIL Charging Scheme in 2014 amount to £40,375,238.74.

Further instalments of around £4,922,852.39 are due in the 2024/25 financial year (developments in highlighted rows in Table 3.1).

The Council also issued Notices in 2023/24 for the payment of a further £54,711.85 in CIL contributions which had not been received by the end of the financial year. £12,307.53 of this has been paid this financial year and will be reported in the 2024/25 IFS. A further £221,945.34 of CIL contributions remain identified as outstanding from Notices served prior to 2022/23 with payments still awaited.

Table 3.1: 2023/24 CIL Receipts by Development

Planning Ref.	Site	CIL Received
DA/18/00190	Land At Trafalgar Road	£23,869.12
DA/18/01611	Stone Pit 1, Cotton Lane	£107,403.04
DA/19/00600	Land East Of Lowfield Street - Phases 2 & 3	£953,381.34
DA/19/00748	Land to Rear of Two Brewers	£95,370.98
DA/20/00043	Land South of Crossways & North of St Mary's Road	£929,578.55
DA/21/00723	Former Croxton & Garry, Clare Tiltman Avenue	£1,168,955.39
DA/21/01005	Littlebrook Power Station, Phase 3	£488,449.80
DA/21/01005	Littlebrook Power Station, Littlebrook Phase 4	£134,119.67
DA/21/01812	North End Farm Park Corner Road	£41,395.82
DA/22/00205	53 Watling Street, Dartford	£89,320.50
DA/22/00553	Stone Lodge Development Complex	£656,099.38
DA/22/01130	Unit 2 Clipper Boulevard, Crossways	£33,420.50
DA/22/01183	Phase 1 Stone Pit 2, St James Lane	£1,742,029.50
DA/22/01184	Phase 2 Stone Pit 2 St James Lane	£553,519.75
DA/22/01250	Phase 3 Stone Pit 2 St James Lane	£697,208.00
DA/22/01278	Former Mercedes Benz Burnham Road, Dartford	£34,014.64
DA/23/00334	84 Elm Road Dartford	£2,079.50
DA/23/00356	46-58 Lowfield Street	£422,331.18
DA/23/00616	Old West Barn Westwood Farm	£35,839.40
DA/23/00976	Unit 10 Rennie Drive, Littlebrook	£60,825.31
	Total	£8,269,211.37

The Council will continue to pursue payment of remaining outstanding contributions.

3.2 Neighbourhood Portion

CIL Regulations require that 15% of CIL receipts received from development within a local parish/town council area is transferred by the Council to those parish/town councils. This amount can rise to 25% where a Neighbourhood Plan

covering the parish or town council has been adopted. There are seven parish councils and one town council within the Borough as listed below.

Town & Parish Councils within Dartford Borough

- Bean PC
- Darenth PC
- Longfield & New Barn PC
- Southfleet PC
- Stone PC
- Sutton-at-Hone & Hawley PC
- Swanscombe & Greenhithe TC
- Wilmington PC

Stone PC prepared a Neighbourhood Plan and, following a Referendum on 26 May 2022, the Neighbourhood Plan was 'made' (adopted as part of the Development Plan) on 21 July 2022. From this date development approved within Stone Parish Council's area that is CIL liable has yielded a Neighbourhood Portion of 25% for the parish council.

The spending of the parish/town council neighbourhood portion should be used on local priorities and can be used more flexibly in addressing the demands that development places on their areas. Under the CIL Regulations the parish/town councils are required to produce their own reports regarding CIL income and expenditure for any year they receive the CIL Neighbourhood Portion. They are also required to publish these reports.

In 2023/24 a total of £1,266,625.49 was transferred to parish/town councils within the Borough (Table 3.2). The total CIL receipts transferred to parish/town councils over the period 2014/15 to 2023/24 amounts to £2,933,605.54.

Table 3.2: Breakdown of 2023/24 CIL Payment to Parish/Town Councils in the Borough.

Town/Parish Council	CIL Transferred
Southfleet PC	11,585.28
Stone PC	1,076,116.52
Swanscombe & Greenhithe TC	175,343.31
Wilmington PC	3,580.37
Total	£ 1,266,625.49

Regulation 59E relates to CIL monies received by a local council

(parish or town council) that have either not been spent within 5 years of receipt from the Council or have been spent but not in accordance with the regulations. Under this regulation the Council may serve a notice on a local council for repayment of CIL monies. Any CIL funding recovered through Regulation 59E still has to be spent on infrastructure improvements to support the development of the area of the local council. The Council did not serve any such notices on local councils in 2023/24.

There were no development sites within Bean PC, Darenth PC, Longfield & New Barn PC, Sutton-at-Hone & Hawley PC that yielded CIL receipts in 2023/24 for these parishes

The proportion of 15% also applies to the unparished areas of the Borough with this funding retained by the Borough Council with the additional responsibility for putting arrangements in place to determine with the community how this funding is spent. Due to planning permissions at the Ebbsfleet area predating CIL (s106 dependent), zero CIL has been generated/ is available for expenditure in the

unparished area in its vicinity. Therefore local projects reported below concern the other unparished area, part of the north-west of the Borough (including Dartford town).

A total of £341,983.94 of CIL receipts was retained by the Council in 2023/24 to be spent on local projects within the unparished areas of the Borough. Prior to 2023/24 the Council had retained a total of £3,149,608.19 of CIL receipts for the unparished areas of the Borough. The total CIL receipts retained by the Council for the unparished areas of the Borough over the period 2014/15 to 2023/24 now amounts to £3,491,592.13.

