

29 November 2023 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

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Community Infrastructure Levy (CIL) Spending Board

Membership:

Chairman, Cllr. Esler; Vice-Chairman, Cllr. Grint

Cllrs. Abraham, Baker, Barker, Barnes, Barnett, P. Darrington, Granville, Hogarth, Kitchener, Purves, Shea, Skinner and White

Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages	Contact
Apologies for Absence		
1. Minutes To agree the Minutes of the meeting of the Community Infrastructure Levy (CIL) Spending Board held on 1 September 2022.	(Pages 1 - 12)	
2. Allocation of Community Infrastructure Levy (CIL) Contributions to Local and Strategic Infrastructure Projects		Emma Henshall Tel: 01732 227358 Carlyn Kan Tel: 01732 227264
3. Declarations of Lobbying		
4. Declarations of interest or Predetermination Including any interests not already registered.		
Applications		
a) Sevenoaks Wildlife Reserve Redevelopment Project (Kent Wildlife Trust)	(Pages 13 - 42)	

- b) Kent Public Rights of Way Improvements (Kent County Council) (Pages 43 - 92)
- c) New Sewerage Connection at Swanley Park (Swanley Town Council) (Pages 93 - 124)
- d) West Kingsdown Village Hall Car Park (West Kingsdown Village Hall Management Committee) (Pages 125 - 142)
- e) Greatness Community Pavilion Sevenoaks Town Football Club and Sevenoaks Town Council) (Pages 143 - 208)
- f) Harvestfield Park play facilities improvement (Crockenhill Parish Council) (Pages 209 - 242)
- g) Key Recommendations (Pages 243 - 246)

Appendices

- h) Infrastructure Funding Statement (Pages 247 - 312)
- i) Schedule of Submitted bids (Pages 313 - 314)

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD

Minutes of the meeting held on 1 September 2022 commencing at 7.00 pm

Present: Cllr. Esler (Chairman)

Cllr. Morris (Vice Chairman)

Cllrs. Abraham, Andrews, Barnett, Collins, P. Darrington, Eyre, Fothergill, McGregor, Morris, Osborne-Jackson and Pender

Apologies for absence were received from Cllrs. Grint, Hogarth and Purves

Cllrs. Clack, Layland and Maskell were also present.

Cllr. Thornton was also present via a virtual media platform that did not constitute attendance as recognised by the Local Government Act 1972.

1. Minutes

Resolved: That the Minutes of the Community Infrastructure Levy (CIL) Spending Board meeting held on 10 March 2021 be approved and signed by the Chairman as a correct record.

2. Declarations of interest or Predetermination

Councillor Esler declared for Application B - Refurbishment of Playground of King George's Field, Westerham that she was the Ward Councillor and remained open minded.

Councillor P. Darrington declared that for Application C - Swanley New Rugby Pitch and Associated Facilities that he had signed as the supporting Member on the Statement, but it was not in his Ward and remained open minded.

Councillor Eyre declared that for Application G - Stag Theatre Solar Panels fell within his Disclosable Pecuniary Interest. Following advice from the Council's solicitor, Cllr Eyre left the meeting and did not take part in debate or voting thereon.

Councillor Collins declared that for Application F - Bradbourne Lakes Landscape Improvement that she was the Ward Councillor and remained open minded.

Agenda Item 1 Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

Councillor McGregor declared that for Application A - Edenbridge Integrated Health and Wellbeing Centre that he was the Ward Councillor and would be speaking on the application and would not take part in debate or voting thereon.

Councillor Barnett declared that for Application A - Edenbridge Integrated Health and Wellbeing Centre that he was the Ward Councillor and remained open minded.

3. Declarations of Lobbying

There were none.

4. Allocation of Community Infrastructure Levy (CIL) Contributions to Local and Strategic Infrastructure Projects

The Planning Policy Team Leader (Infrastructure) presented the report which updated Members on some key changes since the last CIL board meeting. An invitation for bids had been sent out to all statutory infrastructure providers and interested parties. The process for assessing applications was a two-stage process as set out in the Council's Constitution and all the bids had been judged on merit. Once the closing date for bids had been reached no further information was accepted.

There were proposed legislative changes to the CIL which would seek to replace the current system of securing developer contributions of section 106 and CIL with a new levy which would be locally set, and focus more on infrastructure for supporting schools, and roads that new development creates the need for, among other proposals. This was currently all indicative and did not change the process for the CIL Spending Board currently.

Following the Governance review of CIL, Net Zero had been added as a priority to bring inline the Council's Net Zero 2030 approach.

Application A - Edenbridge Integrated Health and Wellbeing Centre

The application sought £600,000 to provide an integrated health care facility at Four Elms Road, Edenbridge. The Kent Community Health NHS Foundation Trust (KCHFT) was currently constructing an integrated care facility for the local population of Edenbridge, which would comprise of general practice and community health facilities. The proposal had previously been considered by the CIL Spending Board in December 2019, where £600,000 was agreed to be spent towards the project. The Applicant had stated that the current economic climate had resulted in re-negotiating the contract sums to reflect increases in prices of materials, labour and inflation and the additional sum would go towards the costs.

KHCFT had identified a number of additional funding sources and grants to support their application to the Board, had worked in partnership, and was supported by a number of local representatives and organisations. Officers recommended approval

Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

to support the delivery of the project. It had clearly demonstrated that the scheme provided clear public benefits and approving the bid would provide good value for CIL Money applied for, compared to the overall project. The proposals also demonstrated strong economic, social and environmental benefits to the Community; would help to achieve net zero targets, formed part of a planned strategy and presented strong public benefit. Evidence had been submitted to show that the scheme would be delivered. It was also recommended that a legal agreement be signed.

The Board was addressed by the following speakers:

Company/person/body responsible for the bid: Afzal Khan (with another representative present for any technical questions).

For the bid: -

Against the bid: -

Parish Representative: Town Cllr Layland

Local Member: Cllr McGregor

Members asked questions of the speakers which focused on the costs associated with the build.

(Cllr McGregor left the meeting and did not take part in debate or voting thereon).

Application B - Refurbishment of Playground on King George's Field, Westerham

The application sought £15,000 to fund the refurbishment of King George's Field play area in Westerham which would replace the current playground equipment and resurface the play area, with the addition of accessible and inclusive equipment. There was an increasing need for recreation and play spaces and this would help provide for the need. Officers advised that the overall cost of the project was £70,000 and the funds sought were 21% of the overall cost of the project.

A number of additional funding sources had been secured by Westerham Town Council and there was evidence to show the support of local representatives and organisations. There were also a number of consultations carried out by the Applicants. Officers advised approval, as the proposal demonstrated a strong economic, social and environmental benefits to the community, strong local support as well as partnership working with other organisations, and a clear public benefit. The proposal was also identified within an adopted strategy, in addition to sufficient evidence being submitted to demonstrate a strong link between new development and the scheme.

The Board was addressed by the following speakers:

Company/person/body responsible for the bid: Helen Ogden

For the bid: -

Against the bid: -

Parish Representative:

Local Member: Cllr Maskell

Agenda Item 1 Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

Members asked questions of clarification in regards to future maintenance of the equipment and the type of equipment that would be installed.

Application C - Swanley New Rugby Pitch and Associated Facilities

The application sought £60,000 for the created of a new rugby pitch and associated facilities in Swanley. The proposal would create a new rugby pitch, and training area and associated facilities consisting of two changing rooms, an officials' changing room and toilets, located at The Olympic, a community venue, which would create more space for football pitches on the recreation ground.

Swanley Town Council had identified additional funding sources and grants to support their application, which was also supported in partnership with the Swanley Rugby Club and local representatives and organisations. Officers recommended approval for the scheme due to its strong social and environmental benefits to the community, strong community support, and partnership working. The project was also identified in an adopted strategy.

Members were advised that since publication of the report the planning application had been re-validated and was now going through the planning process.

The Board heard from the following speakers:

Company/person/body responsible for the bid: Ryan Hayman
For the bid: - John Ettridge
Against the bid: -
Parish Representative: -
Local Member: -

Members asked questions of the speakers. It was confirmed that the space would be available for all to use and would facilitate additional sports. Questions were also asked regarding maintenance and cleaning.

Application D - Improvements to Weald Recreation Ground

The application sought £91,000 for improvements to Weald Recreation Ground. The project included the provision of a parking area to improve road safety, to provide mains electricity at the ground replacing an inefficient and outdated diesel generator and to tarmac the access track to the ground. The overall project would cost £121,000 and 75% of the total project cost was being requested. Additional funding sources and grants to support their application had been identified and were being progressed. Partnership working was taking place with a number of clubs who used the site, and was also supported by a number of local residents and a local Member.

Officers were recommending approval as the scheme had strong social, economic and environmental benefits to the community, partnership working with other organisations, and strong local support for the scheme. The project was also

Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

identified within in an adopted strategy and would help to achieve the Council net zero ambitions, as well as there being a clear public benefit for the scheme.

The Board heard from the following speakers:

Company/person/body responsible for the bid: Rachel Hewett

For the bid: -

Against the bid: -

Parish Representative: -

Local Member: Cllr Thornton

Members asked questions of the speakers and officers. It was confirmed that alternative road surface materials were being investigated and there was no safe space for parking on the road. Conversations with KCC had taken place regarding a reduction in speed limits, but were limited in their amount and location and did not cover the area of Weald where the recreation ground was. It was confirmed by Officers that other funding sources had been applied for, but the Applicants were still waiting for the results of the bids. There was also a 'claw back' condition within the legal agreements.

Application E - Eynsford new village hall with associated car parking and improved football pitches.

The application sought for £260,000 to fund a replacement village hall in Eynsford. The proposal also included a new car park and improved football pitch. The facilities would offer an improved village hall fit for modern times with new outdoor space suitable for parties and weddings. The improved football pitch would provide a more suitable and well-equipped pitch for players and for the community. It was estimated that the total cost of the project was £1,947,000 and the amount requested was 13% of the total project cost.

Eynsford Parish Council had identified additional funding sources and grants but not all the funding was secure. The applicant was working in partnership with Eynsford Village Hall Trustees and was supported by local representatives and organisations.

The application was recommended for approval as the proposal demonstrated strong social and environmental benefits to the community, strong community benefits, strong partnership working and strong local support for the scheme. The Scheme also had strong Net Zero benefits.

The Board heard from the following speakers:

Company/person/body responsible for the bid: Malcolm Richardson

For the bid: -

Against the bid: -

Parish Representative: Alan Cooke

Local Member: -

Agenda Item 1 Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

Members asked questions of the speakers which focused on fundraising and timescales.

Application F - Bradbourne Lakes Landscape Improvement

The application sought £251,900 for the restoration of Bradbourne Lakes including landscaping works, upgrading footpaths and dragging the lakes. The park had local and historical significance to the town and had five ornamental lakes with waterfalls, cascades and a circular walking route. The lakes were also important for biodiversity and wildlife. The Applicants had identified additional funding and grants to support the application, however these were not currently secure and were being investigated. The grant was also subject to planning permission. The overall CIL amount requested including the previously approved funding would be 29% of the scheme. Partnership working had been demonstrated and was supported by local representatives and organisations.

Officers advised approval, as the proposal demonstrated strong community, social, and environmental benefit, and partnership working. The project was also identified in an adopted strategy and good management had been demonstrated, as well as the community support for the scheme.

The Board heard from the following speakers:

Company/person/body responsible for the bid: Trevor Kennett

For the bid: -

Against the bid: -

Parish Representative: -

Local Member: -

Members asked questions of the speakers and officer. It was confirmed that a legal agreement was not required, however any transfer of CIL funding was not recommend until all other funding was secure and subject to planning permission (if required.)

Application G - Stag Theatre Solar Panels

The application sought £42,000 for the erection of solar panels on the south facing roof of the Stag Theatre. The scheme was expected to yield 55,703 kWh/year of which some would be used by the Stag, and some would be exported to the grid. It was expected that CO2 emissions avoided by the scheme could be up to 23,821kg per year. The overall project cost would be £56,929 and the money applied for would be 74.8% of the total project cost. Additional funding sources had been sought and applications were in process for the National Lottery Boards and the Theatres Trust. The outcome from the CIL application to Sevenoaks Town Council was still to be provided.

It was made clear in the application that there were no partnership working available to deliver the scheme. It was however supported by all the local Members of the ward. Officers advised approval, as the proposal had strong social and economic benefits to the community and helped to achieve the Council's Net

Zero ambitions. The project was also identified in an adopted strategy as well as evidence submitted to show the scheme would be delivered. There was a clear public benefit and strong local support for the scheme.

The Board heard from the following speakers:

Company/person/body responsible for the bid: Melissa Barcroft (with a representative from the Stag to answer any technical questions)

For the bid: -

Against the bid: -

Parish Representative: -

Local Member: Cllr Clack

Members asked questions of the speakers which focused on the additional funding sources and location of the solar panels.

At 8:57pm the Chairman adjourned the meeting for the comfort of those present. The meeting resumed at 9.07pm.

The Chairman moved that the recommendations as set out in Appendix H be agreed.

Members commenced debate of the applications before them.

With reference to Application A, Members discussed the need for health care and how it was a piece of infrastructure that was required for the area. In regard to Application C, Members discussed the importance for health and wellbeing facilities which would be open to many. An amendment to provide a scheme of maintenance as a condition was moved by Councillor Andrews, duly seconded, and put to the vote. The motion was lost.

Members continued debate on Application D, noting that it was a significant amount of money but it was acknowledged that should additional funding be secured there would be a legal agreement in place to reclaim duplicate sums paid. Considerations were given to Application F, noting that Bradbourne Lakes were listed within Sevenoaks Town's Local Plan as an important part of the Town. Member's thoughts were also given to the previous funding agreed for the project.

Debate moved onto Application G, noting the amount requested and whether additional conditions could be added for the applicants to explore other funding routes as well. Officers confirmed that there was a condition already in place for funding to be secured and that the applicant had already applied to both the National Lottery Awards for All and the Theatres Trust. Members discussed the Net Zero benefit.

The motion was put to vote and it was

Resolved: That it be recommended to Cabinet that

Agenda Item 1
Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

- A. i) The £600,000 applied for an integrated Health Care Facility in Edenbridge should be approved on the following grounds:
- Strong economic, social and environmental benefits to the community;
 - Will help to achieve net zero targets;
 - Partnership working with other organisations;
 - The scheme forms part of a planned strategy to address the need for Infrastructure;
 - Evidence has been submitted to show that the scheme will be delivered;
 - Strong local support for the scheme; and
 - Clear public benefit

This would be subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties).

ii) if the legal agreement was not signed in accordance with the above then funding applied for would be refused for:

- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
- Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

B. i) The £15,000 applied for, as set out in the report, for scheme “Refurbishment of the play ground on Kings George’s Field, Westerham” be approved on the following grounds:

- Strong economic and social benefits to the community;
- The scheme supports local infrastructure;
- Partnership working with other organisations;
- The scheme forms part of a planned strategy/plan;
- Funding from other sources has been maximised;
- Evidence has been submitted to show that the scheme will be delivered;
- Strong local support for the scheme; and
- Clear public benefit

subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties).

ii) if the legal agreement was not signed in accordance with the above then funding applied for would be refused for:

- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and

Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

- Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.
- C. i) The £60,000 applied for, as set out in the report, for scheme “Swanley new rugby pitch and associated facilities” be approved on the following grounds:
- Strong social and environmental benefits to the community;
 - The project is identified in an adopted strategy/plan;
 - Strong local support;
 - Sufficient evidence has been submitted to show that the scheme will be delivered; and
 - Sufficient evidence has been submitted to demonstrate a strong link between new development and the scheme.

subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as conditions of payment that:

- Planning permission is granted within 3 years of the decision date.
- ii) if the legal agreement was not signed in accordance with the above then funding applied for would be refused for:
- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
 - Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

- D. i) The £91,000 applied for, as set out in the report, for scheme “Improvements to Weald Recreation Grounds” be approved on the following grounds:
- Strong economic, social and environmental benefits to the community;
 - The project helps to achieve the Council’s Net Zero ambitions;
 - Partnership working with other organisations;
 - The scheme is identified in an adopted strategy or plan;
 - Evidence has been submitted to show that the scheme will be delivered;
 - Strong local support for the scheme; and
 - Clear public benefit

subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as conditions of payment that:

Agenda Item 1
Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

- Confirmation that planning permission is not required for the works; and
- Evidence to confirm that other sources of funding have been maximised and if necessary secured.

ii) if the legal agreement was not signed in accordance with the above then funding applied for would be refused for:

- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
- Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

E. i) The £260,000 applied for, as set out in the report, for scheme “Eynsford new village hall with associated car parking and improved football pitch” be approved on the following grounds:

- Strong partnership working;
- Strong community benefit;
- Strong social and environmental benefit to the community;
- Strong Net Zero benefits; and
- Strong partnership working.

subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as conditions of payment that:

- all the funding for the project has been secured

ii) if the legal agreement was not signed in accordance with the above then funding applied for would be refused for:

- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
- Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

F. i) The £251,900 applied for, as set out in the report, for scheme “Bradbourne Lakes Landscape Improvement” be approved on the following grounds:

- The project is identified in an adopted strategy/plan;
- Strong partnership working;
- Strong community benefit;
- Social and environmental benefit;
- Good management in place; and
- There is strong community support of the scheme.

Community Infrastructure Levy (CIL) Spending Board - 1 September 2022

ii) The funding is to be subject to:

- all other funding being secured; and
- the receipt of planning permission (if required) within 5 years of the original decision date.

G. i) The £42,600 applied for, as set out in the report, for scheme “Stag Theatre Solar Panels” be approved on the following grounds:

- Strong economic and social benefits to the community;
- The proposal helps to achieve the Council’s Net Zero ambitions;
- The scheme is identified in an adopted strategy or plan;
- Evidence has been submitted to show that the scheme will be delivered;
- Strong local support for the scheme; and
- Clear public benefit

subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as conditions of payment that:

- all the funding for the project has been secured

ii) if the legal agreement was not signed in accordance with the above then funding applied for would be refused for:

- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
- Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

THE MEETING WAS CONCLUDED AT 9.43 PM

CHAIRMAN

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Application A

Proposal: Sevenoaks Wildlife Reserve redevelopment project

Applicant(s): Kent Wildlife Trust

Ward(s): Sevenoaks Northern

RECOMMENDATION: That the **£250,000** applied for, as set out in the report, for the scheme “Sevenoaks Wildlife Reserve redevelopment project” be approved on the following grounds:

Principal criteria met:

- Strong social, economic and environmental benefits to the community;
- Strong link between new development and the scheme;
- Good partnership working;
- Significant public benefit;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme contributes towards the Council’s commitment to tackling climate change.

Introduction

- 1 CIL funding is sought to improve the visitor facilities and safeguard biodiversity at Sevenoaks Wildlife Reserve.
- 2 The application was received before the application deadline closed on 15 September 2023. This proposal has not been previously considered by the CIL Spending Board.

Description of Proposal

- 3 The proposal sets out a number of improvements to be made at Sevenoaks Wildlife Reserve, including refurbishing the visitor centre to provide a new café, retail and event spaces, improved toilets, an outdoor seating area, play area, resurfaced car park with increased capacity and upgraded interpretation. It is also proposed to safeguard biodiversity through installing a new security fence and zoning, to minimise wildlife disturbance and balance visitor presence.
- 4 Sevenoaks Wildlife Reserve is a nationally important nature reserve and Site of Special Scientific Interest (SSSI), with over 2,000 species recorded and attracting

Agenda Item 4a

around 50,000 visitors per year. The current facilities are approximately 35 years old, tired and in need of updating. Improved visitor facilities will increase visitor numbers whilst protecting the wildlife that inhabits the site, and re-establish the site as a quality destination for the local community and wider public.

Funding

- 5 The applicant, Kent Wildlife Trust, estimates that the total cost of the project is £1,500,000.
- 6 To date, no other funding sources have been secured to fund the proposed improvements, however a large range of funding opportunities are being explored, including:
 - £50,000 – Bernard Sunley Charitable Foundation
 - £20,000 – Tarmac Landfill Communities Fund
 - Banister Charitable Trust
 - Individual donors / high net worth individuals
 - Corporate, public, community and digital fundraising
- 7 Therefore, to meet the funding gap for the full cost of the project, the applicants have applied to the Board for £250,000 of CIL funding. This equates to 17% of the total project cost.

Representations and Support

- 8 The application submitted indicates that the applicants are working in partnership with Sevenoaks District Council to deliver the scheme, as the proposed improved visitor facilities at Sevenoaks Wildlife Reserve will also benefit visitors to Bradbourne Lakes.
- 9 It is indicated that during earlier consultation on the project in 2021, support was given by Cllr McArthur and former Cllr Fleming, and by Sevenoaks Town Council. However the application itself is not supported by any letters of support.

Officer's Appraisal of Bid

- 10 Assessment criteria met:
 - Strong social, economic and environmental benefits to the community;
 - Strong link between new development and the scheme;
 - Good partnership working;
 - The scheme is identified in an adopted strategy or plan;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;

- The scheme contributes towards the Council's commitment to tackling climate change.

11 Assessment criteria not met:

- Funding not maximised from other sources.

Appraisal of strongly performing criteria

Strong social, economic and environmental benefits to the community

- 12 When considering an application for CIL funding it must be demonstrated that the project would deliver clear social, economic and environmental benefits. This is crucial to the sustainability of the scheme and a key consideration in determining whether the project should be awarded CIL funding overall.
- 13 The project would see major upgrade works to the visitor facilities available at Sevenoaks Wildlife Reserve. It is understood that the current facilities are 35 years old and of sub-standard condition, with limited toilet facilities, poor lighting, unsuitable heating and limited catering. Further, the current walking trails around the site are not accessible to all and access to the site is poor particularly for groups arriving by coach. The project would see a significant improvement in the quantity and quality of the visitor facilities, as well as measures to safeguard wildlife for future generations. It is considered that the improvements will benefit the local community and wider public.
- 14 The applicants have set out that the visitor infrastructure at Sevenoaks Wildlife Reserve is in need of improving so that current and future visitors can be adequately catered for. The reserve is a much-loved local green space for nature lovers, walkers, birdwatchers, families and school groups, and the improvements will help revitalise the biodiversity, cultural and community offering. It is considered that the social benefits are significant, through providing better physical access to the site and the delivery of education programmes and community engagement activities in the proposed event spaces. The health and social benefits of providing high quality publicly available open space are well documented and can have a positive impact on people's lives. Further to this, it is noted that the northern Sevenoaks area is densely populated with some pockets of deprivation and potential for regeneration, which has been identified in the Sevenoaks Town Neighbourhood Plan. It is considered that the proposed improvements to Sevenoaks Wildlife Reserve, particularly in respect of the improved access and visitor facilities, will positively contribute towards the health and wellbeing of the local community and wider public.
- 15 Turning to the economic benefits, it is clear that the project will support local tourism. Sevenoaks Wildlife Reserve is identified in the District Council's Economic Needs Study (2022) as a wildlife and environment tourism resource, recognising that such a destination is a key driver for visitors, with outdoor activities being highly rated as visitors seek immersive experiences. The

Agenda Item 4a

applicant indicates that the café and retail space will focus on local suppliers and produce through the creation of a local and sustainably produced procurement policy and will therefore support the local economy and local enterprise.

- 16 As set out in paragraph 4 above, Sevenoaks Wildlife Reserve is a nationally important nature reserve and Site of Special Scientific Interest (SSSI). It is clear that the project has been carefully planned and developed to ensure that the impact of visitors is mitigated and reduced where possible, through the biodiversity enhancements proposed, to help nature flourish in the longer term. It is understood that this will be done through installing security fencing to prevent unofficial access, which will reduce the disturbance to breeding birds and other sensitive wildlife and habitats. Zoning of the reserve, including the creation of accessible trails and signage, will help to manage and direct footfall relieving pressure in sensitive habitat areas. It is considered that these environmental benefits are significant.

Strong link between new development and the scheme

- 17 Northern Sevenoaks is a focus for development in the Sevenoaks Town Neighbourhood Plan and in the emerging Local Plan, including the large scale redevelopment of the Sevenoaks Quarry. The project provides for both existing and future residents therefore future proofing the reserve for years to come.

Good partnership working

- 18 The applicant is working in partnership with Sevenoaks District Council to deliver the project, showing a good example of partnership working.

The scheme is identified in an adopted strategy or plan

- 19 The project is not identified in either the Council's Infrastructure Delivery Plan or Infrastructure Funding Statement. However it is noted that CIL may be spent on projects outside of these plans.
- 20 The Core Strategy (2011), the District Council's adopted Local Plan, recognises the importance of enhancing biodiversity. Policy SP11 sets out that 'opportunities will be sought for the enhancement of biodiversity through the creation, protection, enhancement, extension and management of sites and through the maintenance and, where possible, enhancement of a green infrastructure network to improve connectivity between habitats'.
- 21 The Sevenoaks Town Neighbourhood Plan 2020-38 sets out an objective to 'protect, improve and enhance access to existing publicly accessible open spaces and create new publicly accessible open spaces and green infrastructure', and specifically identifies an aim to 'work with and support Kent Wildlife Trust to enhance access to the Sevenoaks Wildlife Reserve and improve on-site facilities'. It is considered that the application therefore meets this requirement.

Significant public benefit

- 22 As set out in paragraphs 13-16 above, the proposed improvements to the visitor facilities and enhancements to biodiversity at Sevenoaks Wildlife Reserve would provide significantly improved facilities to those that currently exist, and help to re-establish the site as a quality destination for the local community and wider public. It is considered that the improved visitor facilities will increase local tourism, giving people the opportunity to engage with nature, inspire and promote learning, and bring enjoyment and significant health and wellbeing benefits. There is no doubt that the site, once improved, will have a significantly positive impact within the local community, and is highly likely to attract visitors in groups and from further afield. As such, it is considered that the public benefit of this project is significant.

Clear evidence to show that the scheme will be delivered

- 23 The land is owned by Tarmac Aggregates Ltd and managed by Kent Wildlife Trust, the applicant, on a 99 year lease which runs to 2113. The applicant states that the landowner is supportive of the proposed improvements. The applicant is therefore in a good position to see the project delivered and has the legal right to do so.
- 24 The applicant has committed to keeping the District Council updated with progress on a quarterly basis and has set out clear timescales for the delivery of the project. Planning permission for the project was granted in July 2022. Additional consents are required including a bat licence and roman snail licence, both of which have been applied for through Natural England. The project is estimated to take 12 months and is planned for early 2024, subject to achieving funding. It is therefore considered that clear evidence has been submitted to show that the scheme will be delivered.

Strong local support

- 25 It is understood from the application form that the project has been in development since 2012 and the local community were consulted in 2016 via a survey, which identified that visitors felt that the café and toilet facilities should be improved. A public consultation was undertaken in 2021 which engaged with specific stakeholders including local MPs, Sevenoaks District Council, Sevenoaks Town Council and local parish councils, Natural England, the Environment Agency, local residents and site users.
- 26 It is therefore considered that the project has strong local support.

The scheme contributes towards the Council's commitment to tackling climate change

- 27 As set out in paragraph 16 above, the project proposes a number of biodiversity enhancements, to safeguard the wildlife and habitats that currently exist on the site and to protect them from the human impacts of tourism. The project also seeks to be environmentally friendly through the introduction of green energy, through the use of solar panels and EV charging points in the visitor car park. The District Council is committed to tackling the challenge of climate change,

Agenda Item 4a

particularly in relation to the emissions of the District, and it is considered that this is an important consideration in determining whether the project should be awarded CIL funding.

Other considerations

CIL exemptions

- 28 The applicant has confirmed that they have not previously benefitted from a CIL exemption for the project. In accordance with the CIL Charging Schedule, CIL is chargeable on the following developments: residential, supermarkets and superstores and retail warehousing. The proposed works would not fall within these remits and as such would not be subject to a CIL charge.
- 29 It is therefore considered that there is sufficient evidence to demonstrate that the applicant has not previously, and would not, benefit from a CIL exemption for the project.

Appraisal of weakly performing criteria

Funding not maximised from other sources

- 30 It is considered that the proposal does not perform as strongly against this criteria. The applicant estimates that the total cost of the project is £1,500,000, and has applied to the Board for £250,000 of CIL funding. This equates to 17% of the total project cost.
- 31 The applicant has indicated that they are exploring a large range of funding opportunities to contribute towards the cost of the project, including from charitable trusts and foundations, the Tarmac Landfill Communities Fund, individual donors and high net worth individuals and fundraising. It is however noted that none of these funding opportunities are secure.
- 32 In these circumstances members of the Board may wish to consider adding a condition to ensure that funding to cover the full cost of the project is secured before any CIL funding is released.

Conclusion

- 33 Kent Wildlife Trust (the applicant) has submitted an application for CIL funding to improve the visitor facilities and safeguard biodiversity at Sevenoaks Wildlife Reserve.
- 34 The need for the project has been clearly demonstrated as the existing facilities are in poor condition and the site is unable to adequately accommodate future visitors without negatively impacting on biodiversity. The project will bring significant social, economic and environmental benefits to the local area with wide public benefit, re-establishing itself as a quality destination for the local community and wider public. The project has been identified in the Sevenoaks

Town Neighbourhood Plan 2020-38 and benefits from local support. It is noted that the applicant is asking for 17% of the total project cost, and has not benefited from CIL funding previously.

- 35 After reviewing the application and supporting evidence, it is recommended by Officers that £250,000 of CIL funding be awarded to support the delivery of the project, subject to a condition that ensures that funding for the full cost of the project is secured before the CIL funding is released. It is considered that the scheme provides significant public benefit and represents good value for money, therefore demonstrating appropriate use of CIL funds.

Appendices

Applicant's original bid pro-forma and supporting information

Background Papers

None

Contact Officer(s): Emma Henshall Ext. 7358; Carlyn Kan Ext. 7246

Richard Morris

Deputy Chief Executive and Chief Officer for Planning & Regulatory Services

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SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD
BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
Sevenoaks Wildlife Reserve Re-development Project

Description of Scheme

The Need: The existing visitor centre and facilities at Sevenoaks Wildlife Reserve (SWR) are around 35 years old and the signage and interpretation across the reserve are **tired, dated** and in **need of updating** to ensure greater accessibility across the site and to **inspire existing and new audiences to connect with the wonderful wildlife at the reserve**. The visitor infrastructure is in need of improving to enable us to adequately cater for current and new visitors.

At present SWR has: **limited toilet facilities; poor lighting** and **unsuitable heating** for the winter months; and **limited catering** (drinks and pre-packaged food) and **retail** offers. **Trails** around the reserve need to be made more accessible, with **new furniture installed**, to open up access to nature; the current children’s playground **is underused** and a **new, more adventurous and better positioned play area** would engage more children in healthy, outdoor-play and attract families; **Poor access** and limited turning space at the site entrance limits access and inhibits coach drop-off for school groups.

There is a **need to secure the reserve’s boundary** to combat anti-social behaviour, damage, and disturbance to breeding birds and sensitive wildlife and habitats, all of which are currently diverting resources away from our habitat management and engagement activities at the reserve.

Importance of Sevenoaks Wildlife Reserve (SWR): SWR is a **nationally important** nature reserve and **Site of Special Scientific Interest (SSSI)**. **Located** at the foot of the North Kent Downs, and just 30 miles from central London, it is an **oasis for wildlife** – more than **2,000 species** have been recorded here to date. Alongside its biodiversity value, the reserve is an essential and **much-loved local green space**, with around **50,000 visitors each year**, including nature lovers, walkers, birdwatchers, families, and school groups.

There is **enormous potential to revitalise the site**, both in terms of biodiversity and its cultural and community offering. The proposed improvements will establish SWR as a **quality destination for local people**, and facilitate a wide-range of community benefits and engagement opportunities.

This project will:

- **Refurbish the visitor centre and provide improved facilities**, including – a **new café**, offering high-quality food, and **retail and hireable event spaces; improved toilets** with appropriate **disabled access** and **child changing facilities**; new **external decking** area with seating, offering spectacular views across the reserve’s west lake; a **high-quality, secure children’s play area**; upgraded **interpretation**; **improved access** with a **resurfaced car park**, additional parking spaces and **coach access**; upgraded IT services and site-wide Wifi access. In addition, we will introduce green energy to the site using solar panels and provide EV charging points in the car park.
- **Safeguard biodiversity** – a new **security fence** will secure the perimeter of the reserve, **minimising wildlife disturbance** and **safeguarding** the reserve’s **habitats**. **Better zoning** of the reserve and enhanced facilities for visitors will help to **balance visitor presence** across the site, alleviating pressure on more sensitive wildlife areas and protecting the reserve’s precious habitats and species.

The reserve has huge potential to **showcase** the **amazing wildlife** it supports and the **improved visitor centre** will act as a **gateway to this wonderful local resource** – engaging people with nature, **inspiring and promoting learning**, and **bringing enjoyment and health and wellbeing benefits** through **connecting people with the natural world**.

Improved facilities will increase visitor numbers - whilst protecting wildlife – and establish the site as a **quality destination for families and the wider local community**. **Increased accessibility** will ensure more people are able to enjoy all that the reserve has to offer and benefit from connecting with nature.

The redevelopment of Sevenoaks Wildlife Reserve (SWR) will build on its rich legacy and natural heritage, to create a flagship reserve that is a **thriving sanctuary for wildlife** and a **hub of engagement and wellbeing** for the **local community** and **visitors** from across Kent, the southeast and beyond.

1	Working in Partnership	
Page 23	Is this scheme promoted by your organisation in partnership with another organisation(s)?	Yes
	Organisation Name(s):	Sevenoaks District Council, Direct Services Team
	Responsible individuals(s):	Trevor Kennett
	Signature(s) on behalf of other supporting organisations(s):	T. Kennett
	Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	We are working closely with Sevenoaks District Council's Direct Services team, as the proposed improved visitor facilities at Sevenoaks Wildlife Reserve will also benefit visitors to Bradbourne Lakes.

2	Planning Permission Details	
	Is planning permission required for the scheme?	Yes
	If yes, has it been applied for?	Yes – planning permission has been granted
	If no, please explain why?	N/A
	If planning permission has been granted – please provide details and a reference number.	Planning Permission granted on 20/07/2022 Reference: 21/01480/FUL

2	Planning Permission Details	
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	
	Consent required	Natural England Bat License – application in preparation, due for submission soon. We expect this to be granted c. October/November. Natural England Roman snail Licence - granted (extension request submitted).
	Date applied for / granted	We have a Natural England Roman Snail Licence, which was granted on 14 th August 2023 and runs until 31 st October. In June, we submitted a request to extend the licence to 31 May 2024 and are awaiting confirmation that the extension has been granted.

Need for the Scheme

	List of projects or development that result in the need for this scheme:
	<p>As outlined in 'Sevenoaks District Council's Housing Strategy 2022-2027':</p> <ul style="list-style-type: none"> • 370 new homes have been delivered within the district since 2017. • planned developments, including the creation of 635 residential dwellings, business area, primary school and other infrastructure at Fort Halsted, which is located within 5 miles of Sevenoaks Wildlife Reserve, have been approved. • The district's population is expected to increase by 6.6.% to 129,442 by 2040. <p>Additional housing developments, as shown in Sevenoaks District Planning Map and Allocations and Development Mapping Plan, are expected to be undertaken close to Sevenoaks Wildlife reserve:</p> <ul style="list-style-type: none"> • Site allocation reference MX43 – Sevenoaks Quarry, Bat and Ball Road, Sevenoaks, has been identified under the draft Local Plan as being suitable to provide up to 600 houses. • Cramptons Road Water Works, Cramptons Road (c.50 units) • Sevenoaks Gasholder Station, Cramptons Road (c. 39 units) • Greatness Mill, Mill Lane (20- 26 units) <ul style="list-style-type: none"> • Bradbourne Lakes Improvement Project

4	How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):
	<p>The proposed developments within the District and, in particular, large scale housing allocations within a short distance of the Sevenoaks Wildlife Reserve, will create increased demand for local leisure and recreation resources in the surrounding area and are expected to drive increased footfall to the reserve.</p> <p>The current visitor facilities at SWR can no longer adequately serve the needs of the c.27,000 that utilise the visitor centre building itself, or the c.50,000 who make use of the wider reserve each year. Enhancements are essential to ensure the reserve can effectively cater for this growth in local population and offer much-needed access to green space, creating an enjoyable visitor experience for local people, whilst managing visitor pressure to safeguard sensitive wildlife.</p> <p>The proposed Sevenoaks reserve redevelopment will also complement the programme of improvements taking place at neighbouring Bradbourne Lakes. The Bradbourne site has limited visitor facilities, with no toilets on-site. We are working closely with the team there to ensure that improvements at both sites are mutually beneficial, offering the best possible experience for the local people of Sevenoaks and visitors.</p>

Page 25

Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:

	<p>Economic Benefit</p> <p>The SWR redevelopment will:</p> <p>Support local tourism:</p> <ul style="list-style-type: none"> • SWR is included in the 2022 Sevenoaks District Economic Needs Study’s list of wildlife and environment tourism resources, and this study and Visit Kent (2022) Kent Perception Research – highlight: ‘countryside/natural beauty and the variety of places to visit are key drivers for visitors’ and that the ‘heritage and the outdoor activity offer are highly rated. Visitors seek immersive experiences, particularly outdoor and active experiences.’ Improvements to the reserve will enhance SWR as a tourist and visitor destination. • The Economic Needs Study also shows that: ‘There is a strong link between the resident and visitor experience of the town and village centres, with locations attractive to visitors also attracting use and enjoyment by residents. It recommends that the District work with partner organisations to secure funding for ‘visitor access to countryside destinations’’.
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Agenda Item 4a

5	<p data-bbox="174 103 430 135">Economic Benefit</p> <ul data-bbox="174 151 2128 566" style="list-style-type: none"> <li data-bbox="174 151 2128 295">• The Visit Kent Economic Impact of Tourism Sevenoaks Report, 2021 highlights that a sizeable percentage of visitors to the Sevenoaks District are visiting friends and family (47%) and staying with friends and family (59%) – improvements at SWR will support the needs of these visitors, with a new children’s play area, family-focused interpretation, a family trail and a new catering and retail offering focussing on local suppliers and products creating an improved family offering that encourages return visits. <li data-bbox="174 327 2128 438">• Support Sevenoaks District Council’s ‘Sevenoaks So Much More’ campaign - the project aligns with this recently launched campaign, which promotes all the district has to offer. The reserve improvements will provide a high quality nature based visitor destination contributing to the rural and countryside offer of a town nestled in the Kent Downs. <li data-bbox="174 462 2128 566">• The existence of SWR as an important nature site on residents’ doorsteps with engaging experiences for all, makes the Sevenoaks District a more attractive place to live, work, and visit. Seen together with the Bradbourne Lakes development this area of the borough provides a place for people to enjoy and connect with the outdoors. <p data-bbox="174 614 862 646">Support the local economy and local enterprise:</p> <ul data-bbox="174 654 2128 805" style="list-style-type: none"> <li data-bbox="174 654 2128 805">• The new café and retail space within the visitor centre will focus on local suppliers and local produce. Through the creation of a local and sustainably produced procurement policy we will encourage partnerships with local suppliers. Food sourced direct from local farmers (that we are working with via our Farmer Cluster programme) and other sustainable suppliers will create a fresh and vibrant catering offer. <p data-bbox="174 837 1321 869">Social Return on investment from Social Prescribing and Volunteer Programmes:</p> <ul data-bbox="174 877 2128 1069" style="list-style-type: none"> <li data-bbox="174 877 2128 1069">• Sevenoaks Wildlife Reserve has successfully hosted a number of KWT’s Wilder Wellbeing programmes, since early 2019. Improvements to visitor facilities and accessibility across the site, will enhance our ability to deliver these externally funded 6-week Green Social Prescribing programmes. The programmes are free to participants, who can be referred by social prescribers or self-refer, and enable individuals with physical or mental health conditions to spend time connecting with nature, using and learning relaxation and mindfulness techniques. <p data-bbox="174 1109 2128 1300">The 2019 Leeds Beckett University Social Return on Investment analysis of the health and wellbeing impacts of the Wildlife Trusts programme found that targeted programmes designed for people with a health or social need, showed a return of £6.88 for every £1 invested. This value was generated from health gains such as improved mental wellbeing. For those attending general volunteering programmes, the value was even higher with a return of £8.50 for every £1 invested. The research showed a range of benefits, such as increased feelings of positivity and levels of physical activity.</p>
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5	Economic Benefit
6	<p>Social Benefit</p> <ul style="list-style-type: none"> • SWR will be an enhanced visitor destination for the local community – benefitting the current c.50,000 annual visitors (and projected 80,000+ future visitors), who enjoy the reserve, including walkers; bird watchers; families; wildlife photographers, including the local Camera Club; schools and other uniform groups. • Improved accessibility – will support delivery of Social Prescribing and Wilder Wellbeing programmes at SWR – helping to alleviate pressure on local services. As well as ensuring that more local people and visitors, including disabled visitors and families are able to access nature here on a daily basis and reap the many health and wellbeing benefits that come from doing so. • Improved facilities, including better toilets, better access track, coach drop-off area and internal event space will support delivery of education programmes and community engagement activities at the reserve. • Improved visitor facilities and the safeguarding of habitats (including tackling of anti-social behaviour, reducing littering etc.) will support SDC’s ‘Sevenoaks So Much More’ campaign, helping to make the district a better place to live, work and visit.