In May 2022, Governance arrangements were approved by the Council and an initial pilot programme of projects for the unparished areas was developed. Accordingly, in January 2023, an allocation of £500,000 from the CIL retained for unparished areas was approved towards the delivery of six projects (in the north-west of the Borough) in the 2023/24 financial year.

Further details of the Governance arrangements are set out in section 5 of this report.

3.3 Income for Strategic Infrastructure Projects.

After taking into account the Neighbourhood Portion for local councils and the unparished areas and the money retained for administration expenses (see section 3.4) the CIL receipts retained by the Council in 2023/24 to support the delivery of strategic infrastructure projects was £6,507,731.

Prior to 2023/24 the Council had retained CIL receipts of around £22,483,422, to support the delivery of strategic infrastructure projects. With the CIL retained in 2023/24 this figure has now increased to £25,154,783.44. The Council manages funding to use on the delivery of its priorities for investment in strategic infrastructure identified through its Infrastructure Delivery Plan further details of which are set out in section 5 of this report.

3.4 Expenditure Allocation

In the reporting period there was one allocation of strategic CIL funds agreed to deliver infrastructure in the future. This is the allocation for Stone Recreation Ground of up to £3.8m approved by Dartford's Cabinet in September 2023. Since March 2024 (i.e. after the reporting year) significant additional allocations have been made to support delivery of a pipeline of further key infrastructure.

By the end of the reporting period, the Council had £25,154,783 retained to support the delivery of other strategic infrastructure projects; after taking into account expenditure commitments (including Stone Recreation Ground; and as outlined below-administration, the CIL allocation for the Dartford Town Centre Regeneration Project, and the CIL expenditure incurred in 2023/24 on the Town Centre Parking Study).

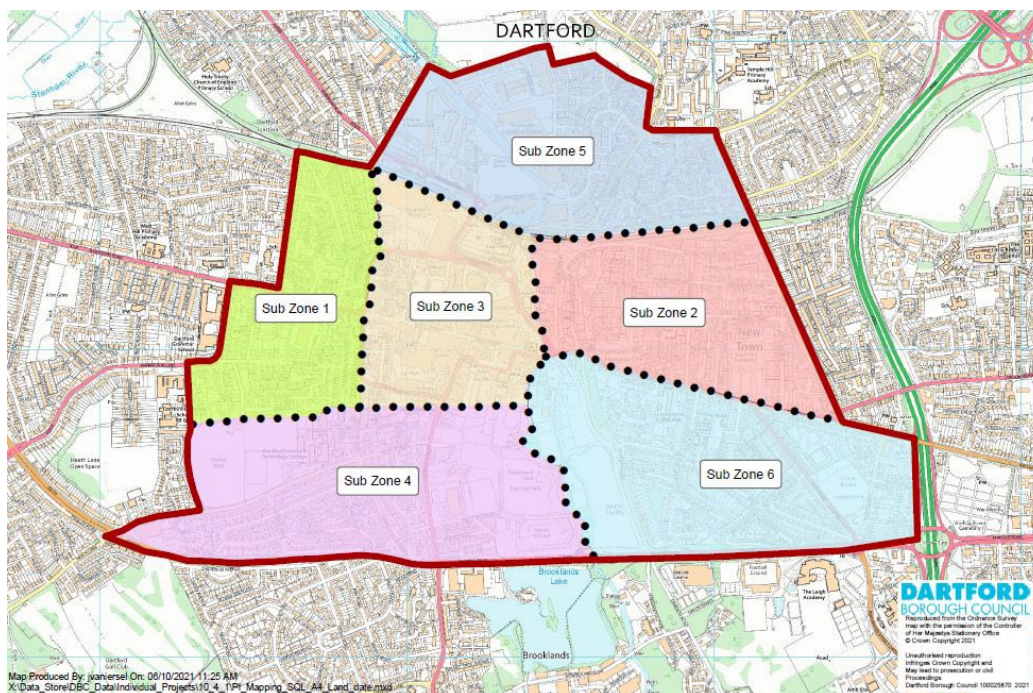
Dartford Town Centre is an overriding priority for development in the Dartford Local Plan adopted 2024, and accordingly has been a focus of new infrastructure and investment. (It is also at the centre of the unparished area in the north- west of the

Borough). This IFS reports on two aspects of infrastructure investment focused on Dartford town centre:

- Parking management, and
- Dartford Town Centre Regeneration (see section 5.4 details).

Parking Management: Parking pressures on residential streets around Dartford Town centre have intensified over recent years especially arising from commuter parking and new development (Figure 2 below). This led to activities outlined below, partly CIL (non-strategic) funded.

Figure 2: Area and Sub-Zones Defined for Town Centre Parking Study



The study area has sub-zones for further consultation with the local community, to identify specific parking issues and derive the most appropriate parking management solutions. Sub Zones 1 -4 have all completed investigation/assessment works. Sub Zones 1 and 3 have also developed concept design proposal options and completed formal/member consultations. This will be followed by detail design and implementation works. Sub Zones 2 and 4 have completed informal public/member consultation and developed concept design proposal options. This is to be followed by formal public consultations. Sub Zones 5 and 6 have completed investigation works and informal public/member consultations. This will be followed by assessment and development of concept design proposal options.