7	<p>Environmental Benefit</p> <p>SWR is designated as a SSSI. The proposed project has been carefully planned and developed to ensure that – as well as enhancing the visitor experience – it also better accommodates visitors and reduces their impact on the site, to help nature flourish here in the long-term.</p> <p>Sensitive and nationally important habitats and wildlife species will be safeguarded:</p> <ul style="list-style-type: none"> • Security fencing around the reserve’s perimeter will prevent access via unofficial points along the reserve’s boundary, reducing disturbance to breeding birds and other sensitive wildlife and habitats; and helping to reduce anti-social behaviour, including littering which damages habitats and diverts Trust funds from conservation. • Zoning of the reserve, including the creation of explorer and family-orientated trails and signage, as well as zones ideal for bird watching and wilding will help to manage and direct footfall, allowing us to better accommodate current and increased visitor numbers and relieving visitor pressure in sensitive habitat areas and preventing wildlife disturbance.
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8	<p>Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?</p> <p>The Sevenoaks redevelopment project aligns with:</p> <p>Sevenoaks Town Neighbourhood plan, 2020 -2038:</p> <ul style="list-style-type: none"> • Objective Four: To protect and enhance blue and green infrastructure, enhance biodiversity and respond to climate change • Objective Six: To protect, improve and enhance access to existing publicly accessible open spaces and create new publicly accessible open spaces and green infrastructure’. • Aim L6 of this plan: ‘The Town Council will work with and support Kent Wildlife Trust to enhance access to the Sevenoaks Wildlife Reserve and improve ‘on-site’ facilities’. • Objective Fourteen: To deliver enhanced recreational and sports facilities for the town • Policy S2: The Neighbourhood Plan will support the provision of new and enhanced play and outdoor sports and recreational facilities for children and young people. <p>SDC, Plan 2040: A New Local Plan for Sevenoaks District, 2022:</p> <ul style="list-style-type: none"> • Policy BW2 – Biodiversity in development – 8.18: ‘Access to the natural environment and areas of high biodiversity value supports our spatial vision. It can also have a positive impact on health and wellbeing and can help reduce social and health inequalities.’ ‘We are supportive of countryside projects such as community led habitat management, health walks and wildlife/nature experiences especially those which encourage children and young people to engage with the natural environment.’ • 8.19 ‘Blue green infrastructure is essential to mitigating and adapting to climate change, ensuring that future generations can enjoy a healthy and thriving environment for years to come.’ • 8.20 ‘The Council will continue to work with partners to develop projects to strengthen the blue green infrastructure network and improve access to and the understanding of the natural environment.’ Kent Wildlife Trust is listed as a partner. • ‘The Open Space, Sport and Leisure Study found that although the District has an adequate supply of most types of open space, the quality of the spaces could be improved. We will work with partners to identify opportunities to redevelop areas which are currently not fit for purpose or where improvements can be made.’ • ‘9.13 The Open Space, Sport and Leisure Study identified an existing undersupply of fitness provision and children and young people’s play areas across the District’ <p>Sevenoaks District Council’s Core Strategy, adopted Feb 2011 (2011 – 2026):</p> <ul style="list-style-type: none"> • Policy SP11 – Biodiversity - ‘Opportunities will be sought for the enhancement of biodiversity through the creation, protection, enhancement, extension and management of sites and through the maintenance and, where possible, enhancement of a green infrastructure network to improve connectivity between habitats’ • Infrastructure delivery plan schedule – 6) Green infrastructure and open space: 6.2 – ‘improved provision of children’s play areas’;
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8	<p>Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?</p> <p>6.4 – ‘improvements to Green infrastructure network and its accessibility – to improve access to green space and ensure that new development contributes towards habitat improvements’</p> <p>SDC, Better Together, a Community Plan for Sevenoaks District 2022-2032</p> <p>Consultation showed that residents are keen:</p> <ul style="list-style-type: none"> • ‘to take part in more leisure activities across the district making the most of its green spaces - ‘being able to easily access the countryside and green spaces within the district’ • for ‘continued investment in our green spaces and nature reserves’ <p>The plan highlighted the following priority actions:</p> <ul style="list-style-type: none"> • Create a well maintained public realm with accessible facilities and quality public space that encourage people both to get active and stay in the district • ‘prioritised protection of the environment and increased biodiversity’ • ‘work with partners to increase the number of electric vehicle charging points across the district’.
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	<p>How does the scheme identify with the Council’s Infrastructure Delivery Plan (IDP) and its priorities?</p> <p>The Sevenoaks Wildlife Reserve will support the improvement of the following categories of local infrastructure laid out in the Council’s IDP:</p> <ul style="list-style-type: none"> • Blue Green infrastructure – SWR is recognised as an important nature reserve and community green space and the developments proposed will enhance the Blue Green infrastructure of the district. • Community Facilities – A new café and retail area; hireable event space; children’s playground; family-orientated nature trails; additional and improved parking; and accessible visitor facilities will be created. The improvements will also support a diverse programme of educational events and engagement opportunities at the reserve. All of this will enhance the reserve’s community offering. • Education & Health and Social Care Facilities – KWT delivers a successful and popular education and engagement programme for people of all ages across the county. School programmes, adult Study Days, birthday parties, Nature Tots and social prescribing Wilder Wellbeing programmes are currently based at the Oak Lodge education building next door to the visitor centre. The capacity of Oak Lodge is limited due to its size and shape, requiring use of the museum room within the VC for large groups. Improvements within the
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9	<p>How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?</p> <p>VC, including the creation of a new, flexible space for education and events will enhance the delivery of these programmes, supporting higher capacities as well as an improved experience and an extended programme of events, experiences and courses.</p> <p>The IDP also cites 'Sevenoaks Quarry, Sevenoaks' as a strategic site in the Green Belt that has been 'proposed for allocation', including a potential 600 homes. The Fort Halstead development (300+ units) is also listed.</p> <p>Our proposed improvements to Sevenoaks Wildlife Reserve will help to facilitate the population growth and increased visitor capacity that these developments will generate.</p>
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10	<p>How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?</p> <p>As the county's leading conservation organisation, benefiting and enhancing the environment is our priority. We always strive to ensure that our activities are as sustainable and energy efficient as possible, in line with our Environmental Sustainability policy.</p> <p>One key driver for the proposed development was the need to better accommodate the many visitors who already use the reserve – and the anticipated increased visitor numbers – to reduce their impact on important habitats and wildlife. The implementation of effective zoning and creation of a secure perimeter fence – alongside wider work to restore habitats across the reserve – will ensure that precious habitats are safeguarded; this is a vital component of our vision for a Wilder Kent, where landscapes are protected and resilient to climate change.</p> <p>Electric car charging points will be installed as part of the car park upgrade and wherever possible we encourage sustainable travel to our sites e.g. via public transport - Bat and Ball Train station is a c.20m walk from the reserve and cycling (cycle racks available at the reserve).</p> <p>Income derived from the redeveloped centre will be reinvested into the project to support the on-going running and maintenance of the centre and precious wildlife habitats at the reserve.</p> <p>Our project aligns with and supports the following points outlined in SDC's Net Zero Action Plan 2030: Proposed adaptation measures and Net Zero Actions for 2022-23:</p> <ul style="list-style-type: none"> • 'conserving existing habitats, creating new ones, and increasing connectivity for wildlife' • 'Improving the quality and resilience of green spaces and making the most of new opportunities • 2.16 'We already work with various countryside and ecological organisations including Kent Wildlife Trust, the Kent Nature Partnership, the Kent Downs and High Weald AONB units and the North West Kent Countryside Partnership. Together we will make the most of
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10	How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?
	<p>existing projects such as the Darent Valley Landscape Partnership Scheme and develop new projects including delivering natural flood management, wildlife and biodiversity conservation, and carbon sequestration.</p> <ul style="list-style-type: none"> • COM2 – Promote events to support wildlife awareness and opportunities to improve biodiversity • Green Spaces and the Natural Environment - 4.10 – ‘We commit to improving our natural environment for now and future generations, taking account of a changing climate. We will also support multi-benefit projects which conserve and enhance the natural environment whilst also increasing levels of carbon sequestration’. • NAT2 – ‘Improve areas for biodiversity and create new habitats’ – ‘Support and promote scheme to conserve and enhance biodiversity and wildlife at a local and landscape scale; Utilising existing resources where possible; Working in partnership’. KWT listed as a partner.

Funding

11	Total Project Cost
	£1,500,000
Page 281	Funding from CIL Details
	Funding required from CIL £250,000
	Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety. Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.
	We are exploring a diverse range of income generation opportunities to support redevelopment of Sevenoaks visitor centre and reserve, including the potential need to part-mortgage the cost of the redevelopment to support the fundraising programme, and help ensure the project moves forward at a quicker pace. We will actively pursue funding from a range of income streams, including Trusts and Foundations & the Landfill Communities Fund; Individual Donors and High Net Worth Individuals; Corporate, Public, Community and Digital Fundraising.

Agenda Item 4a

12	Funding from CIL Details
<p>We have two High Net Worth donor families who are already invested in the site and are speaking to them about the ways they can continue our work by funding the redevelopment. We have also partnered with Radnor School who will be carrying out fundraising activities for the redevelopment during the current academic year; this will also help connect the children and families to the site. We plan to engage more local schools in the coming months.</p> <p>In addition there are a number of public appeal opportunities which we are pursuing to help raise funds, and will be reaching out to local businesses to invite them to get involved.</p> <p>A local author has chosen to donate profit from his upcoming book to the reserve due to the site's significance to the local community.</p> <p>We are also examining the procurement pipeline for building materials. These supplies will comply with KWT's existing Corporate Due Diligence to ensure that all materials used in the development are as environmentally friendly as possible. We will identify potential suppliers, sympathetic to the aims of KWT's strategy and where possible local to the Sevenoaks area, and approach them for gifts in kind, cost price materials, or reduced cost materials. Including asking companies to use their staff volunteer days to help support the construction.</p> <p>We are currently investigating the following potential funding opportunities:</p> <ol style="list-style-type: none"> 1) Tarmac Landfill Communities Fund – average grant c.£20k. Previous conversations with the funder during the development of the project were positive and we are planning to submit an application shortly. 2) Bernard Sunley Charitable Foundation - £50k+ 3) Banister Charitable Trust <p>Previous unsuccessful applications for the Sevenoaks reserve redevelopment programme have been made to Landfill Community Funders Biffa Award and Enovert Community Trust. These applications were submitted at an earlier stage in the development of the project prior to planning permission having been granted. Enovert Community Trust is no longer accepting applications for the Sevenoaks area.</p>	

13	Staged Payment Details	
	Is this bid for staged payments?	No
	Will staged payments be accepted?	Yes

13	Staged Payment Details	
	Please provide details of anticipated funding requirements and timetable	The timeline for completion of the redevelopment works is flexible and can be completed in phases, depending on funding secured, but works would need to be carried out during the autumn/ winter months to minimise disturbance to wildlife, e.g. Jan 2024 and Sept - Nov 2024.

Page 33	14	Town & Parish Councils CIL Funding	
		Has a bid(s) for CIL funding been made to relevant town and parish councils?	No
		Details of bid	
		Decision made	
		Details of decision	
		If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	
		If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this	We are currently in the process of investigating a range of funding options and, where appropriate, would look to apply to our local Parish and Town Councils for support.

15	Would the scheme be fully funded if the CIL contribution is agreed?
	No - but we are actively fundraising to ensure all required funds are secured.

Agenda Item 4a	16	Has this scheme already benefited from CIL funding through the CIL Spending Board?
		No
		If yes, please provide further justification as to why further CIL funding is required for this project.
		N/A

17	Has this scheme/land/building already benefited from funding from Sevenoaks District Council?
	Note- this can include grants, section 106s, a Community Fund etc.
	Yes (though not for this project)
	If Yes, please provide further details of amount and the project involved.
	The redevelopment project has not, to date, received support from SDC, but the council has supported our work at SWR previously, including a Discretionary Business Grant of £10,000 in 2020; local restrictions support grant and an Omicron Hospitality and Leisure Grant of £2,667 in 2022.

18 Page 34	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	No
	If yes, please explain why CIL is still required following an exemption.
	N/A

Deliverability

19	Does your organisation have the legal right to carry out the proposed scheme?
	If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes

20	Anticipated start date for delivery of the scheme
	January 2024 - although this is flexible depending upon project funding.

21	Anticipated finish date for the delivery of the scheme
	January 2025

22	Anticipated date when CIL funding will need to be made available
	January 2024 – although this is flexible depending on funder timelines

23	Does land need to be purchased to facilitate the scheme?
	No
	If no, please provide details: The land is owned by Tarmac Aggregates Limited – who are supportive of the proposed works – and is managed by Kent Wildlife Trust on a 99-year lease, which runs until 2113.

24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	Kent Wildlife Trust will provide SDC with regular project updates, which can be made quarterly (or more frequently if required). We will also produce a final report on completion of the project.

Page 35

Page 36	<p>25 Please provide details of the management and timescales of the project.</p> <p>The project is being driven by a multi-disciplinary group from across KWT's directorates (Conservation & Engagement; Finance & Operations; Development, and Fundraising & Marketing).</p> <p>The visitor infrastructure works are being managed by:</p> <ul style="list-style-type: none"> • Keeley Atkinson (Head of People & Places) – who brings expertise from her management of the Trust's Wilder Blean project, as well as a background in community development and social service delivery, alongside: • Stuart Harrison (KWT Infrastructure Manager who is currently seconded from Liberty QS). Stuart is a Director at Liberty Qs, and a chartered quantity surveyor with 20 years of experience in the construction industry, working with private clients, developers, house builders, public bodies and contractors. <p>Redevelopments across the reserve will be delivered by our experienced reserves team and managed by:</p> <ul style="list-style-type: none"> • Simon Bateman-Brown (Head of Land Management), With over 25 years of experience in conservation management, he oversees Area Managers and Wardens to ensure that the Trust's 80+ reserves are maintained in the most effective way possible. • Paul Hadaway (Director of Conservation & Engagement) – 25 years' experience in UK conservation across public and voluntary sectors, much of it working in Kent. Working as a site manager, warden, project manager, programme manager and now Director at KWT. Responsible for strategic direction across the Trust focussing on our response to climate and nature crises and creating long-term climate resilience in landscapes and habitats through nature-based solutions (NbS). <p>Ultimate oversight of the project sits with Kent Wildlife Trust's Greg MacQueen (Head of Operations & Finance) and Ben Dart (COO).</p> <p>Kent Wildlife Trust staff have a wealth of experience and excellent track record in managing a wide-range of projects of all sizes - including large-scale multi-year projects - and in ensuring that project milestones are met on the ground and financially. Our teams have significant experience of overseeing the work of contractors on site; managing volunteers; and in assessing potential risks and managing health and safety on site. All work is carried out in line with our Health and Safety policy.</p> <p>Our ideal start date is Jan 2024, but this is flexible depending upon when funding is secured; work will need to be carried out during the autumn/winter months to minimise disturbance and can be phased as required. We would look to prioritise works as follows: improvements to access track and car park; work on the VC and perimeter fencing; new playground; interpretation and signage; reserve trails etc. but this is flexible.</p>
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26	Has consultation been carried out on the scheme or is any planned?
	Carried out
	Please provide details (Note: Results can be attached separately if necessary.)
	<p>This project has been in development for a number of years, and we have actively consulted the local community, since the redevelopment was first proposed in 2012. A survey in 2016 identified that visitors felt that the café and toilet facilities should be improved. We have undertaken an extensive process of stakeholder mapping and consultation with the local community, wider public and key stakeholders, including for example a meeting held with Sevenoaks Council in February 2021. A public consultation was hosted on our website and promoted widely.</p> <p>Key stakeholders include: Local MPs; Sevenoaks District and Town Councils; Local Parish councils; Natural England & the Environment Agency; Local residents and neighbours; KWT volunteers and members; Site users, including Anglers.</p>

27	Is a relevant SDC ward member(s) supportive of the scheme?
Page 37	Yes / No (please delete as appropriate)
	<p>You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk.</p> <p>During stakeholder mapping and consultation in 2021, we contacted former Councillor Peter Flemming and Cllr Margaret McArthur who were supportive of improvements at the reserve.</p>

28	Is the relevant town/parish council supportive of the scheme?
	Yes / No (please delete as appropriate)
	Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient).
	In 2021, during our community consultation process, we spoke with Sevenoaks Town Council members who were supportive of the project.

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	Yes We have a Sevenoaks Steering Group, and we are engaging with a wide range of local stakeholders and site users, including neighbours Bradbourne RDA; Bromley (Kent) District Angling Society (BDAS) and our members and volunteers to ensure the planned redevelopments complement current use of the reserve.
	Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient).

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
	Kent Wildlife Trust

31	Are funding arrangements in place for maintenance?
	Yes
	Please provide details
	<p>There is an operations team already in place at KWT which runs all of our buildings. At the completion of the project an operation and maintenance manual will be provided for the team to support with the running and maintenance of the improved facilities.</p> <p>All maintenance will be carried out on an on-going basis by the Trust as part of our management of the visitor centre and reserve, and funding will be sought as and when required for any works needed above and beyond this.</p> <p>We have a management plan in place which guides our conservation work at the reserve. An updated draft of this plan is currently being developed, to incorporate the changes at the reserve. This will be an active document, which will be regularly reviewed and updated.</p>

32	Please provide any further comments here.
	This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.
Page 39	The project will support the improvements at Bradbourne lakes – providing enhanced facilities for visitors to the lakes and Sevenoaks Wildlife Reserve.

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature..... 

Declaration

Name

Gregory MacQueen.....

Position

Head of Operations and Finance

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Natasha Ruskin (Senior Bid Development Officer) [Redacted]
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Rebecca Rees (Head of Strategic Projects and Funding) [Redacted]
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Greg MacQueen (Head of Operations and Finance) [Redacted]
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Greg MacQueen (Head of Operations and Finance) [Redacted]
Full company/charity name:	Kent Wildlife Trust
Registered No:	239992

Page 10 of 10

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at [Council's Privacy Policy](#).

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Application B

Proposal: Public Rights of Way Improvements

Applicant(s): Kent County Council Public Rights of Way

Ward(s): Tranche 1: Otford & Shoreham and Kemsing
Tranche 2: Swanley Christchurch & Swanley Village, Swanley White Oak, Fawkham & West Kingsdown and Halstead, Knockholt & Badgers Mount
Tranche 3: Sevenoaks Northern and Edenbridge South & West

RECOMMENDATION: That the **£209,000** applied for, as set out in the report, for the scheme “Public Rights of Way Improvements” be approved on the following grounds:

Principal criteria met:

- Strong social, economic and environmental benefits to the community;
- Strong link between new development and the scheme;
- Significant public benefit;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme does not already benefit from CIL funding;
- The scheme contributes towards the Council’s commitment to tackling climate change.

Introduction

- 1 An application for CIL funding has been submitted for the improvement of nine public rights of ways across the District. This has been submitted by the Kent County Council Public Rights of Way team (KCC PRow).
- 2 The application was received before the application deadline closed on 15th September 2023. This proposal has not been previously considered by the CIL Spending Board.

Description of Proposal

- 3 The proposal is to improve nine public rights of ways across the District which are used for accessing daily facilities, for example, schools and shops, and for leisure.
- 4 The improvements include the provision of all-weather surfaces allowing all year use and for all user groups, new signage and works to improve the general

Agenda Item 4b

amenity of the routes, for example, measures to encourage biodiversity. It is anticipated the works would encourage more walking on all routes and also cycling for SR49A.

- 5 The improvements will be carried out across three tranches as indicated in the below table.

Tranche	Location	Public Rights of Way Route(s)
1	Otford	SR49A SR54
	Kemsing	SR80 SR44
2	Swanley	SD92
	West Kingsdown	SD289
	Knockholt	SR68
3	Sevenoaks	SU11
	Edenbridge	SR650a

- 6 Figure 1 displays the location of the routes in the district.

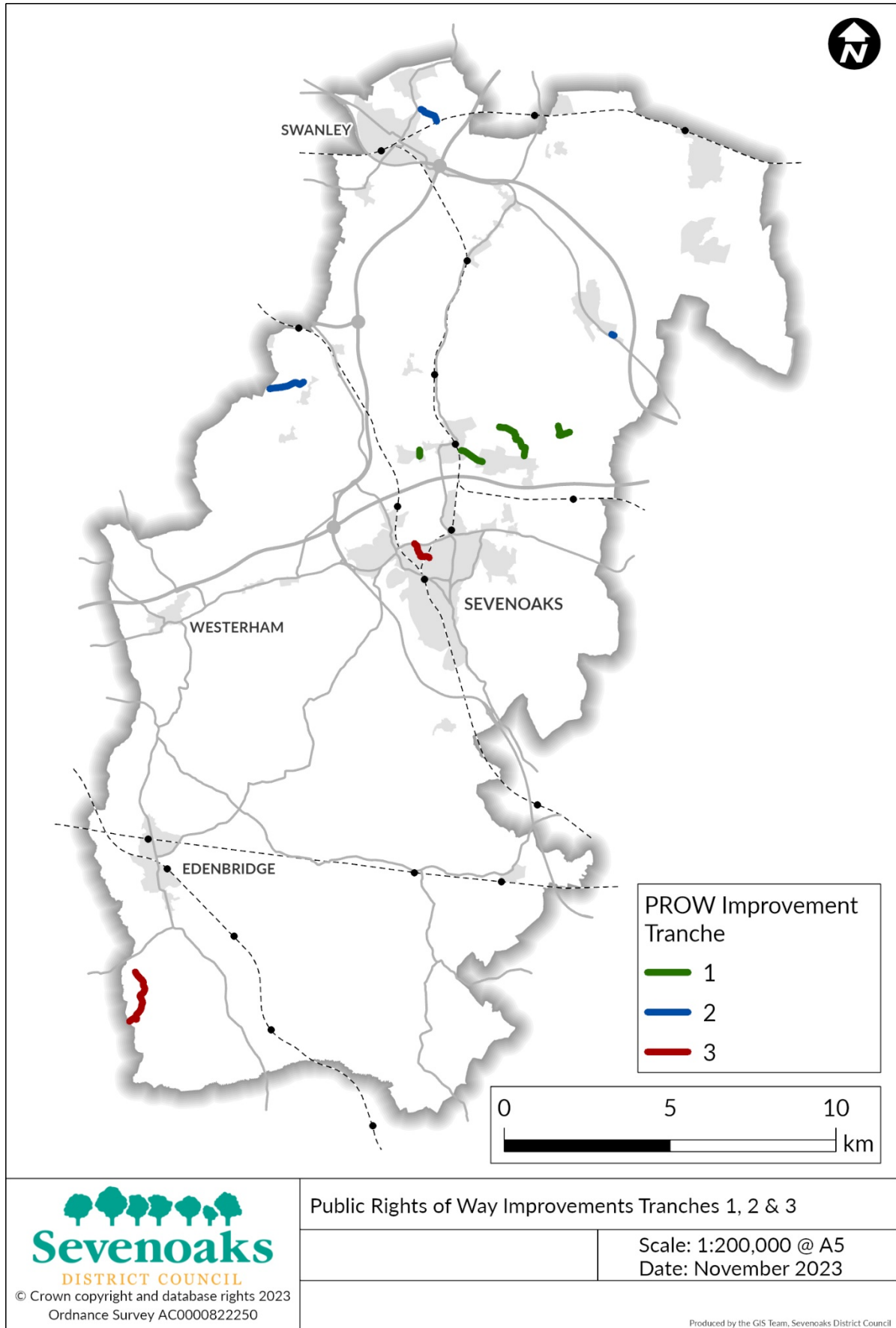


Figure 1 - Public Rights of Way Improvements Tranches 1, 2 and 3

Agenda Item 4b

- 7 The first tranche is the most advanced and ready to be delivered should funding be granted. The second and third tranches would subsequently benefit from longer term project management.

Funding

- 8 Kent County Council Public Rights of Way, the applicant, has estimated that the total cost of the project is £279,000.
- 9 The applicant will contribute £70,000 towards the project.
- 10 Therefore, to meet the funding gap for the full cost of the project, KCC PRoW has applied to the Board for £209,000 of CIL funding. This equates to 75% of the total project cost.

Representations and Support

- 11 The information on the application form submitted indicates that the applicant is not working in partnership with any other organisation to deliver the scheme.
- 12 The application is supported by the following local representatives and organisations:
 - Councillor Roy (Otford & Shoreham)
 - Councillor Reay (Kemsing)
 - Councillor Gough (Kent County Council - Sevenoaks North and Darent Valley)
 - Kemsing Parish Council
 - Otford Parish Council
 - North Downs Way Trail Partnership

Officer's Appraisal of Bid

- 13 Assessment criteria met:
 - Strong social, economic and environmental benefits to the community;
 - Strong link between new development and the scheme;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;
 - The scheme does not already benefit from CIL funding;
 - The scheme contributes towards the Council's commitment to tackling climate change.
- 14 Assessment criteria not met:
 - Lack of partnership working;
 - The scheme is not identified in an adopted strategy or plan;
 - Funding not maximised from other sources.

Appraisal of strongly performing criteria

Strong social, economic and environmental benefits to the community

- 15 When considering an application for CIL funding from the Board, it must be demonstrated that there are clear economic, social and environmental benefits to the scheme proposed. This enhances the sustainability case as to whether the scheme should receive CIL funding.
- 16 Public Rights of Way are free and open to all the public to use and benefit from. The proposal would provide significant social benefit to the community by enhancing safe access to schools, daily services, and recreational walking. Local representatives for Otford note that the existing condition of the routes (SR44 and SR54) makes journeys challenging, and improvements are necessary to provide safe pedestrian access, in particular for vulnerable members of the community such as elderly people and young children. Routes SR80 and SR44 link to the North Downs Way National Trail, a popular attraction both locally and with tourists. The new signage would direct users facilitating their enjoyment of the public rights of way network.
- 17 The benefits of exercise in the natural environment are well documented, improving self-esteem and mood across all genders, ages, and health status. The proposal's improvements can improve the health and wellbeing of all users by providing high quality routes to encourage leisurely exercise and a suitable alternative to a car journey. It is therefore considered there are strong social benefits to the scheme.
- 18 The applicant notes the importance of public rights of ways in attracting visitors. In reference to tranche 1, Otford and Kemsing, the North Downs Way National Trail passes to the north of both villages and is a key attractor to the visitor economy. The improvement of key links to the route would be beneficial for both areas as a starting and end point or part of a trail.
- 19 The applicant has included a breakdown of socio-economic benefits for Tranche 1 routes (Otford and Kemsing). This uses the Outdoor Recreation Value tool, a robust tool developed and refined by the University of Exeter to predict the estimated welfare value of new recreational opportunities in England and Wales. The tool is well-regarded and endorsed by HM Treasury as an accurate predictive model. It is estimated that that the annual overall benefit for Tranche 1 routes would be £22,747. Route SR49A connects to a path network through Oxenhill Shaw and Meadow which is estimated to deliver £121,731 worth of welfare benefit annually. The economic benefits would be shared among different socio-economic groups.
- 20 Considering the longevity of the project and additional welfare benefits which would be calculated for the other two tranches, it is considered that the economic benefits of the project are evident and will exceed what the applicant

Agenda Item 4b

has stated in the application.

- 21 The applicant has used the Outdoor Recreation Value tool to understand the environmental benefits of the project. Whilst not applied to this project, the application of this tool to similar schemes have shown that improvements lead to reduced car journeys and significant increased use of the public rights of way network. Improved routes can encourage users to walk instead of drive for short journeys benefitting their health and the environment. Furthermore, the improvement works to the routes themselves would include measures to improve the routes' amenity and increase biodiversity and natural habitats. It is therefore evident there would be environmental benefits from the scheme.

Strong link between new development and the scheme

- 22 The applicant notes that new development will increase the pressure and use on the Public Rights of Way network. This has particularly increased since the Covid-19 pandemic. The applicant further notes that developer contributions are pursued when the opportunity arises in regard to a particular planning application but the overall impact on the route network cannot be mitigated in its entirety. The project tranches include areas identified as growth locations (Sevenoaks Town, Swanley and Edenbridge) in the Regulation 18 version of the emerging Local Plan. It is anticipated new development will increase use of public rights of ways for daily trips to facilities and leisurely walks. The improvement of the routes could help to promote active travel among existing and new residents as a feasible alternative to cars for short trips. It is therefore considered sufficient evidence has been provided to link the project to new development.

Significant public benefit

- 23 The applicant has set out the benefits for the community and the wider public. The main benefit would be improved and safe access along the routes thereby increasing active travel opportunities and assisting the local economy. The routes identified are well used by a range of people to get to schools, train stations, recreational, leisure sports and facilities of everyday life. The project would benefit a wide range of the public from locality, age, gender and socio-economic status.
- 24 Bradbourne Lakes, a well-visited local park with five ornamental lakes and a circular walking route around them, is situated on Route SU11. CIL funding for the improvement of the lakes, including upgrades to footpaths and park furniture to create safe accessible routes for all park users, was granted at the September 2022 CIL Spending Board. The additional improvements to the SU11 footpath leading to the park would provide a continuous accessible and improved route to enjoy the Lakes. Once the Lakes works have been completed, the combined improvement works of the Lakes' path and the public footpath would provide users an enhanced experience getting to, around and from the Lakes. Therefore, after careful consideration, there is

sufficient evidence to demonstrate that the project would provide significant public benefit.

Clear evidence to show that the scheme will be delivered

- 25 The applicant has the legal right to carry out the scheme. The applicant states that planning permission is not required to proceed with the project. Some aspects of the project may require other consents such as ecological mitigation. The applicant has clearly set out the timings of each tranche and provided details of management and timescales of the project. Further to this, it is clearly set out when SDC would receive updates on the project's progress. Funds for ongoing maintenance have been identified and accounted for. Therefore, upon careful consideration, there is clear evidence that the scheme will be delivered.

Strong local support

- 26 The project has received written submissions of support which all highlight the range of the scheme's benefits. Ward councillors and parish councils for phase one have given their support for the project and expressed the positive impacts the improvements would have on the local community. Footpath SR44 runs through Kemsing Parish Council's Kemsing Downs Nature Reserve which is well used by reserve visitors and directly links to the North Downs Way. SR49a, linking Kemsing to Otford train Station, is identified as a priority for local residents.
- 27 Councillor Gough, Kent County Council, has similarly expressed his support for the project further also noting the potential for SR44 and SR80's link to North Downs Way to increase tourism and the local economy.
- 28 The North Downs Way Trail Partnership have also expressed their support for the scheme. They state that the scheme would improve access to the North Downs Way trail, provide a suitable sustainable transport mode to the car and support the rural economy. Therefore, it is considered that there is strong local support for the project.

The scheme does not already benefit from CIL funding

- 29 The scheme has not previously been considered at CIL Spending Board and so meets this criteria.

The scheme contributes towards the Council's commitment to tackling climate change

- 30 The predominant climate change benefit of the scheme would be the reduction of greenhouse gas emissions emitted from car travel. The environmental benefits regarding reduced car travel are detailed in the consideration of environmental benefit.

Other considerations

Agenda Item 4b

CIL exemptions

- 31 The applicant has confirmed that they have not previously benefitted from a CIL exemption for the project. In accordance with the CIL Charging Schedule, CIL is chargeable on the following developments: residential, supermarkets and superstores and retail warehousing. The proposed works would not fall within these remits and as such would not be subject to a CIL charge.
- 32 Therefore, there is sufficient evidence to demonstrate the applicant has not previously and would not benefit from a CIL exemption for the proposal.

Appraisal of weakly performing criteria

Lack of partnership working

- 33 The application form states that the applicant has engaged with the relevant parish councils, Otford and Kemsing, for tranche 1 as well as North Downs Way National Trail Partnership regarding SR44 and SR80. It is considered that with further engagement on the scheme, a request for the parish council's contribution would be explored. Whilst considered that these organisations are supportive of the scheme and there is potential for involvement in the future, based on the information submitted, there is not strong evidence of partnership working for the delivery of the project. However, due to the nature of the project, it is acknowledged opportunities for partnership working may be limited.

The project is not identified in an adopted strategy or plan

- 34 The application form refers to numerous plans and strategies which the project aligns with. It is considered that the project aims align with themes of plans and strategies but the project itself is not identified.
- 35 The need for the project has not been identified in the Council's Infrastructure Delivery Plan or Infrastructure Funding Statement. It should be noted that CIL funding can be allocated to projects outside of these plans. The project is not identified in an existing strategy or plan.

Funding not maximised from other sources

- 36 The majority of the project's funding would be from CIL (75%). The applicant will be contributing £70,000 towards the project. No other funding sources have been identified by the applicant. Whilst considered the nature of this project may be more difficult to find appropriate funding sources, the project performs weakly on this criteria.

Conclusion

- 37 Kent County Council Public Rights of Way has submitted an application to the Board to consider funding route improvement works and new signage for nine public footpaths across the District.

- 38 There would be great social, economic and environmental benefits for the project improving safety and accessibility for the local community and wider public. The information submitted shows that the project would be deliverable and well managed. There is strong local support for the project, these particularly focus on the safety improvements for vulnerable users such as school children. The project has not benefitted from CIL previously.
- 39 After reviewing the application and subsequent supporting evidence, it is recommended by Officers that £209,000 of CIL funding be approved to support the delivery of the project. It is clearly demonstrated that the scheme provides significant public benefit.

Appendices

Applicant's original bid pro-forma and supporting information

Background Papers

None

Contact Officer(s): Emma Henshall Ext. 7358; Carlyn Kan Ext. 7246

Richard Morris

Deputy Chief Executive and Chief Officer for Planning & Regulatory Services

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SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD
BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
Public Rights of Way - Improvements to Community Infrastructure

Description of Scheme
<p>To order to provide all year round quality routes for both active travel and leisure use, we propose a package of improvements to nine PROW routes across the District : Public Rights of Way SR49A and SR54 in Otford / SR80 and SR44 in Kemsing / SD92, SD289 & SR68 Swanley, West Kingsdown and Knockholt / SU11 in Sevenoaks / SR650a in Edenbridge. These primarily link to schools and community infrastructure in the District of Sevenoaks and in the case of SR80 and SR44 link to the North Downs Way National Trail, one of the District's and indeed County's most popular tourism and recreational draws. The improvements are to include the provision of all-weather surfaces allowing all year use and for all user groups, new signage and works to improve the general amenity of the routes, e.g. schemes to encourage biodiversity, natural habitat and increase attractiveness.</p> <p>The application is structured to be delivered in three tranches. This bid gives greatest detail for the first tranche of schemes SR49A and SR54 in Otford / SR80 and SR 44 in Kemsing which are most advanced and can, if funded, be delivered without delay. The further two tranches would then benefit from a longer project management period (Swanley, West Kingsdown, Knockholt, Sevenoaks Town and Edenbridge).</p> <p>Indicative figures are provided for all three tranches.</p> <p><i>See Appendix for examples of similar KCC PROW and Access projects</i></p>

1	Working in Partnership	
	Is this scheme promoted by your organisation in partnership with another organisation(s)?	We have engaged with the relevant Parish Councils, Otford and Kemsing Councils in respect of the Tranche 1 Scheme. North Downs Way National Trail Partnership relevant to SR44 and SR80
	Organisation Name(s):	Otford Parish Council, Kemsing Parish Council North Downs Way National Trail Partnership
	Responsible individuals(s):	Clerk & Financial Officer to Kemsing Parish Council - Yolanda Tredoux North Downs Way National Trail Manager – Peter Morris.
	Signature(s) on behalf of other supporting organisations(s):	See attached emails
	Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	With further engagement we would discuss Parish Council contributions towards the schemes

Planning Permission Details	
Is planning permission required for the scheme?	No
If yes, has it been applied for?	
If no, please explain why?	The works are improvements to existing highways and sit within the exception provided in Paragraph 55(2)b of the Town and Country Planning Act <i>'The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land: ... ' '... the carrying out on land within the boundaries of a road by a highway authority of any works required for the maintenance or improvement of the road but, in the case of any such works which are not exclusively for the maintenance of the road, not including any works which may have significant adverse effects on the environment;'</i> (Town and Country Planning Act 1990 (legislation.gov.uk))

2	Planning Permission Details	
	If planning permission has been granted – please provide details and a reference number.	N/A
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	Individual projects may require other consents/ permissions and checks including but not limited to: FRAP, SAM, ecological mitigation.
	Consent required	N/A
	Date applied for / granted	N/A

Need for the Scheme

3	List of projects or development that result in the need for this scheme:
<p>Public use of the PROW network increases following development in the District. The use of the network also increased during the national pandemic lockdowns and has remained at higher levels since. The increase in use leads to pressure on the PROW network which in turn leads to a greater level of improvement being necessary. It is of considerable benefit to the area that these PROW are improved to a degree that they have a suitable surface and are clearly signed.</p> <p>Opportunities are always taken to make significant improvements to the PROW network through developer contribution. e.g. 22/00512 Sevenoaks Quarry / 19/05000 Fort Halstead / 20/02988 Land North Of Town Station Cottages Forge Croft Edenbridge. However, the impact on the wider area PROW network can never be fully mitigated and routes will increasingly serve as sustainable transport links and provide opportunities for recreation for both existing and new communities.</p> <p>The PROW and Access Service aims to fulfil local objectives and the proposed scheme would add greater value to the existing spend made on the PROW network in the district.</p>	

4	<p>How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):</p> <p>The PRoW & Access Service is experienced in delivering improvement schemes using external funding. In recent years the service has successfully secured investment through the South East Local Enterprise Partnership (SELEP) to deliver a number of schemes which support economic priorities and sustainable travel to education and employment. The most successful scheme delivered an increase in use, over the four years post scheme, which was consistently in excess of double the 100,000 trips forecast in the business case.</p> <p>For the current CIL bid, further information on how the Service has established a baseline usage, the results of this, and how it is proposed to capture use, post-improvement work, is set out in Appendix 1. If later tranches are also successful, we would replicate this methodology. There are also overview maps giving wider context to the schemes and how they fit into the local environment.</p>
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Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:

5	<p>Economic Benefit</p> <p>This first tranche of schemes focussing on Otford and Kemsing, help improve the attractiveness of the area to visitors. The North Downs Way National Trail passes to the north of both villages and is a big draw for visitors. Improving two key link routes to the trail will increase the appeal of the area as a start/finish point for either walking a section of the main trail, as part of a series of sections to complete the entire trail or carrying out a circular walk incorporating a section of the trail. The countryside around this area is outstanding and sits within an Area of Outstanding Natural Beauty (AONB). This makes it a popular recreational destination both locally (sitting on the edge of Sevenoaks town) and, also, for visitors from London thanks to the good quality public transport links.</p> <p>Natural Capital is an established concept which the Office for National Statistics (ONS) broadly describes as placing a financial value on any natural resource or process that supports human life, society and the economy. To put this economic value in context, in its most recent release, the ONS valued the natural capital contribution of ‘ecosystem services’ at £35.7billion in England. Around 34% of this figure is derived from cultural services, primarily recreation and tourism, which equates to around £12.4billion annually.</p> <p>There are further figures and detail around socio-economic value of the path network in Appendix 2.</p>
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6	<p>Social Benefit</p> <p>Expanding on the ONS figure for the economic value placed on recreation and tourism (above); the ONS estimate that the health benefits of recreation and tourism equates to £5.5billion annually.</p>
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6	<p>Social Benefit</p> <p>The Outdoor Recreation Value (ORVal) tool has been developed, and refined, by the University of Exeter to predict the estimated welfare value of new and existing recreation opportunities in England and Wales. The tool is endorsed by HM Treasury as an accurate predictive model. ORVal predicts the welfare benefit of a particular site/route, or network of sites/routes, and places a financial value on this benefit as well as a breakdown of the number of estimated visits by socio-economic group.</p> <p>The PRow & Access service proposes to use ORVal to calculate the welfare benefit added by schemes within this tranche and would replicate a similar approach in later tranches, if successful. Please see Appendix 2 for further detail.</p>
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7	<p>Environmental Benefit</p> <p>ORVal provides a breakdown of visits, to a site or route, by transport type, which is simply defined as 'visits by car' and 'visits not by car'. Looking at similar schemes recently delivered, improvements have led to a reduction in car journeys and a substantial increase in the use of the PRow network. The schemes individually, and as a whole, can contribute to a reduction in congestion, exhaust fumes (particularly at peak times of day) and reliance on a vehicle for short local journeys.</p> <p>The scheme would also improve the overall amenity of routes by e.g., margins to be landscaped using low fertility soils planted with wildflower mix. (See Loose Greenway & Powder Mills schemes– Appendix 3)</p>
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8	<p>Is the need for the scheme identified in any adopted strategy/plan? E.g., Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?</p> <p><u>Sevenoaks Local Plan</u> – the following policies support the proposal</p> <p><u>Core Strategy</u></p> <p>Policy SP10 – Supports recreation provision</p> <p><u>Allocations and Development Plan</u></p> <p>Policy SC1 – Presumption in favour of sustainable development</p> <p>Policy EN1 – design principles – making development permeable and providing connectivity</p> <p>Policy EN5 – this policy will ensure enhancements and access to the Landscape</p> <p><u>Emerging Local Plan</u></p> <p>Spatial Vision : Healthy places and spaces and promotion of mental and physical health / Council's Net Zero/ Delivery of sustainable infrastructure</p>
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8	Is the need for the scheme identified in any adopted strategy/plan? E.g., Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?
	<p>Policy T01 – making tourist facilities readily accessible by all forms of transport Policy CC1 – looking to minimise carbon emissions</p> <p>Policy HW1 – Healthy Living opportunities</p> <p>KCC Rights of Way Improvement Plan: key theme: Evolution of the network - EN04, Rights with responsibilities - RR01 and Efficient delivery - ED02</p> <p>Sevenoaks Town Council –<i>Theme Three: Movement and the Public Realm</i> : Objective Seven: To work with the District Council, and Kent County Council, in consultation with neighbouring Parish Councils, to identify a long-term strategic approach to transport in Sevenoaks to respond to and mitigate any impacts of new development on the existing network Objective Eight: To promote a co-ordinated approach to transport and movement that encourages use of sustainable transport modes, including walking and cycling.</p> <p>Sevenoaks LCWiP – In preparation and KCC PROW are regular consultees in this process to ensure the Plan meets the broad objective of our service.</p> <p>Otford Parish : Village Design Statement 2 – Chapter 6 Public Footpaths and Bridleways 6.1 Importance to the community 6.2 Village Paths 6.3 Countryside Paths. Design Principles 6a Footpaths, bridleways, public rights-of-wayshould be kept properly maintained throughout the year; 6g All opportunities to support and expand rural tourism within the parish should be encouraged as well as appropriate visitor facilities.</p> <p>Kemsing Parish Council – Green Belt Statement : “Kemsing Parish Council is concerned that housing development would exacerbate problems for public utilities, particularly highways, unless there were significant improvements to local infrastructure”. About Kemsing : “Kemsing is a must for the outdoor person” and that “the North Downs Way runs through the Kemsing Nature Reserve”.</p>

9	How does the scheme identify with the Council’s Infrastructure Delivery Plan (IDP) and its priorities?
	<p>Sevenoaks IDP refers specifically to the need for improved sustainable transport across the District “<i>Package of measures to improve the Public Rights of Way Network across the District, to encourage active travel and provide opportunities for outdoor recreation, as identified in the KCC Rights of Way Improvement Plan</i>”. and KCC PROW and Access Service are in current engagement and consultation with the District on the new IDP.</p>

10	<p>How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?</p> <p>The scheme would provide all year use of alternatives to the car for short journeys; encourage sustainable tourism by linking into the public transport network. We would aim to use local contractors to carry out the works, therefore reducing mileage travelled and utilise local materials as much as possible.</p>
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Funding

Page 59	11 Total Project Cost
	Whole programme cost would be £ 279000
	Tranche 1
	£90000 SR44, SR49A, SR54, SR80 Otford/Kemsing
	Tranche 2 £74000 SD92, SD289 & SR68 Swanley, West Kingsdown and Knockholt
Tranche 3 £105000 SU11 and SR650A Sevenoaks and Edenbridge	
Whole programme cost would be £ 279000	

12	Funding from CIL Details
Funding required from CIL £209000	
<p>Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety.</p> <p>Please provide the status of each source of funding for example whether it has been formally agreed whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.</p>	

12	<p>Funding from CIL Details</p> <p>1) PRow Revenue Budget & 2) PRow Capital Budget £70000 over three tranches. (1st Tranche schemes £20000, 2nd Tranche schemes £20000, 3rd Tranche schemes £30000)</p> <p>PRow funding is directed to the repair and maintenance of the PRow network in line with the statutory obligations of the County Council as the Highway Authority. The CIL contribution is sought to fund the improvement of the identified PRow to encourage walking and in the case of SR49A cycling as an alternative to driving.</p>
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13	Staged Payment Details	
	Is this bid for staged payments?	Yes
	Will staged payments be accepted?	Yes
Page 60	Please provide details of anticipated funding requirements and timetable	<p>Tranche 1 Financial year 2024-5 SR44, SR54, SR80 Otford/Kemsing – CIL Contribution £70000 <i>Total cost £90000</i></p> <p>Tranche 2 2025-6 SD92, SD289 & SR68 Swanley, West Kingsdown and Knockholt CIL Contribution £54000 <i>Total cost £74000</i></p> <p>Tranche 3 2026-7 SU11 and SR650A Sevenoaks and Edenbridge CIL Contribution £85000 <i>Total cost £115000</i></p>

14	Town & Parish Councils CIL Funding	
	Has a bid(s) for CIL funding been made to relevant town and parish councils?	We would seek to discuss funding contribution with relevant Parish Councils - see below
	Details of bid	
	Decision made	
	Details of decision	
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	
	If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this	Significant local support for schemes already expressed. by Parish Councils for the scheme with contributions to be discussed (Tranche 1).