In February 2024 £287,500 of CIL Neighbourhood Portion (non-strategic CIL) was allocated to the project, as the area is wholly unparished. This enables the study to advance to detailed design and the implementation of parking measures be. The cost for the 2023/24 financial year was £4,937.54. To date the costs associated with this study were covered in part with the Council's revenue funding supported by the CIL receipts retained for administrative costs.

Administration (inc staffing): Under the CIL regulations the Council can retain up to 5% of the CIL receipts in any financial year to cover its costs in administering its CIL Charging Scheme. For 2023/24 this would have amounted to £413,461. However, in total the Council has applied only £152,871 (1.85% of the total CIL receipts for the year) to administrative expenses with the remainder being returned to the CIL receipts retained for strategic infrastructure improvements.

4. S106 Income & Expenditure

4.1 Income

Since the introduction of Dartford's CIL Charging Schedule the level of contributions received from development sites through s106 Agreements has reduced. In addition to collecting CIL, the Council continues to use s106 Agreements where infrastructure provision is needed to mitigate an impact that is specific to a development.

The Council continues to benefit through both contributions and the direct delivery of infrastructure from historic s106 Agreements that were generally granted planning permission prior to April 2014. It should also be noted that these s106 Agreements also require contributions to other authorities such as the Ebbsfleet Development Corporation (as the local planning authority for the Ebbsfleet Garden City) and Kent County Council. These contributions are not recorded in this IFS as they are not made to the Council but the delivery of infrastructure is covered in Dartford's Infrastructure Delivery Plan.

In 2023/24, the Council received £150,068 income through a s106 Agreement related to one development site. The development site was Land East of Lowfield Street and made two contributions. The first towards Market Street Landscaping and the second a contribution towards Public Art.

Further planning obligations were secured through the completion of two s106 Agreements in 2023/24 the summary details of which are set out in section 4.4 of this report.

4.2 Expenditure

In contrast to CIL, expenditure of developer contributions secured through s106 Agreements are governed by the terms of the agreement which define the use of each individual contribution. In 2023/24, Council expenditure of s106 contributions came to a total of £635,456 being the contributions from five developments as shown in Table 4.2.

The contributions were used towards the costs of delivering the following infrastructure (Table 4.2):

- Improvement of the Green Grid Network for the benefit of the Development
- Study for M25(A282) Junction 1A
- Landscaping and public art contributions
- Mitigation at Dartford, Gravesend & Chatham town centres.

Table 4.2: Expenditure of s106 Contributions in 2023/24.

<i>Planning Ref.</i>	<i>Site</i>	<i>Use</i>	<i>Contribution</i>
DA/13/00500	Northern Gateway North Site	Towards the implementation of Darenth River Path	£25,000
DA/19/01515	Littlebrook Power Station	Feasibility Study for M25(A282) Junction 1A	£154,312.24
DA/16/01919	Land East of Lowfield Street	Towards the completion of landscaping of Phase 1 of DTCR project	£20,068.18
DA/16/01919	Land East of Lowfield Street	Towards the art installation One Bell Corner	£130,000.00
DA/16/01207	Bluewater Western Village	Towards the Dartford Town Centre Regeneration project	£306,076.00
Total			£635,456

4.3 Retained s106 Contributions

At the end of March 2023, the Council held contributions received through s106 Agreements totalling £5,256,827. Taking into account the income and expenditure covered under sections 4.1 and 4.2 above, by the end of March 2024 this figure had reduced to £4,771,439. Table 4.3.1 shows an itemised list of the s106 contributions held broken down by development whilst Table 4.3.2 provides a further breakdown of these contributions according to their designated use within the respective s106 Agreements.

Table 4.3.1: Retained s106 Contributions at end of 2023/24 by Development

Planning Ref.	Site	Contribution
DA/02/00617	Former TA Centre, Stone Place Road	£17,123
DA/08/00310	15 Newton Court, Crossways	£21,000
DA/09/01427	Ingress Park – Parklands East	£267,403
DA/10/00407	Colyers Arms	£199,829
DA/10/01605	Stone House Hospital	£230,000
DA/11/00096	Former Swanscombe Clinic	£5,000
DA/11/00295	Northern Gateway East & Mill Pond	£1,071,651
DA/12/00713	72-80 East Hill & 2-12 St Alban's Road	£3,000
DA/12/01404	Land at St Clements Way (St Clements Valley)	£2,000
DA/13/00213	Darenth Mill	£105,000
DA/13/00737 & DA/13/01553	Former Arjo Wiggins Papermill	£375,203
DA/15/00550	Lidl, Instone Road	£33,459
DA/15/01508	Northern Gateway NE Parcel	£3,000
DA/19/01515	Littlebrook Power Station	£2,314,106
EDC/16/0045	Ebbsfleet Green (formerly Northfleet West Sub-Station)	£42,593
DA/03/01134	Land at Eastern Quarry, Ebbsfleet.	£81,072
Total		£4,771,439

Table 4.3.2: Retained s106 Contributions at end of 2023/24 by Designated Use

Use	Contributions
Urban Traffic Management & Control Projects/TROs/CPZ	£952,724
Transport Payment	£197,123
Affordable Housing Contribution	£385,901
CCTV Contribution	£20,278
Wayfinding Signage Contribution	£8,111
Air Quality Monitoring Contribution	£42,593
Feasibility Study for M25(A282) Junction 1A	£2,093,928
Primary Care	£636,400
Feasibility Study for River Darent Footbridge	£214,203
Public Highway Contribution	£220,178.25
Total	£4,771,439

4.4 Agreements Completed in 2023/24

During 2023/24, a total of 545 outline, full and reserved matter planning applications were determined by the Council. The majority of these involved relatively small scale development covering residential extensions; conversions of garages/lofts to habitable space; replacement dwellings; conservatories/outbuildings and developments of less than 5 dwellings or less than 100m² of non-residential development. For the larger development sites approved in 2023/24, 2 resulted in the completion of a s106 Agreement. A summary of these applications and the main provisions within each of the s106 Agreements is set out below. Full details of each of these applications can be found through [Dartford Planning Public Access](#).