15	Would the scheme be fully funded if the CIL contribution is agreed?
	Yes

16	Has this scheme already benefited from CIL funding through the CIL Spending Board?
	No
	If yes, please provide further justification as to why further CIL funding is required for this project.

17	Has this scheme/land/building already benefited from funding from Sevenoaks District Council?
	Note- this can include grants, section 106s, a Community Fund etc.
	No
	If Yes, please provide further details of amount and the project involved.

18	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	No
	If yes, please explain why CIL is still required following an exemption.

Deliverability

19	Does your organisation have the legal right to carry out the proposed scheme?
	If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes

20	Anticipated start date for delivery of the scheme
	Tranche 1 April 2024

21	Anticipated finish date for the delivery of the scheme
	Tranche 1 March 2025
	Tranche 2 March 2026
	Tranche 3 March 2027

22	Anticipated date when CIL funding will need to be made available
	Tranche 1 - April 2024

23	Does land need to be purchased to facilitate the scheme?
	No
	If no, please provide details:

24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	Quarterly report starting April 2024 on delivery progress.

25	Please provide details of the management and timescales of the project.
	Managed by KCC PRoW and Access Service.
	Tranche 1 - Final specification, contract preparation and procurement on confirmation of award. Q3/Q4 2023-4 Financial year.
	Scheme commencement Q1 2024-5
	Completion of tranche 1 by end of financial year 2024-25.
	Tranche 2 completion by end of financial year 2026
Tranche 3 completion by end of financial year 2027	

Page 63

Agenda Item 4b

26	Has consultation been carried out on the scheme or is any planned?
	No specific consultation carried out but the scheme reflects local needs and asks to get to and from key destinations as part of our strategy of engagement with local communities (also see below)
	Please provide details (Note: Results can be attached separately if necessary.)
	Strong policy base reflects wide ranging consultation and engagement in preparation for the ROWIP 2018-2028 Schemes identified and requested by the local community.

27	Is a relevant SDC ward member(s) supportive of the scheme?
	Yes - see attached email correspondence.
	You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .

28	Is the relevant town/parish council supportive of the scheme?
	Yes - see attached email correspondence
	Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient).

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	Yes - see attached email correspondence
	Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient).

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
	Kent County Council - PROW and Access Service

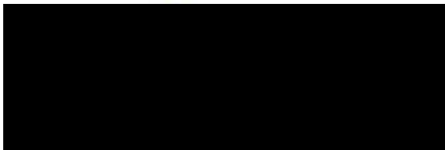
31	Are funding arrangements in place for maintenance?
	Yes
	Please provide details
	KCC PROW and Access Service Revenue maintenance budget. Capital funding for asset management plan. Sevenoaks DC - role in respect of Environmental Protection Act 1991 - cleansing and litter picking.

32	Please provide any further comments here.
	This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature







Name
Tom Marchant


Declaration

Position

Head of Strategic Development and Place, Kent County Council

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Kate Beswick, Rights of Way Improvement Plan Officer, PROW and Access Service, Kent County Council, Invicta House, Maidstone ME14 1XX 
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Graham Rusling, Head of PROW and Access Service, Kent County Council, Invicta House, Maidstone ME14 1XX 
	Kate Beswick, Rights of Way Improvement Plan Officer, PROW and Access Service, Kent County Council, Invicta House, Maidstone ME14 1XX 
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Sarah Bonser Solicitor - Legal Commissioner and Head of the Planning & Highways Team, Governance, Law & Democracy, Chief Executive's Department, Kent County Council, County Hall, Maidstone, Kent ME14 1XQ 

CIL Bid Contact Details	
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Graham Rusling, Head of PROW and Access Service, Kent County Council, Invicta House, Maidstone ME14 1XX 
Full company/charity name:	Kent County Council
Registered No:	

Privacy Notice

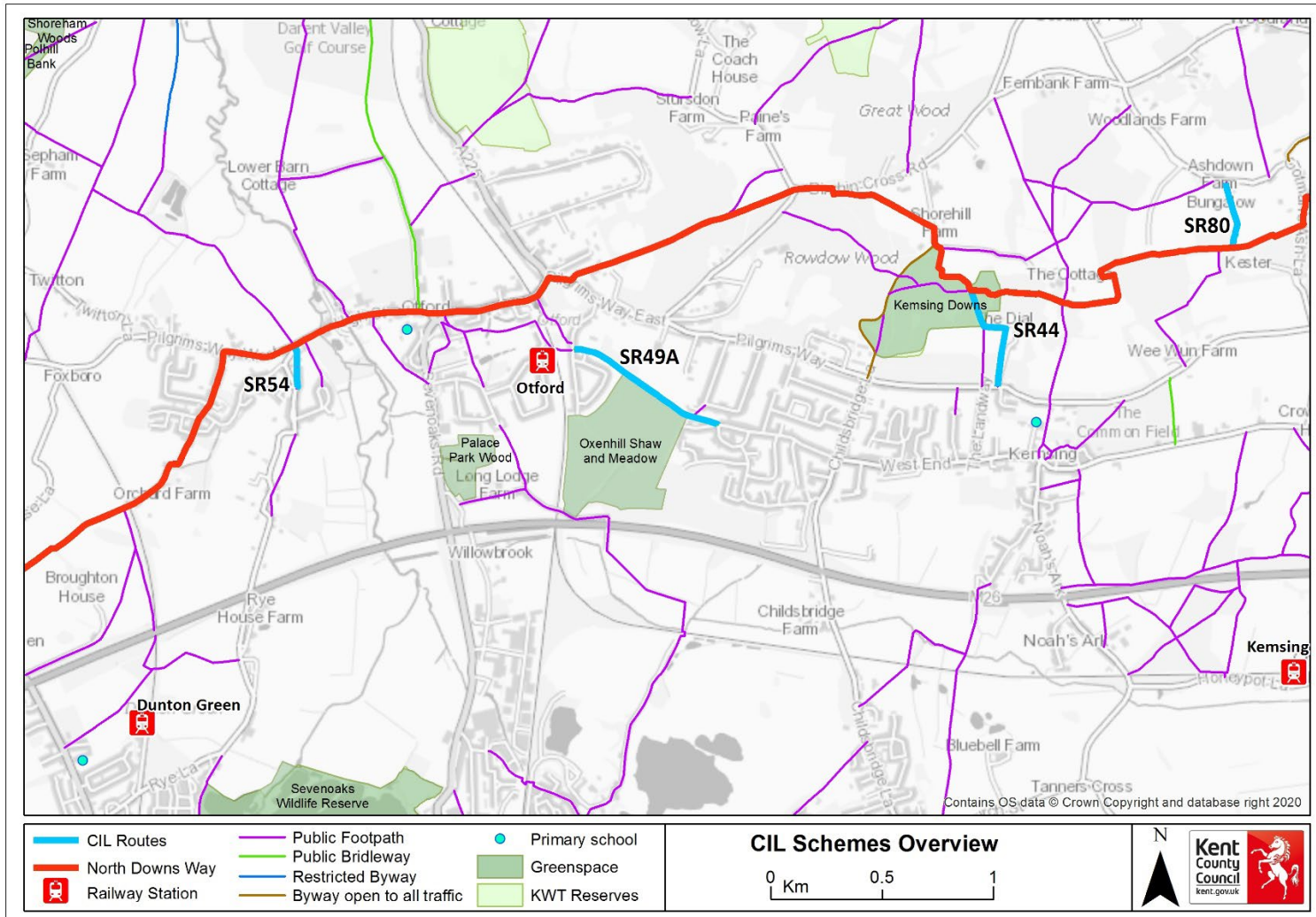
The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at [Council's Privacy Policy](#)

Appendix 1 – Scheme Context and Baseline Use

Appendix 1: covers supplementary information [for section 4] showing how the schemes relate to the existing plans, developments, and objectives highlighted in section 3. The map, below, shows an overview of the schemes in relation to a selection of the surrounding green infrastructure and main railway lines.



The map, below, shows the schemes in relation to the existing Air Quality Management Area (AQMA) No.13 (A25), and the potential for them to contribute to reducing short car borne journeys in the nearby area.



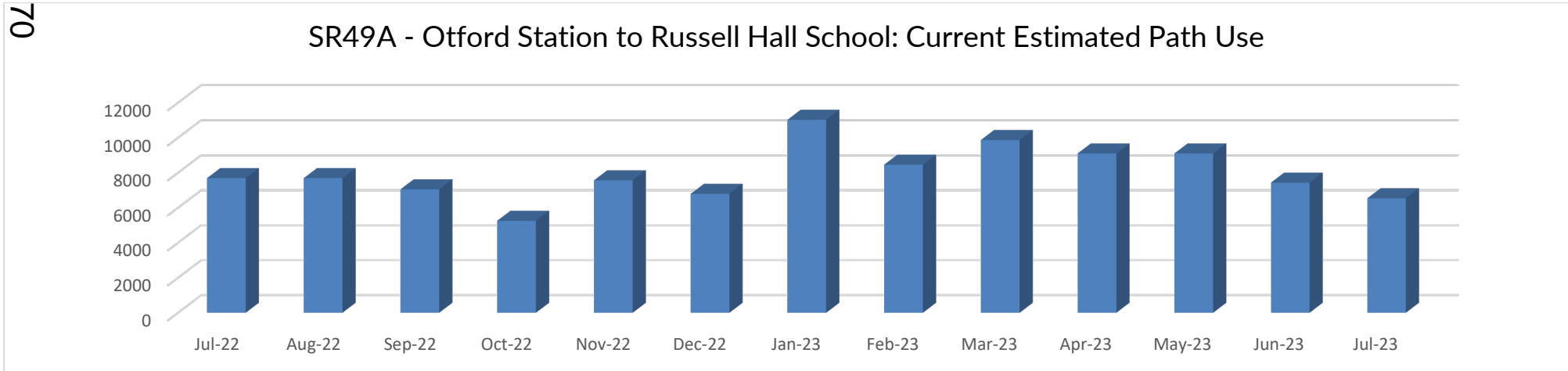
The use of automated counters is common in establishing accurate figures for a pre-project baseline and to demonstrate post-project usage of a route. However, the downside is that these are relatively expensive to purchase and maintain, which can reduce the amount of capital available for delivery of ‘on the ground’ improvements. Strava Metro is a platform available to local government, to assist them with delivery of Active Travel. It allows the analysis of activity data on the platform, as well as the ability to download activity data for further exploration.

Strava is a popular activity recording application which, in the absence of an automated counter, can be a useful alternative in establishing existing use of a route and, subsequently, any later uplift in use as a result of improvements carried out (either promotional, physical, or both). While the application is popular, it is recognised that it is an app which includes some subscription-based premium features and is, by extension, self-selecting in it’s demographic. For example, it is estimated that around 71% of the Strava audience is male compared to 29% female and the largest age group is 25-34year olds.

It is therefore imperative to realise that use of the data, alone, will only ever quantify a small percentage of the overall ‘actual’ use i.e., activity on the same route by non-Strava users. There will also be a tendency for Strava use to be higher in more urban areas and less representative in more rural settings. Nonetheless, by using information from across the county, where automated counters are in situ, and comparing this to Strava counts for the same routes, it is possible to establish an approximate figure for the average percentage of overall use that Strava users account for. This figure can then be used to extrapolate the Strava activity data recorded on other routes without a counter on them.

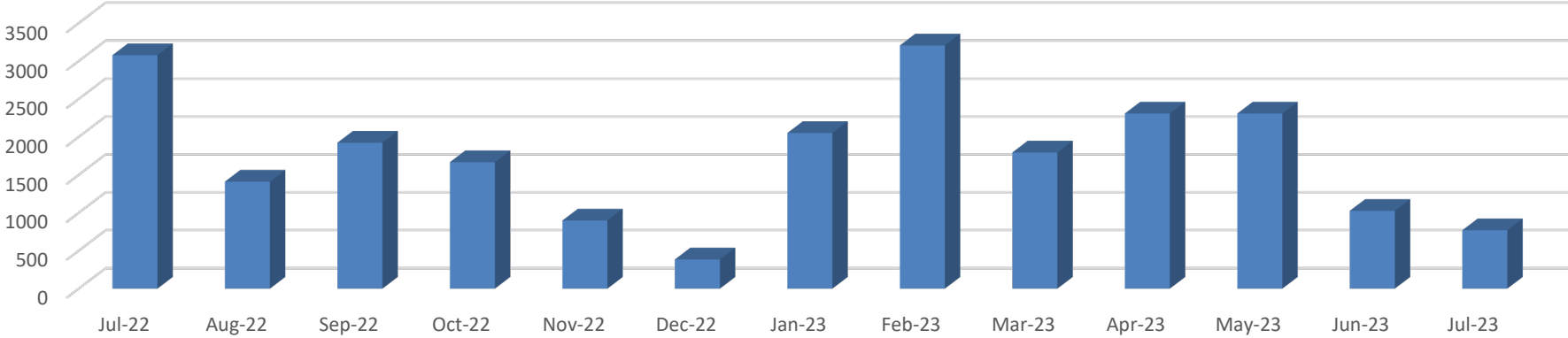
The tables, below, show the current estimated use for each scheme based on Strava data recorded on them which has been extrapolated to account for all users. The time period for each scheme is the same: 01/07/2022 to 31/07/2023 inclusive.

Page 70



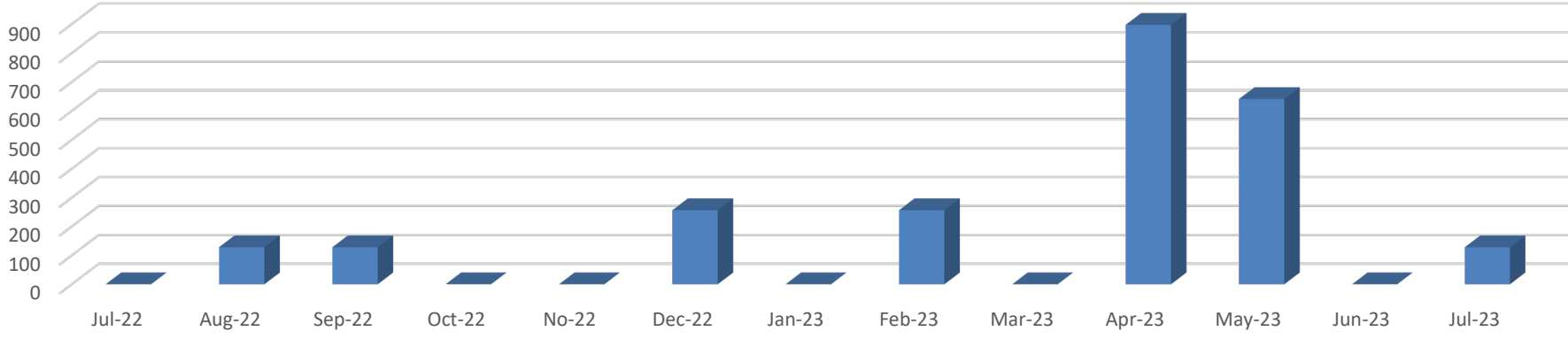
Note: SR49A has Strava activity recorded for both cyclists and pedestrians.

SR54 - Current Estimated Path Use



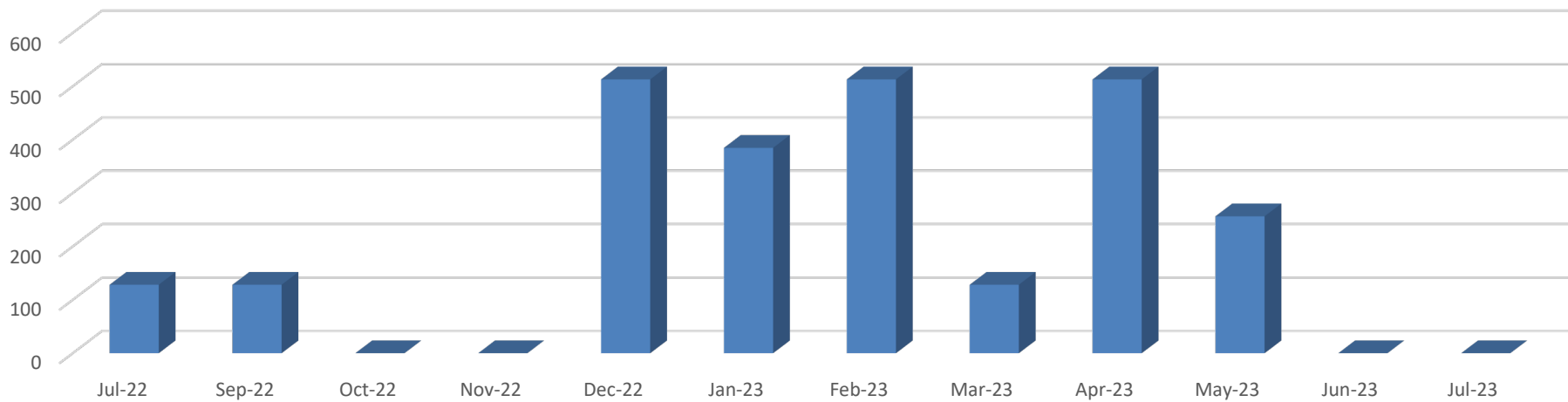
Note: SR54 has Strava activity recorded only by pedestrians.

SR80 - North Downs Way Link: Current Estimated Path Use



Note: No Strava cycle activity has been recorded on SR80, the results therefore only reflect pedestrian activity data. The 'zero count' months don't necessarily equate to no actual use but just that pedestrian use by Strava users is zero and therefore there is no activity to extrapolate. The demographic of rural PRoW users will tend to lean towards the older generation who are less likely to be Strava users and so the figures are likely to be an under-representation of actual use.

SR44 - North Downs Way Link: Current Estimated Path Use



Note: No Strava cycle activity has been recorded on SR44, the results therefore only reflect pedestrian activity data. The 'zero count' months don't necessarily equate to no actual use but just that pedestrian use by Strava users is zero and therefore there is no activity to extrapolate. The demographic of rural PRoW users will tend to lean towards the older generation who are less likely to be Strava users and so the figures are likely to be an under-representation of actual use.

Forecasting and measuring 'post-scheme' figures

To keep costs to a minimum, this will also need to be carried out using a similar method to the above. Where other similar schemes have been implemented, the PRoW Service has good figures for uplift and so can forecast the likely impact of the schemes being bid for based on similar improvement projects and post-scheme analysis.

To verify these figures, post-scheme, it is proposed to carry out the same analysis as for the estimates of current use i.e., extrapolation of post project Strava figures for the same sections.

Appendix 2 – Socio-Economic Benefits

Outdoor Recreation Valuation (ORVal) Tool

The Outdoor Recreation Value tool has been developed, and refined, by the University of Exeter to predict the estimated welfare value of new recreational opportunities in England and Wales. The tool is endorsed by HM Treasury as an accurate predictive model. ORVal predicts the benefit added in terms of finances as well as visits by socio-economic group. Using ORVal to calculate the welfare benefit of the new routes produced the results outlined below (tables based on a graphic from: <https://ukgeographics.co.uk>).

Improvements to SR44 (link route to the North Downs Way National Trail)

The tool calculates the welfare benefit of the improved route to be £2,002 annually, generating 1,034 visits per year. This is broken down by the socio-economic groups in the table below.

Social Grade	Description	% HRP population (UK)	Welfare Values (per year)	Estimated Visits (per year)	Newly Created Visits (per year)
PB	Higher & intermediate managerial, administrative, professional occupations	22.17	£737.00	388	67
T1	Supervisory, clerical & junior managerial, administrative, professional occupations	30.84	£659.00	336	63
C2	Skilled manual occupations	20.94	£351.00	178	34
DE	Semi-skilled & unskilled manual occupations, Unemployed and lowest grade occupations	26.05	£256.00	132	27

Improvements to SR49A (link route Otford/ Kemsing Stations)

The improved route is estimated to deliver £9,755.00 worth of welfare benefit annually and 5,285 visits per year. This route strongly supports an alternative to car use. As well as supporting modal shift towards non-car journeys, additionally, this proposal links into a path network (through Oxenhill Shaw and Meadow) which Orval calculates is already delivering £121,731 worth of welfare benefit annually.

Social Grade	Description	% HRP population (UK)	Welfare Values (per year)	Estimated Visits (per year)	Newly Created Visits (per year)
AB	Higher & intermediate managerial, administrative, professional occupations	22.17	£4,404.00	2,407	371
C1	Supervisory, clerical & junior managerial, administrative, professional occupations	30.84	£2,906.00	1,568	260
C2	Skilled manual occupations	20.94	£1,505.00	805	140
	Semi-skilled & unskilled manual occupations, Unemployed and lowest grade occupations	26.05	£940.00	504	91

Page 74

Agenda Item 4b

SR54 - Otford

This short link has the potential to offer a welfare benefit of £1,549 per annum, by creating a shorter, enhanced alternative to walking along the nearby Rye Lane.

Social Grade	Description	% HRP population (UK)	Welfare Values (per year)	Estimated Visits (per year)	Newly Created Visits (per year)
AB	Higher & intermediate managerial, administrative, professional occupations	22.17	£636.00	348	56
C1	Supervisory, clerical & junior managerial, administrative, professional occupations	30.84	£484.00	254	45
C2	Skilled manual occupations	20.94	£264.00	139	25
DE	Semi-skilled & unskilled manual occupations, Unemployed and lowest grade occupations	26.05	£186.00	100	19

SR80 - North Downs Way link

This route links into the North Downs Way National Trail and is estimated to deliver £9,441.00 of welfare value per year with 3,292 visits annually.

Social Grade	Description	% HRP population (UK)	Welfare Values (per year)	Estimated Visits (per year)	Newly Created Visits (per year)
AB	Higher & intermediate managerial, administrative, professional occupations	22.17	£3,243.00	1,133	307
C1	Supervisory, clerical & junior managerial, administrative, professional occupations	30.84	£3,139.00	1,093	309
C2	Skilled manual occupations	20.94	£1,642.00	571	165
DE	Semi-skilled & unskilled manual occupations, Unemployed and lowest grade occupations	26.05	£1,417.00	496	149

Environmental Benefits (Section 7)

ORVal also estimates how many visits are likely to be made ‘by car’ and ‘not by car’ i.e., public transport, cycle etc. The details for each individual scheme are shown in the tables below.

SR44 - As an improved link to the NDW, and viewed in isolation, the figures don’t appear to support a reduction in car journeys at first glance. However, taking a wider view of the scheme as part of the overall package, with improvements to SR49A, below, there is more opportunity for this scheme to support a reduction in car journeys for leisure visitors wishing to access the NDW. There may be some additional promotional work that can be taken (Explore Kent) to help achieve this shift i.e., circular walks from nearby train stations.

Transport mode	Number of visits	% of visits
By car	724	70%
Not by car	310	30%

SR49A – greater support of low carbon choice as facilitates better network to access Kemsing and Otford Railway stations locally. Potential for increased leisure visits by train and bus, using the wider link routes to the NDW.

Transport mode	Number of visits	% of visits
By car	802	15%
Not by car	4,482	85%

SR54 - Otford

Transport mode	Number of visits	% of visits
By car	277	33%
Not by car	563	67%

SR80 - Kemsing

As an improved link to the NDW, and viewed in isolation, the figures don't appear to support a reduction in car journeys at first glance. However, again, taking a wider view of the scheme as part of the overall package, with improvements to SR49A and SR54, there is more opportunity for this scheme to support a reduction in car journeys for leisure visitors wishing to access the NDW. There may be some additional promotional work that can be taken (Explore Kent) to help achieve this shift i.e., circular walks from nearby train stations.

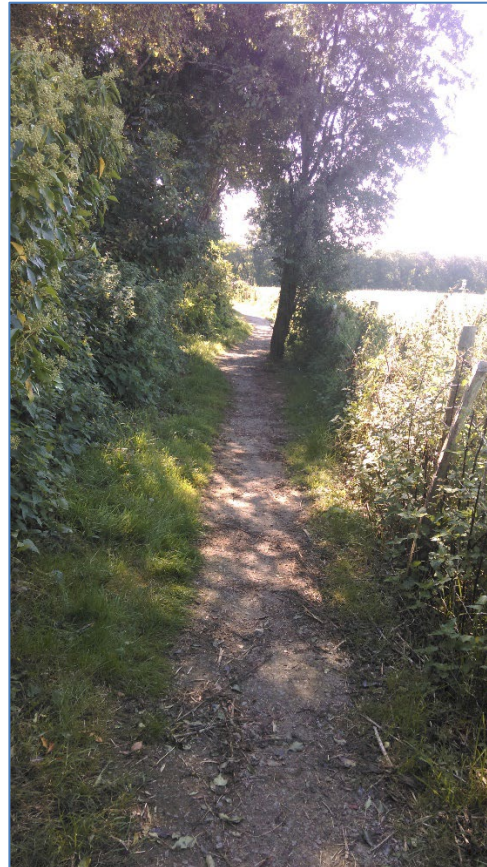
Transport mode	Number of visits	% of visits
By car	3,036	92%
Not by car	256	8%

Appendix 3 – Recent Schemes

Loose Greenway, Maidstone

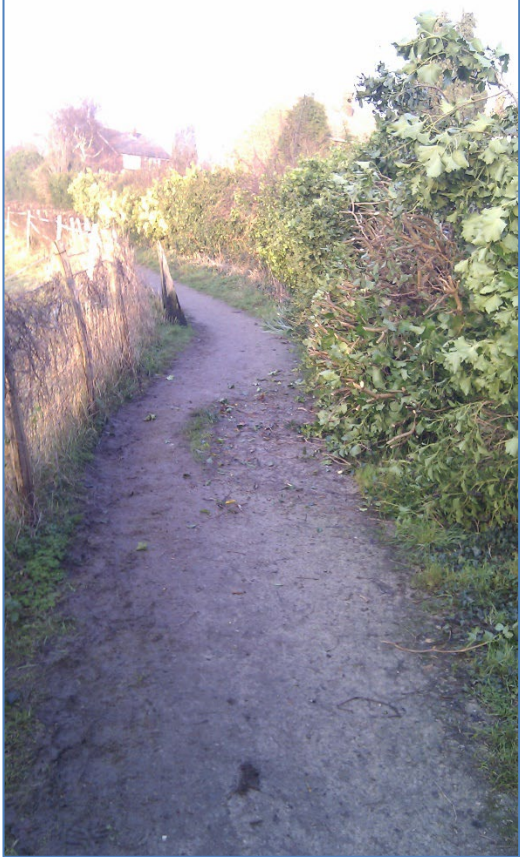
This project carried out widening and improvement of the existing surfaces along the route. It involved the legal upgrade of a section of public footpath to public bridleway, which helped to create a longer route which could then be used to cycle or walk to local shops and schools. It provided a safe, traffic-free route while also enhancing the local environment for wildlife and enjoyment, through wildflower sowing to the verges and using local materials to replace utilitarian metal staggered barriers.

Before: A selection of images showing the unsurfaced nature of the route, the varying width and condition. Potential route users were presented, at several points, with overgrown and unwelcoming entry points.





Page 79



After: The improved surface provided a consistent and improved width. The boundary lines were improved and verges sown with wildflowers. Where metal staggered barriers were previously in use, these were replaced with visually attractive replacements made from Kentish Ragstone, to create a more welcoming and natural feel.





Powder Mills, Leigh & Tonbridge

The project upgraded a stretch of footpath to cycle track and created a safer, direct route, on foot and bike, from the Powder Mills Development just outside Leigh on the Sevenoaks/ Tonbridge & Malling boundary. The project improved a number of paths to create an attractive and traffic-free route into Tonbridge town centre, that offered a much more direct journey than available via the road network.

Before: The existing paths were generally narrow and of varying width and surface quality.



After: Additional width was secured, to create a segregated path for a long length of the route. Wildflower planting to verges and a separation strip ensured an enhanced environment for path users and wildlife. An improved surface to the full length which resulted in additional width being made available to path users.



Agenda Item 4b

From: Cllr Roy, Irene <cllr.roy@sevenoaks.gov.uk>
Sent: 14 September 2023 12:01
To: Kate Beswick - GT - GC
Cc: Parish.Council, Otford
Subject: Sevenoaks District CIL Bid - PROW Improvements

Dear Kate,

I write in support of the KCC Rights of Way Improvement Plan bid for Sevenoaks District Council CIL funding. A successful bid will enable improvements to vital walking infrastructure and routes across the District. As the Local Ward Member for Otford, I am delighted that one of our key Public Footpaths, SR54, has been identified as part of Tranche 1.

The footpath identified is located in the west of the village and links a good proportion of residential properties to the main footpath to the village centre shops, businesses and primary school. Over 50% of local children attending the primary live in the west of the village. The footpath identified runs alongside a narrow lane without pavements and is vital to provide safe pedestrian access, particularly for the most venerable members of our community, such as our elderly residents and small children.

The proposed improvements will complement the recently installed traffic calming scheme to improve road safety and pedestrian access for all and will encourage more residents to walk helping us to meet our stated Active Travel objectives.

Irene

Cllr Irene Roy
District Member for Otford & Shoreham

Debit/credit card payments for planning applications, pre-application enquiries and Appeals can be made online at our website.
<https://myaccount.sevenoaks.gov.uk/planning-payment/> For all other Planning payment queries please telephone us on 01732 227000 or email planning.information@sevenoaks.gov.uk Our office hours are Monday - Thursday 08:45 - 17:00 and Friday 08:45 - 16:45

Did you know you can view and download information about Tree Preservation Orders online as well as submit applications to carry out works to trees?

https://www.sevenoaks.gov.uk/info/20012/heritage_and_trees



From: Simon Reay [REDACTED]
Sent: 08 September 2023 14:53
To: Kate Beswick - GT - GC
Cc: cllr.reay@sevenoaks.gov.uk
Subject: Re: Sevenoaks CIL funding / Public Rights of Way

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Kate,

I am more than happy to support your application as footpaths are very near and dear to me as a ward member for Kemsing. As you will no doubt be aware I am also portfolio holder for development and conservation which has ultimate responsibility for the CIL Board.... I have checked, and as I do not select, speak or vote and am not a member of the board there is no conflict of interest. This application will be most beneficial to my residents and I offer unreserved support. If you need anything else please don't hesitate to contact me.

Yours sincerely,

Cllr Simon Reay.

Sent from my iPhone

On 8 Sep 2023, at 14:39, [REDACTED] wrote:

Dear Cllr Reay

KCC PROW and Access Service are currently putting together a bid for CIL funding from Sevenoaks District Council at the upcoming bid round, to enable improvements to infrastructure and routes across the District. The bid will be presented in three "Tranches" of works, with Public Footpaths SR49A, SR80 and SR44 in Kemsing being identified as part of Tranche 1. As part of the bid application we evidence policy documents and any local support for the project and as such I am emailing you in your capacity as District Councillor.


All improvement work is evidenced by our KCC Rights of Way Improvement Plan, and in line with local objectives to improve both Active Travel and leisure opportunities in the face of increasing pressure on existing infrastructure. Through improvements to the area network we would achieve safer (off road) and more attractive routes for both residents and visitors, and any CIL funding would enable us to provide additional works to those we currently can through our own resources.

I am therefore emailing to ask if you would be prepared to give support to our bid for PROW improvement schemes in Kemsing, that we could include in our application – if possible in an email.

Agenda Item 4b

As ever, unfortunately we are having to work to a strict deadline, with bid application submission by the end of next week and so I would be really grateful, if you are willing, if you would be able to respond by early next week – apologies! If you wish any further detail, please do let me know.

Kind regards

Kate Beswick | Rights of Way Improvement Plan Officer | PROW and Access Service | Countryside and Community Development | Kent County Council | Invicta House County Hall Maidstone ME14 1XX |  www.kent.gov.uk

From: Roger Gough - MEM
Sent: 11 September 2023 13:35
To: Kate Beswick - GT - GC
Subject: RE: KCC PROW and Access / Sevenoaks CIL funding

Dear Kate

I write in support of the PROW and Access Service's application for CIL funding to improve key routes, and in particular SR49A, SR80 and SR44 in Kemsing Parish and Public Footpath SR54 in Otford Parish, all of which are within my County Division.

The aim of the application is to deliver surface and signage improvements to ensure all year and all weather access, supporting active travel and greater travel options for residents and visitors alike.

SR49a, running from Kemsing to Otford Station, has long been a priority for local residents and its importance, not least in serving the station, has been recognised by the PROW service. SR44 and SR80 serve the North Downs Way and can thereby boost tourism and the local economy. In Otford, SR54 serves the west of the parish, including providing a route to the village primary school.

I very much hope that funding can be secured and these vital improvements delivered.

Yours sincerely



Roger Gough
Leader of Kent County Council
Member for Sevenoaks North and Darent Valley

For details on how we will use your information please click [here](#) for our privacy notice

From: Kate Beswick - GT - GC <[REDACTED]>
Sent: Friday, September 8, 2023 2:19 PM
To: Roger Gough - MEM <Roger.Gough@kent.gov.uk>
Subject: KCC PROW and Access / Sevenoaks CIL funding

Dear Mr Gough

KCC PROW and Access Service are currently putting together a bid for CIL funding from Sevenoaks District Council at the upcoming bid round, to enable improvements to infrastructure and routes across the District. The bid will be presented in three "Tranches" of works, with Public Footpaths SR49A, SR80 and SR44 in Kemsing Parish and Public

Agenda Item 4b

Footpath SR54 in Otford being identified as part of Tranche 1. As part of the bid application we evidence policy documents and any local support for the project and as such I am emailing you in your capacity as KCC Member for these parishes.

All improvement work is evidenced by our KCC Rights of Way Improvement Plan, and in line with local objectives to improve both Active Travel and leisure opportunities in the face of increasing pressure on existing infrastructure. Through improvements to the area network we would achieve safer (off road) and more attractive routes for both residents and visitors, and any CIL funding would enable us to provide additional works to those we currently can through our own resources.

I am therefore emailing to ask if you would be prepared to give support to our bid for PROW improvement schemes in Kemsing and Otford, that we could include in our application – if possible in an email.

As ever, unfortunately we are having to work to a strict deadline, with bid application submission by the end of next week and so I would be really grateful, if you are willing, if you would be able to respond by early next week – apologies! If you wish any further detail, please do let me know.

Kind regards

Kate Beswick | Rights of Way Improvement Plan Officer | PROW and Access Service | Countryside and Community Development | Kent County Council | Invicta House County Hall Maidstone ME14 1XX [REDACTED]
[REDACTED] | www.kent.gov.uk

From: Kate Beswick - GT - GC
Sent: 14 September 2023 15:04
To: Kate Beswick - GT - GC
Subject: FW: Sevenoaks CIL funding

From: Kemsing Parish Council <kemsingpc@tiscali.co.uk>
Sent: Wednesday, September 13, 2023 5:27 PM
To: Kate Beswick - GT - GC <kate.beswick@kent.gov.uk>
Subject: RE: Sevenoaks CIL funding

Dear Kate,

Thank you for clarifying and for sending the map with the routes marked. It is very helpful indeed.

Under normal circumstances this will have to be referred to the Parish Council for consideration, however, given the tight deadline, I will respond. Please note that I cannot commit the Parish Council to any financial support for this project. Members will of course, have to consider any funding request formally at a meeting.

However, I do think that all Members will support and welcome any enhancements to the PROW network in Kemsing proposed by KCC.

Footpath SR49A (bridleway) is of great importance to many Kemsing residents, who use this as the only pedestrian route to get to and from Otford Railway Station. We do know that this path can become very overgrown, muddy and slippery in the winter, because of the soil washing down from the Oxenhill Shaw woods, which is adjacent to the path. Any improvements to the surface will be greatly appreciated.

Footpath SR44 runs through the Parish Council's Kemsing Downs Nature Reserve. This is a very well used path by residents and visitors to our Nature Reserve and has a direct link to the North Downs Way. The steps can benefit greatly from surface improvement works (it can be extremely slippery in wet weather) and the path can also become very overgrown. Any improvement works will result in a better experience to users when using this footpath and would be very much appreciated.

I hope this information will be helpful in your application. Please do let me know if I can be of further assistance.

Kind regards

Yolanda Tredoux PSLCC
Clerk & Financial Officer to Kemsing Parish Council

The Clerk's Office, St. Edith Hall
High Street, Kemsing
Sevenoaks, Kent, TN15 6NA
Tel: 01732 762 841
www.kemsingparishcouncil.org.uk

We aim to respond to emails as soon as possible and usually within 15 working days. The information you provide (personal information such as name, address, email address, phone number, organisation) will be processed and stored to enable us to contact you and respond to your correspondence, provide information and/or access our facilities and services. Your personal information may be shared with Parish Councillors

Agenda Item 4b

From: Kate Beswick - GT - GC
Sent: 14 September 2023 15:00
To: Kate Beswick - GT - GC
Subject: FW: Sevenoaks CIL funding proposal

From: Sharon Holt - Parish Clerk <clerk@otfordpc.co.uk>
Sent: Thursday, September 14, 2023 10:05 AM
To: Kate Beswick - GT - GC [REDACTED]
Cc: Irene Roy <irene.roy@otfordpc.co.uk>
Subject: RE: Sevenoaks CIL funding proposal

Good morning

Thank you for your email. I can confirm that Otford Parish Council is willing to support the bid.

Kind regards

Sharon Holt
Clerk to Otford Parish Council

01959 524808
The School House
21 High Street
Otford Kent TN14 5PG

View our Privacy Notice at: www.otfordpc.org.uk

The information you provide (personal information such as name, address, email address, phone number, organisation) will be processed and stored to enable us to contact you and respond to your correspondence, provide information and/or access our facilities and services. Your personal information may be shared with Parish Councillors (within Otford Parish Council), but will not be shared or provided to any other third party. If you do not wish your personal details to be forwarded, please state this immediately.

This email may contain privileged/confidential information. It is intended solely for the person to whom it is addressed. If you are not the intended recipient you may not copy, deliver or disclose the content of this message to anyone. In such cases please destroy/delete the message immediately and notify the sender by reply email or by telephone. Unless otherwise expressly agreed in writing, nothing stated in the communication shall be legally binding and any views, opinions or advice in it, unless otherwise stated, are personal to the author and not those of Otford Parish Council.

From: Kate Beswick - GT - GC
Sent: Friday, September 8, 2023 1:40 PM
To: clerk@otfordpc.co.uk
Subject: Sevenoaks CIL funding proposal

Good afternoon

KCC PROW and Access Service are currently putting together a bid for CIL funding from Sevenoaks District Council at the upcoming bid round to enable improvements to infrastructure and routes across the District. The bid will be

Agenda Item 4b

presented in three “Tranches” of works, with Public Footpath SR54 in Otford Parish being identified as part of Tranche 1. As part of the bid application we evidence policy documents and any local support for the project and I note from your Village Design Statement that the PROW network is afforded a significant inclusion, which we obviously welcome!

I am therefore emailing to ask if you would be agreeable to us referencing the Design Statement in our application, and indeed if you would be prepared to give support to PROW improvement schemes in Otford that we could include in our application – via email would be fine.

As ever, unfortunately we are having to work to a strict deadline, with bid application submission by the end of next week and so I would be really grateful, if you are willing, if you would be able to respond by early next week. If you wish to discuss in more detail, please do let me know.

Kind regards

Kate Beswick | Rights of Way Improvement Plan Officer | PROW and Access Service | Countryside and Community Development | Kent County Council | Invicta House County Hall Maidstone ME14 1XX [REDACTED]
[REDACTED] | www.kent.gov.uk

Agenda Item 4b

From: Peter Morris <[REDACTED]>
Sent: 13 September 2023 16:15
To: Kate Beswick - GT - GC
Cc: Graham Rusling - GT GC
Subject: Kemsing/ Otford Routes & North Downs Way Trail Partnership Support

Dear Kate

I write in support of the PROW and Access Service's application for CIL funding to improve key routes, and in particular SR49A, SR80 and SR44 in Kemsing Parish and Public Footpath SR54 in Otford Parish, all of which link to the North Downs Way National Trail which I manage, funded via Natural England, and hosted by the Kent Downs AONB Unit, itself part of KCC.

I understand the aim of the application is to deliver surface and signage improvements to ensure all year and all weather access, supporting active travel and greater travel options for residents and visitors alike which supports the wider objectives of the National Trail.

We are particularly supportive of routes that link local communities, services and transport hubs to the NDW, allowing more visitors to access the trail and landscape using sustainable transport methods whilst supporting the rural economy.

I very much hope that funding can be secured and these vital improvements delivered.

Yours sincerely

Pete

Peter Morris
North Downs Way Trail Manager

Kent Downs Area of Outstanding Natural Beauty Unit and aspiring Cross-Channel UNESCO Global Geopark

[REDACTED] | www.nationaltrail.co.uk/north-downs-way

Mobile [REDACTED]



Application C

Proposal: New sewerage connection at Swanley Park

Applicant(s): Swanley Town Council

Ward(s): Swanley White Oak

RECOMMENDATION: That the **£25,000** applied for, as set out in the report, for the scheme “New sewerage connection at Swanley Park” be approved on the following grounds:

Principal criteria met:

- Strong social, economic and environmental benefits to the community;
- The scheme is identified in an adopted strategy or plan;
- Significant public benefit;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme contributes towards the Council’s commitment to tackling climate change.

Introduction

- 1 CIL funding is sought for the installation of a new sewerage connection at Swanley Park.
- 2 The application was received before the application deadline closed on 15 September 2023. This proposal has not been previously considered by the CIL Spending Board.

Description of Proposal

- 3 The proposal is to connect the public toilets in Swanley Park to the main sewerage network 350m away along College Road.
- 4 This new infrastructure will allow for the public toilets at Swanley Park to be connected onto the main sewerage network. This will replace the existing septic tank, which requires emptying 2-4 times a week via vehicular tanker, and will significantly improve the capacity of the current infrastructure for the benefit of the local community and visitors.

Agenda Item 4c

Funding

- 5 The applicant, Swanley Town Council, estimates that the total cost of the project is £58,147.50.
- 6 The following additional funding sources and grants have been identified to support the application to the Board:
 - £25,000 – West Kent Rural Grant
 - £8,147.50 – Swanley Town Council
- 7 Therefore, to meet the funding gap for the full cost of the project, the applicant has applied to the Board for £25,000 of CIL funding. This equates to 43% of the total project cost.

Representations and Support

- 8 The application submitted indicates that the applicant has consulted with the relevant bodies in order to gain consent to undertake the project, including Kent County Council and Hextable Parish Council. Once completed, Thames Water will adopt and maintain the connection as part of the wider sewerage network.
- 9 The application is supported by the following local representatives and organisations:
 - Cllr Ferrari (Swanley White Oak)
 - Swanley Town Council
 - Swanley Park Café
 - Swanley New Barn Railway
 - Every Step Counts

Officer's Appraisal of Bid

- 10 Assessment criteria met:
 - Strong social, economic and environmental benefits to the community;
 - The scheme is identified in an adopted strategy or plan;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;
 - The scheme contributes towards the Council's commitment to tackling climate change.
- 11 Assessment criteria not met:
 - Weak link between new development and the scheme;
 - Lack of partnership working;
 - Funding not maximised from other sources.