22/01250/REM

Phase 3, Stonepit 2, St James Lane, Horns Cross, Greenhithe

Reserved matters for phase 3 including 163 new homes, together with access, landscaping and play equipment (condition 5), open space, drainage, earthworks and associated infrastructure, Parking (condition 6), detailed design (condition 7) and energy (condition 17) pursuant to planning permission DA/19/01280/VCON - Development comprising or to provide development of up to 870 dwellings and in addition up to 1,200 sq metres of built floorspace (in total) for: business premises (B1(a) (b) and (c)); community and social facilities (D1 and D2) ; provision of a primary school site and supporting retail (A1, A2, A3, A4 and A5). Such development to include; vehicle parking; laying out open space (including open space, parkland, play spaces, pond and water features); landscaping; works to create ecological and natural reserves and refuge areas; provision and/or upgrade of services and related service media and apparatus; drainage works; pedestrian, cyclist and vehicular ways; and miscellaneous ancillary and associated engineering and other operations.

Approved –2nd June 2023

s106 Agreement completed on 18th May 2023

Provisions within s106:

Affordable Housing – Provision of 3,402 GIA sqm of affordable housing including 9 houses and 40 flats.

Parking, Landscaping and play equipment

18/01640/OUT

Blackshole Farm, Watling Street, Dartford

Outline application for demolition of existing buildings and hard standing and redevelopment of the site to provide: a building comprising a care home (Use Class C2) comprising up to 5,469sqm of ground to second floor space and a 20 bed hospital ward (Use Class C2) with associated parking; a multi-storey car park comprising up to 12,181sqm of floor space; and associated works, with all matters except for access reserved for later determination

Approved – 24th May 2023

s106 Agreement completed on 23rd May 2023

Provisions within s106:

Landscape and Ecological Management Plan - to include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured.

Landscape Scheme –Landscaping Scheme to be submitted and approved by the local Planning Authority and be implemented prior to the first use of the site

Car Park – Car Park Management Strategy on site to be submitted for approval prior to occupation.

Travel Plan – Submitted and approval of Travel Plan prior to fist occupation

Car Parking – Submission and approval of Car Parking Management Strategy prior to any occupation.

5. Infrastructure Priorities

5.1 Dartford's Local Plan Future Infrastructure Statement (FIS)

The FIS was produced to support delivery of the Dartford Local Plan (adopted 2024) and provides a strategic longer term context for future infrastructure investment decisions. It draws from both Dartford Borough Council's infrastructure documentation and the plans produced by other service and infrastructure providers to outline the key infrastructure needed in the future, to support planned growth, and where within the Borough this should be delivered. The document can be viewed via the following link <https://www.dartford.gov.uk/downloads/file/1429/future-infrastructure-statement-december-2021>.

It covers the overall need for infrastructure and the instruments for its provision but it does not set out detailed project plans for the delivery of the infrastructure required. These are set out in other documents, most notably Dartford's Infrastructure Delivery Plan (IDP) and Dartford's Sustainable Transport Strategy, and the FIS shows the relationship to these in terms of the data sources provided and the ability to inform infrastructure planning.

The FIS provides a summation of the overall direction of infrastructure provision and the further actions to be taken to ensure that infrastructure is delivered in line with planned development. This includes the highlighting of infrastructure themes where further intervention is necessary and the ongoing engagement with infrastructure providers to ensure that their plans for future investment supports sustainable growth within the Borough.

5.2 Dartford's Infrastructure Delivery Plan (IDP) 2024

In relation to prioritising the allocation of CIL funding towards strategic infrastructure projects the Council places a strong reliance on its Infrastructure Delivery Plan (IDP). Dartford's IDP was initially developed in September 2011. Since then the Council has regularly updated the IDP with the latest version published on the Council's website.

The IDP sets out a variety of projects that have been identified by the Council and infrastructure providers including Kent County Council (KCC), NHS Kent & Medway Clinical Commissioning Group (CCG), Environment Agency (EA) and National Highways (NH). These infrastructure projects are to support planned new development in the Borough and meet the new demands this will generate.

Infrastructure is identified within the IDP under one of the following three headings according to the progress of delivery, availability of funding.

1. Fully funded projects

Projects within this section have been judged by the Council and its delivery partners to be fully funded through existing s106 obligations and/or other external funding sources. A number of the projects are currently being delivered.

2. Projects where the application of CIL would help unlock delivery

This section of the IDP is divided into two parts.

Part (a) list those infrastructure **projects that have already been allocated** CIL funding and provides a summary of their progress.

Part (b) list those projects that have been identified through ongoing liaison with delivery partners where it is considered that CIL funding has the potential to unlock their delivery over the next five years. It is recognised that further actions may be needed to provide certainty that these projects can be delivered including any potential for CIL forming part of the overall funding package. **The projects in this category form the principal focus for the potential future further allocation** of CIL funding from the CIL receipts retained by the Council to support the delivery of strategic infrastructure projects. At this stage with a formal bid to be submitted an indicative scale of potential CIL funding is given for each project. Any final decisions on the allocation of CIL funding will be subject to an assessment against Dartford’s CIL Assessment Criteria and approval by the Council’s Cabinet.