Appraisal of strongly performing criteria

Strong social, economic and environmental benefits to the community

- 12 When considering an application for CIL funding it must be demonstrated that the project would deliver clear social, economic and environmental benefits. This is crucial to the sustainability of the scheme and a key consideration in determining whether the project should be awarded CIL funding overall.
- 13 The project would significantly upgrade the existing sewerage infrastructure, increasing capacity for future users of the park and reducing unplanned closures. This would improve the visitor experience and help to attract more visitors in the future.
- 14 The applicant has set out that the new upgraded infrastructure will reduce backups and closures of both the public toilets and the café, as often regular community group events cannot go ahead owing to the capped capacity of the public toilets. This is exacerbated during the summer months when blockages lead to the closure of the toilets leaving many visitors reluctant to return. The health and social benefits of publicly available parks and open spaces are well documented and can have a positive impact on people's lives. Further to this, it is noted that Swanley has some of the most deprived wards in the District where there are health inequalities. It is considered that through providing upgraded facilities the project will positively contribute towards the health and wellbeing of Swanley residents and the wider community.
- 15 Turning to the economic benefits, it is understood that the current annual cost to remove sewage via vehicular tanker is £30,000. Once the infrastructure is upgraded this cost will reduce to £0, as Thames Water will adopt and maintain the connection as part of the wider sewerage network. This is a significant reduction in costs, and the applicant states that this money will be invested back into the park to improve the overall facilities, which in turn will improve the visitor experience and help attract more visitors.
- 16 The current infrastructure (septic tank) requires regular maintenance and the applicant states that during the financial year 2022-23, a total of 137 tanker loads were removed. There are a number of environmental concerns related to this. Firstly, the process of removing the waste risks spillage and therefore pollution and contamination, impacting on the visitor experience. Secondly, the vehicular movements linked to removing the waste on a regular basis equate to a significant amount of mileage and therefore carbon emissions. Upgrading the infrastructure would resolve both of these concerns, improving the immediate environment for a more pleasant visitor experience and reducing carbon emissions, helping to tackle the challenge of climate change.

The scheme is identified in an adopted strategy or plan

Agenda Item 4c

- 17 The project is not identified in either the Council's Infrastructure Delivery Plan or Infrastructure Funding Statement. However it is noted that CIL may be spent on projects outside of these plans.
- 18 Swanley Town Council's Strategic Plan 2020-30 identifies a number of actions to both improve the visitor experience at Swanley Park and to work towards becoming carbon neutral, including through installing greener sewage processes. It is considered that the application therefore meets this requirement.

Significant public benefit

- 19 As set out in paragraphs 13-16 above, the project would improve the visitor experience and help to attract more visitors to the park in the future. It is clear that the current sewerage infrastructure has limitations that negatively impact regular users and visitors to the park and also the businesses that operate there, including the café and railway. It is noted that they regularly respond to customer complaints about the state of the current sewerage infrastructure. Swanley Park is one of the District's most well known and loved parks that attracts visitors in their thousands, particularly during the summer months. It is therefore considered that the public benefit of this project is significant.

Clear evidence to show that the scheme will be delivered

- 20 The applicant notes that they own part of the land, with the other part being owned by Kent County Council, from whom permission has been sought and granted. Consultation has taken place with Hextable Parish Council, who is supportive. Swanley Town Council is the leaseholder of the land that the draining will run through. The applicant is therefore in a good position to see the project delivered and has the legal right to do so.
- 21 The applicant has committed to keeping the District Council updated with progress and has set out clear timescales for the delivery of the project. Planning permission is not required and the relevant consents have already been obtained. The project is estimated to take 6 weeks and is planned for early 2024. It is therefore considered that sufficient evidence has been submitted to show that the scheme will be delivered.

Strong local support

- 22 The applicant consulted with key stakeholders, and the application is supported by local member Cllr Ferrari, as well as local businesses Swanley Park Café, Swanley New Barn Railway and the local walking group Every Step Counts. It is clear from these letters of support that the project will bring positive benefits for all and will improve the visitor experience through providing a more pleasant environment.

The scheme contributes towards the Council's commitment to tackling climate change

- 23 As set out in paragraph 14 above, the project would result in the reduction of 137 tanker movements each year, which will directly reduce carbon emissions and have a significant positive impact on air quality in the locality. The District Council is committed to tackling the challenge of climate change, particularly in relation to the emissions of the District, and it is considered that this is an important consideration in determining whether the project should be awarded CIL funding.

Other considerations

CIL exemptions

- 24 The applicant has confirmed that they have not previously benefitted from a CIL exemption for the project. In accordance with the CIL Charging Schedule, CIL is chargeable on the following developments: residential, supermarkets and superstores and retail warehousing. The proposed works would not fall within these remits and as such would not be subject to a CIL charge.
- 25 It is therefore considered that there is sufficient evidence to demonstrate that the applicant has not previously, and would not, benefit from a CIL exemption for the project.

Appraisal of weakly performing criteria

Weak link between new development and the scheme

- 26 The applicant has not made reference to how the project will support new development in Swanley or the wider area, or how new development has created a need for the project.

Lack of partnership working

- 27 The applicant has engaged with the relevant bodies in order to gain consent and support to undertake the project, including Kent County Council and Hextable Parish Council. However it is not considered that there is evidence of partnership working to deliver the project. However, due to the nature of the project it is acknowledged that opportunities for partnership working may be limited.

Funding not maximised from other sources

- 28 The applicant, Swanley Town Council, is contributing £8,147.50 from their CIL pot towards the project. A grant of £25,000 from the West Kent Rural Grant fund has been applied for and is pending approval. It is not clear from the application paperwork whether other grants have been applied for.
- 29 In these circumstances members of the Board may wish to consider adding a condition to ensure that funding to cover the full cost of the project is secured before any CIL funding is released.

Conclusion

- 30 Swanley Town Council (the applicant) has submitted an application for CIL funding to upgrade the sewerage infrastructure at Swanley Park.
- 31 The need for the project has been clearly demonstrated as the current sewerage infrastructure is negatively impacting the visitor experience and generating a number of environmental concerns. The project will bring significant social, economic and environmental benefits to the local area with wide public benefit, for all those who visit Swanley Park. The project has been identified in Swanley Town Council's Strategic Plan 2020-30 and benefits from local support. It is noted that the applicant is asking for 43% of the total project cost, and has not benefited from CIL funding previously.
- 32 After reviewing the application and supporting evidence, it is recommended by Officers that £25,000 of CIL funding be awarded to support the delivery of the project, subject to a condition that ensures that funding for the full cost of the project is secured before the CIL funding is released. It is considered that the scheme provides significant public benefit and represents good value for money, therefore demonstrating appropriate use of CIL funds.

Appendices

Applicant's original bid pro-forma and supporting information

Background Papers

None

Contact Officer(s): Emma Henshall Ext. 7358; Carlyn Kan Ext. 7246

Richard Morris

Deputy Chief Executive and Chief Officer for Planning & Regulatory Services

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD
BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
New Sewage Connection

Description of Scheme
One new sewage connection will run from the public toilets located in Swanley Park along approximately 350 linear meters to the main sewage network along Collage Road. These works would allow for the public toilets at Swanley Park to be connected onto the main sewage network and no longer needing vehicular tankers to remove the waste from the cess pit, which is currently two to four times a week.

1	Working in Partnership	
	Is this scheme promoted by your organisation in partnership with another organisation(s)?	No
	Organisation Name(s):	N/A
	Responsible individuals(s):	N/A

1	Working in Partnership	
	Signature(s) on behalf of other supporting organisations(s):	N/A
	Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	N/A

Page 100	2	Planning Permission Details	
		Is planning permission required for the scheme?	No
		If yes, has it been applied for?	
		If no, please explain why?	Planning permission is not required for these works.
		If planning permission has been granted – please provide details and a reference number.	
		Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	Permission from the land owner Kent County Council has been granted. Hextable Parish Council have been consulted and have approved of the project. Swanley Town Council is the lease holder for the land that the drainage will run through.
		Consent required	Yes
	Date applied for / granted	07/06/2023	

Need for the Scheme

3	<p>List of projects or development that result in the need for this scheme:</p> <p>This project would involve connecting the current septic tank onto the main sewage network, attaching both via 350 Linear metres of pipe. The current sewage system is inadequate and cannot deal with the high demand of traffic. The system uses a septic tank to store the waste, and holds approximately 16,000 Gallons. Tankers remove 4,000 Gallons each trip. During the 2022/2023 financial year a total of 137 tanker loads were removed which equates to 548,000 Gallons.</p>
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4	<p>How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):</p> <p>The need for this new scheme is due to many reasons; the tanker that is used needs to park along a narrow country lane to be able to remove the waste, this unfortunately means that the lane is temporarily closed to oncoming traffic. The tanker also needs to run pumps for the waste to be transferred from the septic tank to the tanker, which can be incredibly unpleasant for the neighbouring houses and park users. The septic tank is located next to our Splash park meaning whilst it is being emptied, customers cannot sit near that area. There is also a risk of spillage, pollution and contamination.</p>
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Page 101

Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District:

Agenda Item 4c

5	<p>Economic Benefit</p> <p>The cost to remove the waste is £30,000 per annum, with this new system there is no ongoing costs or maintenance as Thames Water will adopt the new infrastructure. This means we do not have to increase the cost of activities or charge for free activities due to the cost of living crisis this therefore benefits everyone. The completion of this project means Swanley Town Council have more money to invest back into the park, we can improve our attractions and obtain more additions.</p>
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6	<p>Social Benefit</p> <p>The social benefit of this new scheme will reduce backups and closures of both the public toilets and the café. A diverse range of groups use the park and its facilities, unfortunately due to backups often community groups cannot go ahead as a result of a capped capacity. During summer months when the toilets become blocked it is extremely aggravating seeing 100,000 people in the park cannot use the public toilets, which then means we end up having people complaining and not wanting to come back.</p> <p>This scheme would also improve our relationship with our neighbours due to the lane not being constantly blocked outside of their houses and there will be no unpleasant smell when the tanker is emptied.</p>
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7	<p>Environmental Benefit</p> <p>By connecting onto the main sewage network we will be able to reduce our carbon footprint by 10,846.701kgs of CO2 annually. This calculation accounts for all the vehicular movements collecting the sewage from the park and disposing of it, while incorporating the nominal carbon impact of sewage within the mains network.</p> <p>An example of the significance of this carbon impact is a one-way trip by aeroplane from London to New York is around 1500kg of CO2, so that means 7.2 one-way flights of CO2 are created from the sewage collection travel movements.</p>
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8	Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?
	The new sewage system has been part of Swanley Town Councils 10-year plan to become carbon neutral. Once the project is completed we will be one step closer to achieving our goal.

9	How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?
	The provision of leisure facilities benefits the health and well-being of Swanley residents.

Page 103	How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?
	The fundamental objective is for Swanley Town Council to become net zero by the year 2030, by connecting directly to the sewage network instead of using tanker lorries to remove the foul waste would be a big step towards achieving our environmental goal. A large diesel truck causes around 2.6391 of CO2 kg per litre. I would estimate the truck uses 30L of diesel per return journey to the relevant wastewater treatment plant. On average we have 2.63 trips per week meaning $2.6391 \times 30L \times 137 \text{ trips} = 10,846.701\text{kgs}$ of CO2. By connecting onto the main sewage network we will be able to offset 10,846.701kgs of CO2 annually.

Funding

11	Total Project Cost
	£58,147.50

Page 104	12 Funding from CIL Details
	Funding required from CIL £25,000
	Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety. Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.
	1) £8,147.50 from Swanley Town Council – Formally Agreed 2) £25,000 from West Kent Rural Grant - Pending Approval

13 Staged Payment Details	
Is this bid for staged payments?	No
Will staged payments be accepted?	Yes

13	Staged Payment Details	
	Please provide details of anticipated funding requirements and timetable	Payment upon completion of the works.

14	Town & Parish Councils CIL Funding	
	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Yes
	Details of bid	£8147.50
	Decision made	Yes
	Details of decision	05/09/2023
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	N/A
	If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this	N/A

15	Would the scheme be fully funded if the CIL contribution is agreed?
	Yes

16	Has this scheme already benefited from CIL funding through the CIL Spending Board?
	No
	If yes, please provide further justification as to why further CIL funding is required for this project.

16	Has this scheme/land/building already benefited from funding from Sevenoaks District Council?
	Note- this can include grants, section 106s, a Community Fund etc.
	No
	If Yes, please provide further details of amount and the project involved.

18	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	No
	If yes, please explain why CIL is still required following an exemption.

Deliverability

Page 6 of 107

6	Does your organisation have the legal right to carry out the proposed scheme?
	If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes

Agenda Item 4c

20	Anticipated start date for delivery of the scheme
	08/01/2024

21	Anticipated finish date for the delivery of the scheme
	19/02/2024 (the project will take six weeks to be completed)

208	Anticipated date when CIL funding will need to be made available
	January 2024

23	Does land need to be purchased to facilitate the scheme?
	No
	<p>If no, please provide details:</p> <p>Swanley Town Council own the land where the Cesspit is located, and we are the lease holders of where the drainage is running through. We have permission from Kent County Council and Hextable Parish Council for this to happen.</p>


24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	<p>We will keep Sevenoaks updated along the way, we will let them know before we start and when we end. We will also send progress pictures over.</p>

Page 109

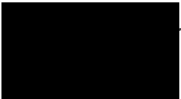
25	<p>Please provide details of the management and timescales of the project.</p> <p>Mobilisation to site for all plant and materials and set up welfare – duration 1 day</p> <p>Excavate for and construct new type A & B manholes to sewers for adoption. Specifications – max depth 2.4m, average depth 3.1m (designs to confirm). Remove spoil from site. – duration 15 days</p> <p>Install new 180 MDPE gravity sewers by directional drilling method including road crossing. – duration 5 days</p> <p>De-Mobilisation to site for all plant and materials and remove from site – duration 1 day</p>
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	Has consultation been carried out on the scheme or is any planned?
	Yes
	Please provide details (Note: Results can be attached separately if necessary.)
	<p>We have consulted with the following stakeholders; Swanley Park Café, Swanley New Barn Railway and Every Step Count.</p> <p>Furthermore, they are responding to customer complaints so we recognise the public need for this project.</p>

27	Is a relevant SDC ward member(s) supportive of the scheme?
	Yes
	You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .

CHR FERRARI 

28	Is the relevant town/parish council supportive of the scheme?
	Yes
	Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient).

RYAN HAYMAN /  / *CEO*

Page 111

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	Yes
	<p>Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient). Please see attached emails from local groups and businesses;</p> <p>Swanley Park Café Swanley New Barn Railway Every Step Counts</p>

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
	Thames Water will adopt the works once the project is fully completed.

31	Are funding arrangements in place for maintenance?
	No
	<p>Please provide details</p> <p>There is no ongoing costs. Once the cesspit is connected onto the main switch, Thames water will take it on.</p>

32	Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.
	Please see attachments.

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature

Signature: 

Name

Megan Campbell.....

Position

Grants and Admin Officer.....

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Megan Campbell Grant and Admin Officer

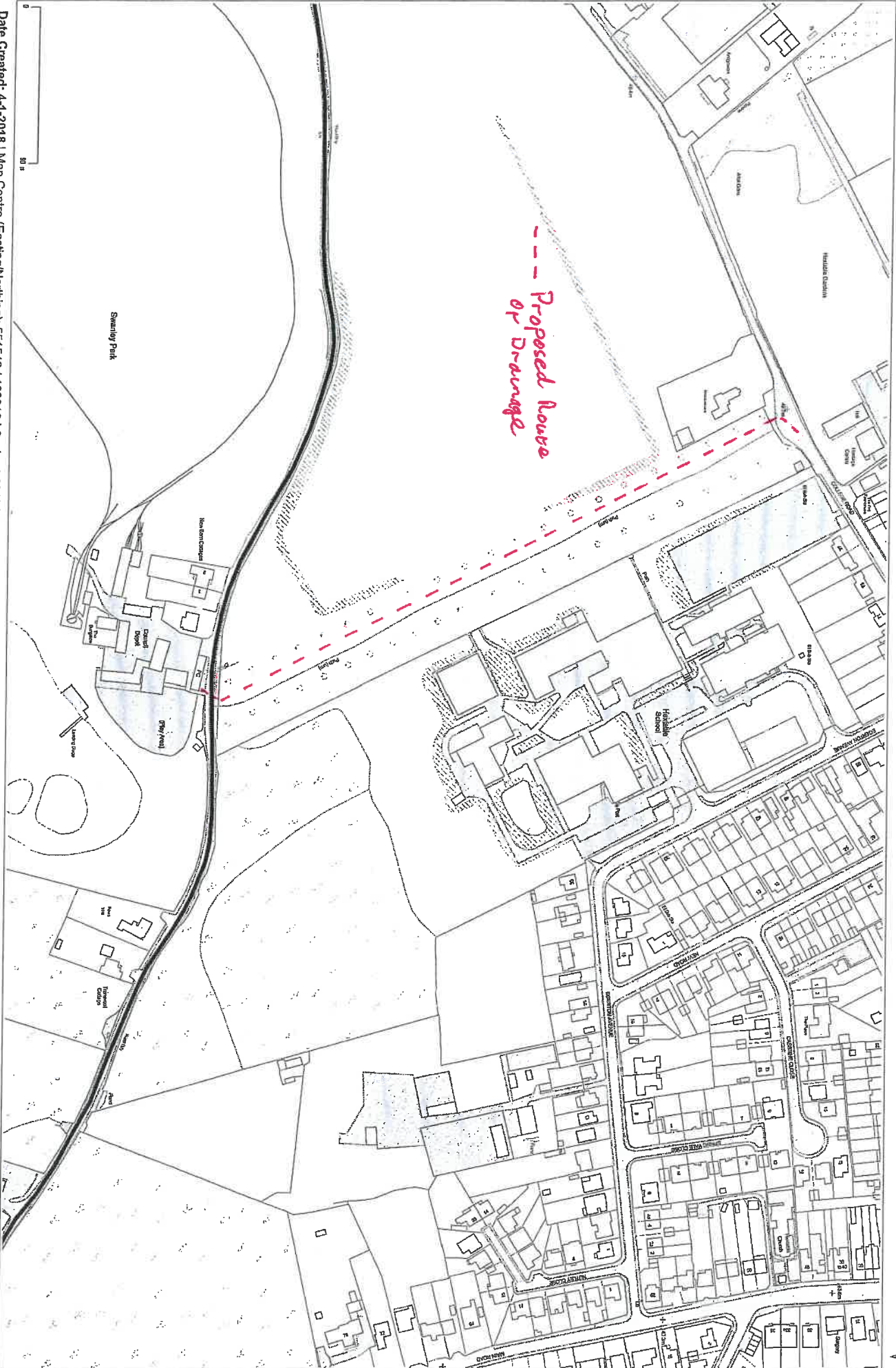
CIL Bid Contact Details	
	01322 665855
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Ryan Hayman CEO of Swanley Town Council 01322 611336
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Ryan Hayman CEO of Swanley Town Council 01322 611336
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Ryan Hayman CEO of Swanley Town Council 01322 611336
Full company/charity name:	N/A
Registered No:	N/A

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

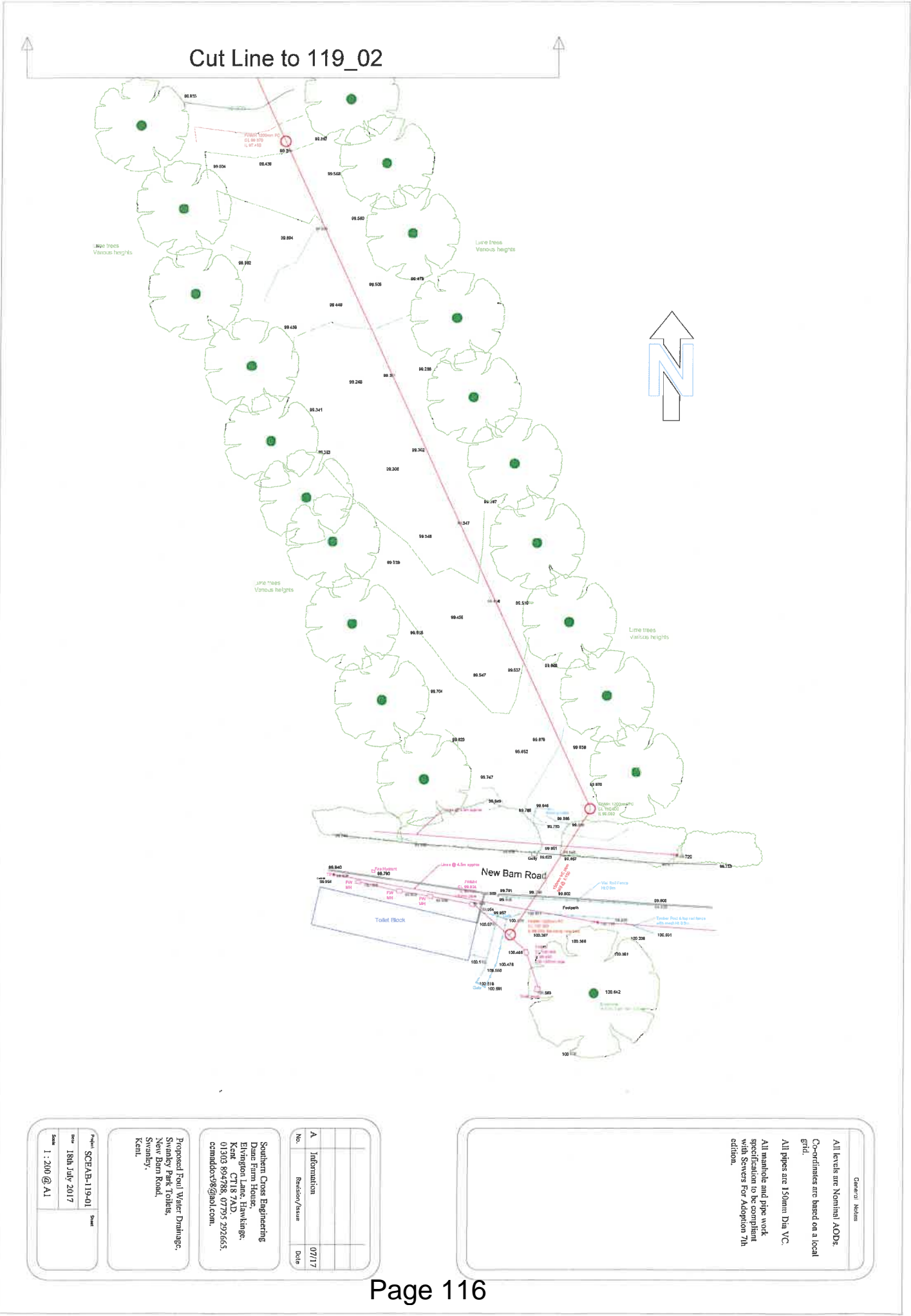
If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at [Council's Privacy Policy](#).