3. Schemes to be further defined

This section covers additional projects that are emerging but which have not yet been clearly defined and strategies that are expected to identify infrastructure projects. The specifics of the projects such as need, delivery and timing, clarity of funding sources, and whether CIL funding would help to unlock delivery all require further consideration. The Borough Council will continue to work with the relevant delivery partners to further develop these projects/strategies and identify funding opportunities to enable delivery.

Infrastructure projects that are considered a priority for the allocation of CIL funding are contained within Part 2 of the IDP based on an assessment of the likelihood that they can be delivered within the next 5 years. This conclusion is reached in consultation with the Council’s key infrastructure providers particularly with those responsible for the delivery of the projects. Table 5.1 provides a summary of the current status of the infrastructure projects contained within Part 2 of Dartford’s IDP.

Table 5.1: Current Status of Infrastructure Projects in Part 2 of Dartford’s IDP.

Infrastructure Project	Status
Dartford TC Regeneration Project	Phase 1 & 1a substantially completed. £4.152m of CIL funding allocated in October 2021 supporting grant funding, funding provided by the Council and the allocation of s106 developer contributions to ensure completion of the remaining phases and the addition of Spital Street to the scope. £573,923 of the £4.152m of CIL funding allocated in October 2021 has been spent to date. Further details of the project are given in section 5.4.
Stone Recreation Ground	<p>Planning consent for the improvement of the recreation ground was granted in March 2022. The key elements of the proposed works being:</p> <ul style="list-style-type: none"> • Improved landscaping creating community orchards, nature trail and new footpaths / cycleways, • A new cafe/community hub with Changing Places facilities, • A new and enlarged multi-use games area (MUGA), • Better seating, sheltered areas and picnic areas, • Improved security, lighting, boundary fencing and access points. <p>A CIL allocation of up to £3.8m was approved by Cabinet in September 2023. A proportion of this CIL funding is to be reimbursed from future CIL receipts transferred to the parish council</p>

	and payment of the CIL is subject to the completion of a funding Agreement.
Stone/Greenhithe Medical Centre	Land for the provision of a new health facility adjacent to Steele Avenue, Greenhithe has been transferred to the Dartford Gravesham & Swanley Health & Care Partnership who have appointed a specialist developer to deliver the facility. At the time of writing, had gained planning approval (DA/23/00145/FUL) and allocated, in January 2025, £3.6m of strategic CIL funding (44% of total cost), subject to conditions and a funding agreement.
Dartford Grammar School Expansion	Dartford Grammar School has developed a Master Plan for its site to improve facilities including larger classrooms. KCC Education has identified in its School Commissioning Plan the need for additional secondary school places with significant pressure on Selective Secondary places. Discussions have taken place with Dartford Grammar School about accommodating a 05.FE expansion within their proposed Master Plan. An expression of interest for funding as a strategic CIL project had been received by the Borough Council at the time of writing. A formal bid for CIL funding is awaited.
Darenth Valley Hospital Intensive Therapy Unit	Darenth Valley Hospital Trust had by the time of writing submitted a formal bid for Dartford strategic CIL funding to support the provision of a new Intensive Therapy Unit at the Hospital.
A226 London Road Sustainable Transport Corridor, Stone	Dartford's Local Cycling & Walking Infrastructure Plan (LCWIP) was adopted by the Council in July 2023. In analysing the network corridors and routes the section of London Road in Stone scored the highly and this enabled Dartford BC to successfully apply for funding from KCC to carry out a feasibility study to identify improvements to walking and cycling provision along this route. Improvement concepts were subject to a successful public consultation in late 2024. This has led the project being put forward for funding to complete detailed design proposals, after which funding options to help deliver the project, including CIL, will be explored.

5.3 Strategic Transport Improvements Programme

The Strategic Transport Improvement Programme (STIP) was developed around 2007/08 through a partnership between Dartford BC, Gravesham BC, Highways Agency (now National Highways), Homes & Communities Agency (now Homes England) and Kent CC. The programme was in response to the planned level of development across the then Kent Thameside area covering both Dartford and Gravesham Boroughs. The concept being that a number of key strategic transport infrastructure improvements were identified that development across the area would contribute towards in addition to funding provided by Government.

STIP projects completed in the Borough include:

- A2 Bean & Ebbsfleet Junction
- A226 London Rd/St Clements Way Junction

The programme is managed by Kent County Council through a STIP Working Group that reports to a STIP Steering Group incorporated into the Fastrack Advisory Board. Any final decisions on the allocation of CIL funds to a specific project is subject to an assessment against Dartford's CIL Assessment Criteria and approval by the Council's Cabinet.

5.4 Dartford Town Centre Regeneration Project

The Dartford Town Centre Regeneration (DTCR) project objectives are to improve movement in the town centre in order to support and facilitate growth in the area. It also seeks to upgrade the quality of the public realm as part of these improvements. The project has received significant external funding, but is also partly strategic CIL and section 106 funded.

The DTCR project commenced in 2017 with the preparation and submission of a Business Case by Dartford Borough Council in April 2018. £12 million was granted to the Council in 2018 as a combination of £7.7m Homes England funding and £4.3m Local Growth Funding.

Phase 1a High Street was added to the project scope, and was initially to be funded by the Council but s106 contributions were added to meet obligations to provide public art (£130,000), high street regeneration (£306,706) and transport/movement improvements (£1.5m). £4.152m of CIL funding was allocated in October 2021 in order to support grant funding, the funding provided by the Council and the allocation of s106 developer contributions to ensure completion of the remaining phases including the addition of Spital Street to the scope.

DTCR Progress at end of 2023/24:

- Phase 1: Market Street (including Market Place, part of the High Street and part of Lowfield Street). Completed.
- Phase 1A: High Street improvements. Completed with the exception of the Hostile Vehicle Mitigation bollards to be installed.
- Phase 2A: Junction improvements at the junctions of Lowfield Street/Instone Road, including infilling of subway and installation of signalised pedestrian crossings. Completed.
- Phase 2B: Junction improvements at the Highfield Road/West Hill/Spital Street junctions, including improvements to cycle and pedestrian crossing and traffic signals. To be implemented 2024/25
- Phase 3: Hythe Street: on hold pending adjacent development and funding
- Phase 3A: Spital Street. Detailed design complete. Costing under review
- Phase 4: Junction improvements at the junctions of Hythe Street/Home Gardens and Kent Road to deliver improved signals and more direct pedestrian and cycle crossings. Concept design underway

DTCR Spend at end of 2023/24:

Phases 1-4: (funded by government funding plus CIL allocation):

Spend at 2023/24: £11.72m

Phase 3A Spital Street (funded by CIL funding):

Spend at 2023/24: £0.28m

Phase 1a: (funded by Council and s106 funding):

Spend at 2023/24: £5.98m

5.5 Urban Traffic Management & Control (UTMC) Project

The project involves the implementation of new and upgrade of existing UTMC systems across the urban areas of Dartford and Gravesham to ensure that the traffic signals at these junctions are utilising the latest systems linked to KCC's Highway Management Centre. Implementing the project should also minimise delay and congestion for all vehicles but have a particular benefit to the Fastrack services and other local bus services.

The total cost for the UTMC project was estimated at £5.656m and was to be funded through a combination of developer contributions secured through s106 Agreements for the Strategic Transport Improvements Programme (STIP) and grant funding from the Ebbsfleet Development Corporation (EDC) of £3.81m. The total cost for the improvement of the 21 junctions located within Dartford was estimated at £2.196m and £1.85m of s106 contributions have been identified to support the delivery of these schemes and the majority of this funding was transferred to Kent County Council in 2021/22.

The majority of the proposed improvements to the signal junctions identified within Dartford were completed within 2022/23. The remaining schemes to be completed, as shown in Table 5.5, are to be delivered through other means with the s106 funding for the junctions to be delivered as part of the Dartford Town Centre Regeneration Project being held by KCC until such time as these works commence. This is expected to include:

- Westgate Road/Prospect Place
- Home Gardens/East Hill

6. How the Council Allocates Strategic CIL Funding

Unlike developer contributions secured through s106 Agreements, CIL contributions are not allocated to a specific project but are pooled to support infrastructure requirements across the Borough. Government regulations define the scope of what CIL contributions can be spent on but it is for the Council to determine what projects are funded through CIL and when. The Council has the responsibility to ensure that it allocates the CIL funding in the most effective way so that new developments are adequately supported by infrastructure.

The Council adopted governance arrangements March 2017 covering the technical, advisory and decision making processes for the appropriate management of strategic CIL funding and the subsequent delivery of infrastructure supported by this funding stream. These governance arrangements were reviewed in 2022 and revised governance arrangement approved in September 2022.

It is recognised that CIL will not on its own deliver all of the Borough's identified infrastructure requirements. Other sources of funding will need to be explored and the governance arrangements include the ongoing process for agreeing the priority and timing of projects taking into account the availability of all potential sources of funding. This is an important part of the prioritisation considerations outlined below.

The responsibility for delivering infrastructure such as schools, highway schemes, and health facilities can rest with other organisations. Close co-operation is required to ensure that there is a common understanding of the future housing delivery and the infrastructure needs arising from it. Different infrastructure can compete with finite resources so it is also important that the priorities of the delivery organisations align with the priorities of the Council.

The components of the governance arrangements comprise the following elements and the functions that need to be undertaken for each of these are set out in Table 6.1 below. The elements are:

- Decision making
- Advisory
- Technical/Co-ordination
- Commissioning/Implementation
- Accountability

Table 6.1: Key Elements of CIL Governance Arrangements

Decision Making	<ul style="list-style-type: none"> - Annual CIL spending envelope of a 3-year rolling programme approved by General Assembly of the Council. - Approval by Cabinet of the allocation of CIL funding for strategic infrastructure projects. - Approval by Cabinet of the allocation of CIL funding for a programme of projects for the Unparished areas of the Borough. - Approval by Cabinet of priority strategic infrastructure projects for CIL funding through annual review of Dartford’s IDP. - Approval by Cabinet of any changes to Dartford’s CIL Charging Scheme including changes to instalment policy and any exceptional circumstances policy (subject to consultation where required).
Advisory	<ul style="list-style-type: none"> - A Leader’s Advisory Group (LAG) on CIL involving Members and senior officers of the Council together with delivery partners and other service providers reviews the monitoring of CIL income, technical advice regarding individual projects and the prioritisation of strategic infrastructure projects to be included in Part 2 of Dartford’s IDP. - Advice provided to Cabinet on matters related to CIL as they arise.
Technical/Coordination	<ul style="list-style-type: none"> - Monitoring of development and forecasting of development trajectories. - Monitoring and forecasting of CIL income and the co-ordination of other funding sources. - Monitoring of CIL receipts transferred to the Borough’s town/parish councils and its expenditure. - Identification of infrastructure projects, and phasing, for inclusion within the IDP through liaison with infrastructure providers and other interests as necessary. - Assessment of projects submitted for inclusion within the IDP, including any justification of projects seeking CIL funding, for consideration by LAG and subsequent approval of the allocation of CIL funding by Cabinet.
Implementation	<ul style="list-style-type: none"> - Delivery of projects by either the Council or the lead authority responsible for the project. - Monitoring of the delivery of strategic infrastructure projects identified in Dartford’s IDP and the delivery of projects included in the Unparished CIL Programme.
Accountability	<ul style="list-style-type: none"> - Annual Infrastructure Funding Statement (IFS) prepared and published on Council’s website. - Annual review of Dartford’s IDP, progress of individual projects and CIL income and expenditure reported to Leader’s Advisory Group on CIL and subsequently to Dartford’s Cabinet. - All decisions pertaining to the allocation of CIL funding to infrastructure projects, including the Unparished CIL Programme made by Dartford’s Cabinet.

Figure 4 provides an illustration of the Governance arrangements that currently apply to Dartford’s CIL Charging Scheme and the annual cycle of updating Dartford’s Infrastructure Delivery Programme. Figure 5 provides an outline of the procedure

currently adopted for the identification of infrastructure projects and the allocation of CIL funding.

In prioritising infrastructure projects and determining whether CIL funding should be allocated to support their delivery, the Council conducts its assessment on the basis of the following criteria:

A – Eligibility Criteria

- i.) Eligibility against CIL regulations (failure to meet this criteria rules out a project).
- ii.) Potential funding availability (including contributions from other sources) to enable the project to be delivered to a proposed timescale.

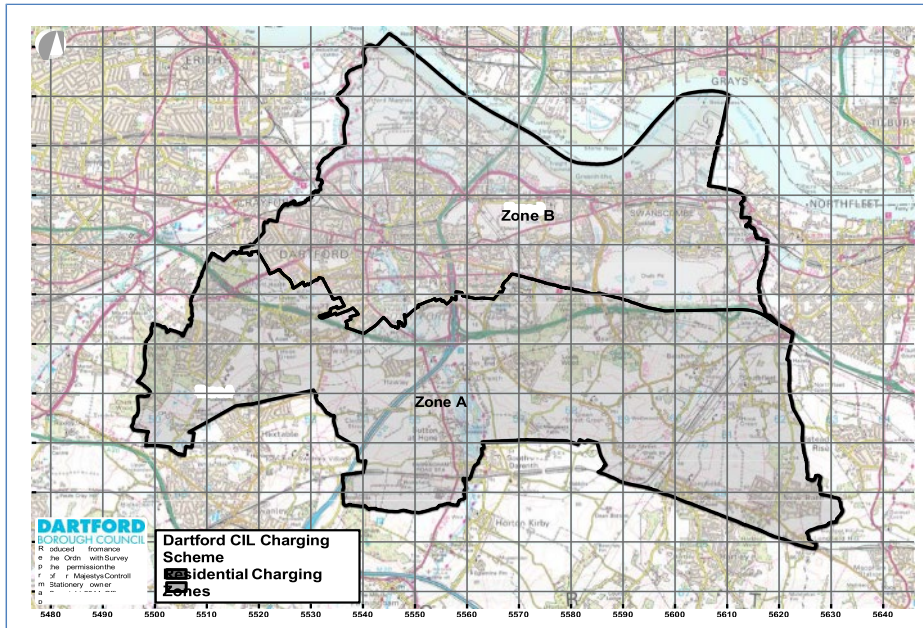
B. – Prioritisation Criteria for CIL Funding

- i.) Consistency with the Council's Local Plan policies and Corporate Plan objectives.
- ii.) Deliverability of the project taking into account any dependencies/obstacles to delivery and any statutory requirements.
- iii.) Relationship of the project to meeting identified needs arising as a result of development.
- iv.) Presence of any critical dependencies, e.g. land ownership, organisational support of sponsor, environmental designations, etc.
- v.) Potential of CIL funding to lever in additional funding sources or other infrastructure projects.

Pro-forma have been developed, expanding on the above criteria, which enables information to be gathered about a specific project, allowing an assessment of its suitability for CIL funding. These pro-forma will be used as part of the process for any recommendation to the Council's Cabinet for the allocation of CIL funding towards a project and their use is identified in Figure 5.

Figure 3: Dartford CIL Charging Zones

a) Residential



b) Retail

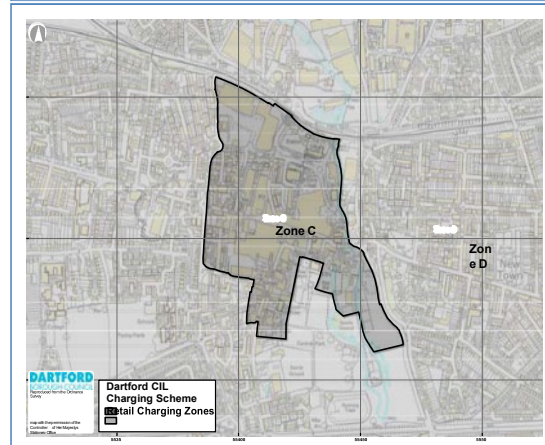
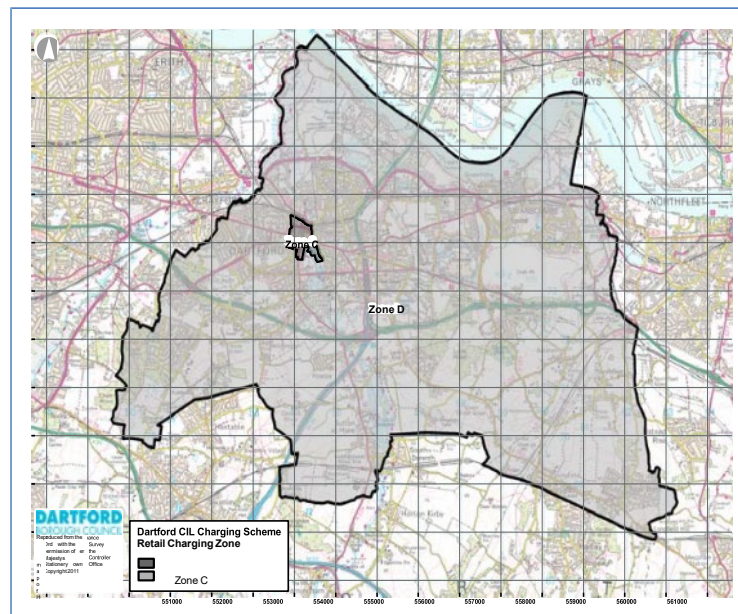


Figure 4: Outline of CIL Governance Process & Updating of Dartford IDP

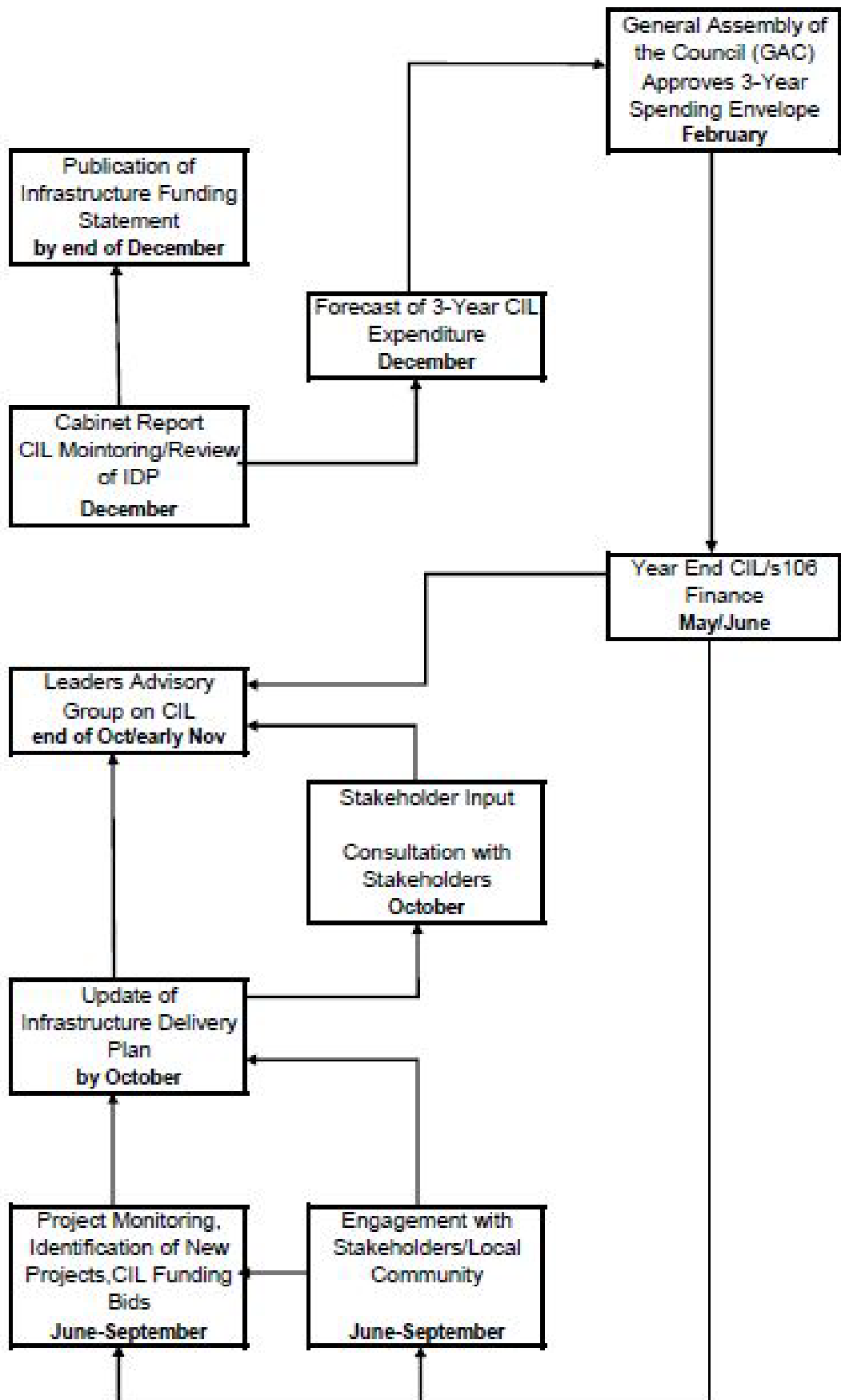


Figure 5: Outline of Procedure for the Identification of Projects & Allocation of CIL Funding