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Agenda Item 4c



Project: SCEBA-119-01
 Date: 18th July 2017
 Scale: 1 : 200 @ A1

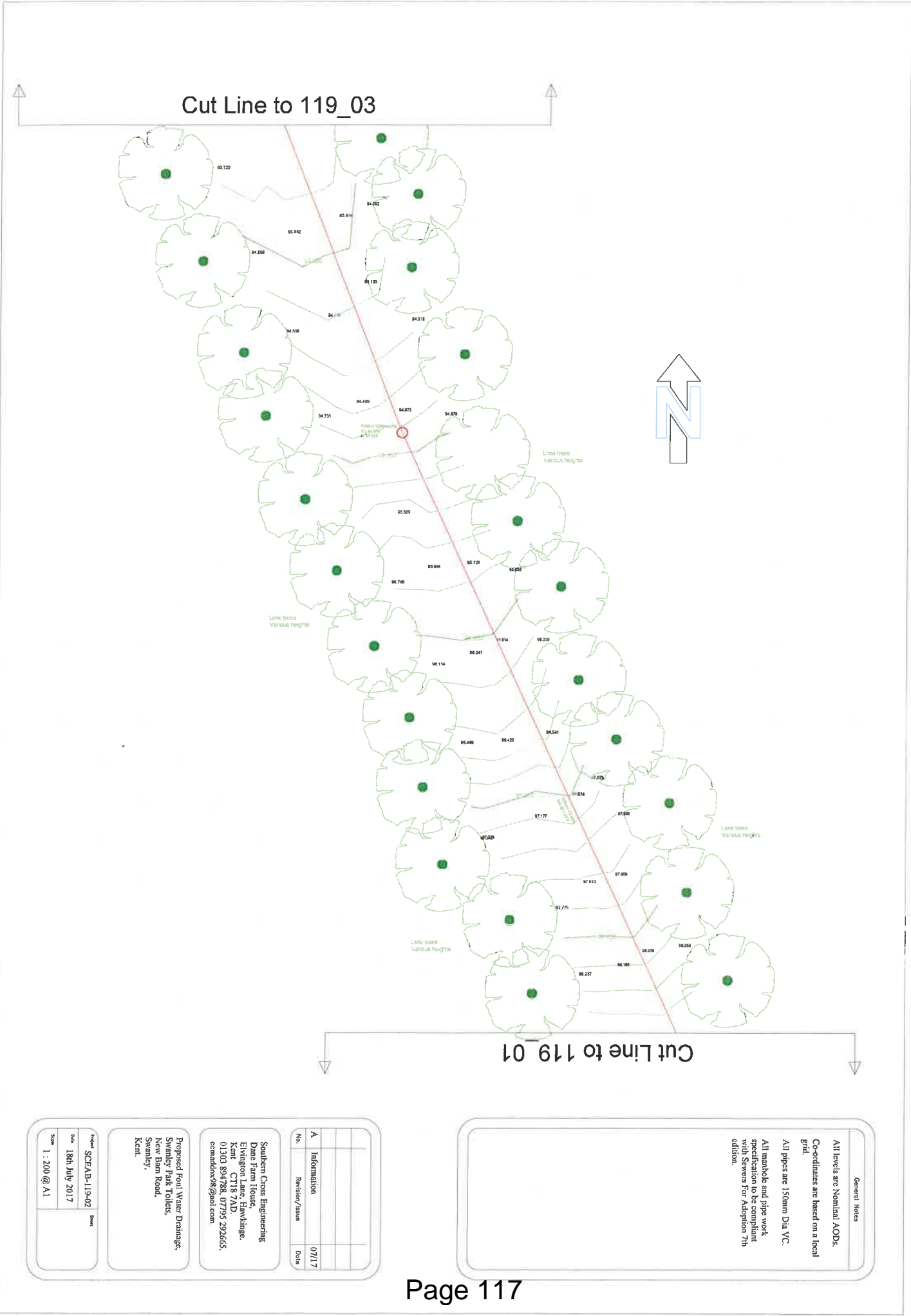
Proposed Foul Water Drainage,
 Sweeney Park Toilet,
 New Barn Road,
 Sweeney,
 Kent.

Southern Cross Engineering
 Dune Farm House,
 Elvington Lane, Hawkinge,
 Kent CT18 7AD
 01303 894788, 07795 293665,
 cominfo@scseng@aol.com.

No.	Revision/Issue	Date
A	Information	07/17

General Notes

- All levels are Nominal AODs.
- Co-ordinates are based on a local grid.
- All pipes are 150mm Dia VC.
- All manhole and pipe work specification to be compliant with Sewers For Adoption 7th edition.



Cut Line to 119_03

Cut Line to 119_01

No.	Revision/Issue	Date
A	Information	07/17

Southern Cross Engineering
 Dane Farm House,
 Evington Lane, Fawkinge,
 Kent CT18 7AD
 01303 894788, 07795 292665,
 csmardox@scs@aol.com

Proposed Front Water Drainage,
 Swanley Park Tolls,
 New Barn Road,
 Swanley,
 Kent.

Project SCEAB-119-02 Sheet
 Date 18th July 2017
 Scale 1 : 200 @ A1

General Notes
 All levels are Nominal AODs.
 Co-ordinates are based on a local grid.
 All pipes are 150mm Dia VC.
 All manhole and pipe work specification to be compliant with Sewers For Adoption 7th edition.

Agenda Item 4c

General Notes

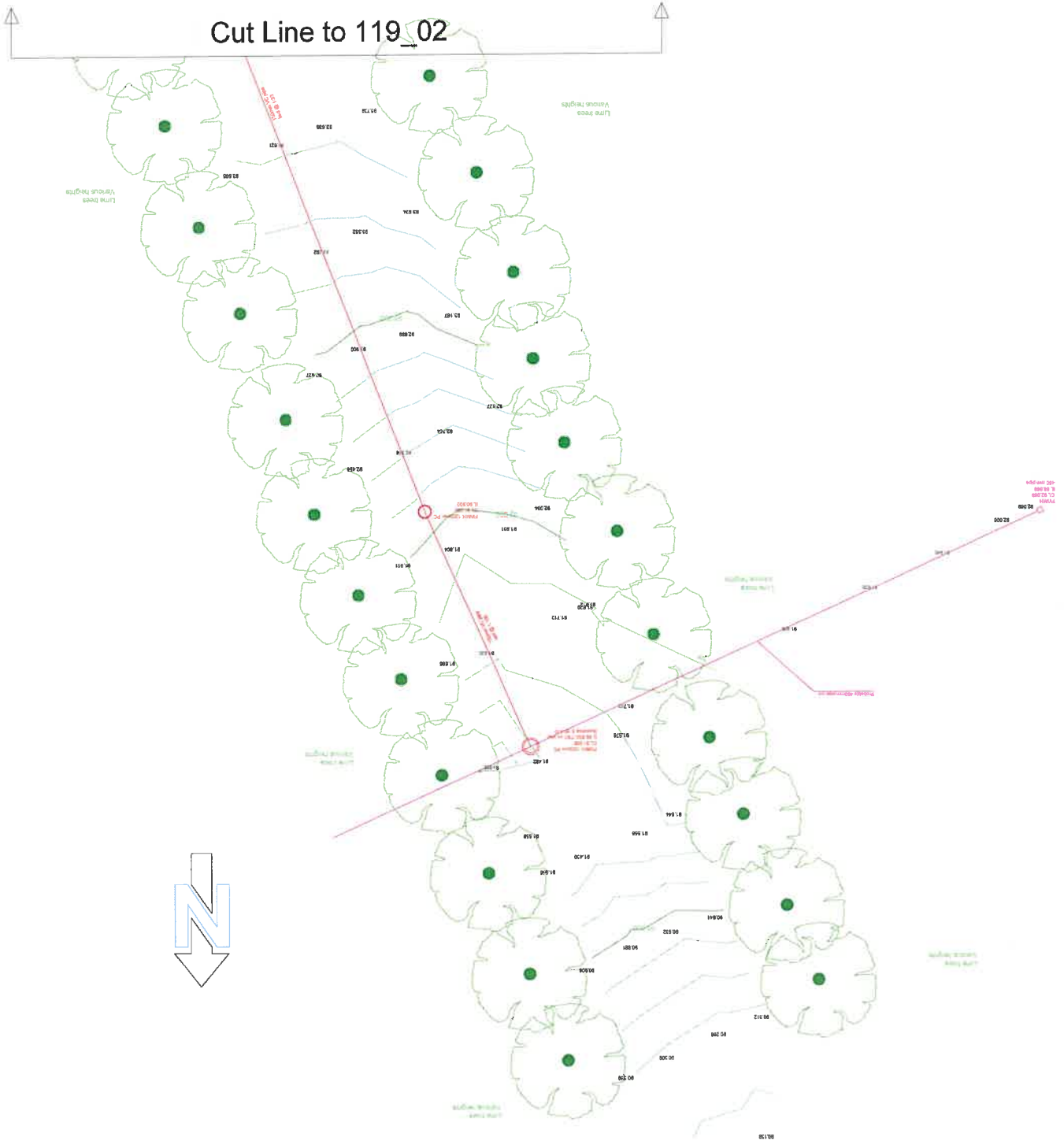
All levels are Nominal AODs.
 Co-ordinates are based on a local grid.
 All pipes are 150mm Dia VC.
 All manhole and pipe work specification to be compliant with Sewers For Adoption 7th edition.

No.	Information	Revision/Issue	Date
A	Information	07/17	

Southern Cross Engineering
 Dane Farm House,
 Elvington Lane, Hawkinge,
 Kent CT18 7AD.
 01303 894788, 07795 292665,
 ccmaddox96@aol.com.

Proposed Foul Water Drainage,
 Swanley Park Toilets,
 New Farm Road,
 Swanley,
 Kent.

Project: SCEAB-119-03 SHEET
 Date: 18th July 2017
 Scale: 1 : 200 @ A1







Megan Campbell

From: Ryan Hayman
Sent: 05 September 2023 13:06
To: Megan Campbell
Subject: Swanley CIL Funding

Dear Megan,

Swanley Town Council will be allocating £8147.50 towards this project out of our CIL receipts. As you are aware we have a limited CIL allowance, but the positive impact of this project was so evident that we felt the need to allocate the funds.

Kind Regards,

Ryan M Hayman CMgr MCMI. BA (Hons.)
Chief Executive Officer
Swanley Town Council
Civic Centre
St Mary's Road
Swanley
Kent BR8 7BU
Tel 01322 665 855
Email: rhayman@swanleytowncouncil.gov.uk



LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD

Swanley Town Council Presents...
FIREWORKS NIGHT
Friday 3rd November
Swanley Recreation Ground
Bonfire 6:30pm | Fireworks 7:30pm
★ Music ★ Food & Drink Stalls ★ Funfair

The poster is for a Fireworks Night event. It features a large, stylized image of a firework exploding on the left side. The text is in a bold, white, sans-serif font on a dark background. The event details include the date (Friday 3rd November), location (Swanley Recreation Ground), and times (Bonfire 6:30pm, Fireworks 7:30pm). At the bottom, there are three star icons followed by the text "Music", "Food & Drink Stalls", and "Funfair".

Agenda Item 4c

Dear Grant Board,

I am writing as the owner of the Swanley New Barn Railway to express my full support for the installation of the new sewage connection from the cess pit in Swanley Park down the Avenue of Limes to College Road in Hextable. We offer train rides to the visitors of Swanley Park.

By installing this pipework it will ensure that the park is kept free of any unnecessary sewage stench and will give my customers a more pleasant experience when using the railway.

Yours faithfully,



Supervisor of Swanley New Barn Railway

Alexander Stevens



New Sewage Connection for Swanley Park

Dear Grant Board,

I run the local Every Step Counts walking group out of Swanley Park. This group promotes wellness, both mental and physical. The walk is completely free and aimed at encouraging residents who may never have exercised regularly before or might be living with a long-term condition, be overweight, lack fitness or quite simply would like to get out in the fresh air once a week in our beautiful green open spaces off road, but lack the confidence to go out walking alone.

I am writing to express my full support for the new sewage connection project from Swanley Park to the mains connection in College Road.

We currently avoid using the Avenue of Limes to walk down to Hextable Gardens, particularly during the summer months, as part of our walking route due to the horrendous stench that comes from the emptying of the Cesspit each week.

Once the work has been carried out we will be able to freely use the Avenue of Limes and surrounding fields on our walking group.

Yours sincerely,

Lesley Dyball

Agenda Item 4c

Dear Grant Board,

I am writing as the owner of the Swanley Park Café to express my full support for the installation of the new sewage connection from the cess pit in Swanley Park down the Avenue of Limes to College Road in Hextable.

By installing this pipework it will ensure that the park is kept free of any unnecessary sewage stench and will give my customers a more pleasant experience when frequenting the café. This will also mean the narrow country lane is not blocked by traffic and our deliveries can get through.

Yours faithfully,



5/9/23

Director of IBL Catering LTD

Ismet Levent

Application D

Proposal: West Kingsdown Village Hall Car Park

Applicant(s): West Kingsdown Village Hall Management Committee

Ward(s): Fawkham & West Kingsdown

RECOMMENDATION: That the **£17,000** applied for, as set out in the report, for the scheme “West Kingsdown Village Hall Car Park” be approved on the following grounds:

Principal criteria met:

- Strong social benefit to the community;
- Good partnership working;
- Significant public benefit;
- Funding maximised from other sources;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme does not already benefit from CIL funding.

Introduction

- 1 An application for CIL funding has been submitted for the refurbishment of West Kingsdown Village Hall Car Park. This has been submitted by the West Kingsdown Village Hall Management Committee.
- 2 The application was received before the application deadline closed on 15th September 2023. This proposal has not been previously considered by the CIL Spending Board.

Description of Proposal

- 3 The applicant, West Kingsdown Village Hall Management Committee, is seeking CIL funding to improve the village hall car park. The project involves resurfacing the car park to be even and use of more resilient materials to prevent the hall from flooding in future.
- 4 The project proposes a fit for purpose car park to serve users of the hall, Gamecock field and Community Cupboard, a charity offering residents food, groceries and friendly signposting to other support services.

Agenda Item 4d

Funding

- 5 The applicant has estimated the project will cost a total of £38,000.
- 6 The following funding sources have been identified to support the application to the Board:
 - West Kingsdown Parish Council: £9500 (agreed in principle)
 - West Kingsdown Village Hall: £8500 (agreed)
 - KCC Member fund: £3000 (agreed) (please note this update on funding was received after the submission of the application pro forma)
- 7 Therefore, to meet the funding gap for the full cost of the project, the applicant has applied to the Board for £17,000 of CIL funding. This equates to 45% of the total project cost.

Representations and Support

- 8 The application submitted indicates that the applicant is working in partnership with West Kingsdown Parish Council to deliver the scheme.
- 9 The application is supported by the following local representatives and organisations:
 - Councillor Emily Bulford (Fawkham and West Kingsdown)
 - Councillor Lynda Harrison (Fawkham and West Kingsdown)
 - West Kingsdown Parish Council
 - Alzheimers and Dementia Support Services
 - The Community Cupboard
 - West Kingsdown Active Retirement Group
 - West Kingsdown Badminton Club
 - Zan Shin Kai Karate
 - Saturday morning exercise class
 - Thursday Art Group
 - West Kingsdown Walking Netball
 - West Kingsdown Boxing Club

Officer's Appraisal of Bid

- 10 Assessment criteria met:
 - Strong social benefit to the community;
 - Good partnership working;
 - Significant public benefit;
 - Funding maximised from other sources;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;
 - The scheme does not already benefit from CIL funding.

11 Assessment criteria not met:

- Weak economic and environmental benefits to the community;
- Weak link between new development and the scheme;
- The scheme is not identified in an adopted strategy or plan;
- The scheme does not contribute towards the Council's commitment to tackling climate change.

Appraisal of strongly performing criteria

Strong social benefit to the community

- 12 When considering an application for CIL funding from the Board, it must be demonstrated that there are clear economic, social and environmental benefits to the scheme proposed. This enhances the sustainability case as to whether the scheme should receive CIL funding.
- 13 The provision of an even car park surface improves safety and ease of access for users to integral community facilities, particularly during evenings. The representations of support provided from community group representatives state that the existing car park is not fit for purpose and there are safety concerns for users. After rain, the car park will become muddy and sandy resulting in users transferring this into the hall. Subsequently, this then requires cleaning by the users before they can vacate the hall. An improved car park would enable users of the hall, food bank and field to enjoy their recreational time without needing to consider the element of the existing difficult car park. Therefore, it is considered the project performs strongly on this criteria.

Good partnership working

- 14 The applicant is working in partnership with West Kingsdown Parish Council to deliver the project. The Parish Council has agreed to contribute 25% of the cost (£9,500) and the parish clerk will be involved in the daily management of the project. Therefore, the project meets this requirement.

Significant public benefit

- 15 The village hall and Gamecock field lie at the heart of the community and are a hub of community activity and recreation. The applicant notes that these provide residents with a much needed location for social interaction and maintenance of good mental wellbeing especially for older residents. The field is identified as amenity green space in the Open Spaces Study (2018), site reference 757. This study assesses the field's quality under several factors as good. The field provides an opportunity for informal recreation and a place to enjoy green open space. Users of the hall also extend beyond the community with bookings received from residents in Gravesend, Borough Green and Swanley. The proposal would be beneficial to local users alongside the wider

Agenda Item 4d

public who travel to use the hall. Therefore, it is considered that the scheme would provide significant public benefit.

Funding maximised from other sources

- 16 The application pro forma states an application to Award for All Lottery Fund was unsuccessful due to other submissions having high priority. A grant of £3,000 from the KCC Member fund contribution was successful. The applicant will be using a portion of their own funds and West Kingsdown Parish Council has agreed to use its CIL towards the project. Both of these funds are limited due to other budget commitments.
- 17 The requested amount of £17,000 equates to 45% of the overall project costs. The applicant has demonstrated pursuing other sources of funding and so it is considered that there is sufficient evidence to show funding has been maximised.

Clear evidence to show that the scheme will be delivered

- 18 The applicant has the legal right to carry out the scheme. The applicant states that planning permission or any other consents are not required to proceed with the project. In the application submitted, it has been stated that the West Kingsdown Parish Clerk and Secretary of the Village Hall will project manage the scheme which is anticipated to take 2/3 weeks. The ongoing maintenance has been considered with funds and a grounds contractor in place. Therefore, it is considered the project is likely to be delivered efficiently and would be well-managed in the longer term.

Strong local support

- 19 In the applicant's application for CIL funding, it is evident that there is strong community backing for this scheme.
- 20 Both ward members for Fawkham and West Kingsdown express their support for the project noting that use of the hall has increased since its opening and the existing parking facility is not designed for parking use.
- 21 Consultation for the project has been carried out with users of the hall and site. Support from a range of community and sports groups have been supplied. Representatives for groups involving members with mobility issues highlight that an even surface car park would be advantageous and safer. This sentiment is reiterated by the other community and sports groups. Therefore, after careful consideration, there is sufficient evidence to demonstrate that the project has strong local support for the scheme.

The scheme does not already benefit from CIL funding

- 22 The scheme has not previously been considered by the CIL Spending Board so has not previously received SDC CIL funding.

Other considerations

CIL exemptions

- 23 The applicant has confirmed that they have not previously benefitted from a CIL exemption for the project. In accordance with the CIL Charging Schedule, CIL is chargeable on the following developments: residential, supermarkets and superstores and retail warehousing. The proposed works would not fall within these remits and as such would not be subject to a CIL charge.
- 24 Therefore, there is sufficient evidence to demonstrate the applicant has not previously and would not benefit from a CIL exemption for the proposal.

Appraisal of weakly performing criteria

Weak economic and environmental benefits to the community

- 25 The provision of an improved car park is likely to make the hall a more attractive location for events, increasing use of the hall from hall users and users outside of the local vicinity, thereby increasing its income. It is considered that these are fairly localised benefits, therefore, it is considered that the project does not perform as strongly on this criteria.
- 26 The applicant notes that the environmental benefits will be localised in nature and unlikely to provide a wider environmental benefit. The resurfacing of the car park will help prevent the hall from flooding which it previously has in heavy rain. Therefore, it is considered whilst there is local environmental benefit, the project does not perform strongly on this criteria.

Weak link between new development and the scheme.

- 27 The applicant has not made reference as to how the proposal will support new development in West Kingsdown or the wider area, or how new development has created a need for the project. Therefore, the project does not perform strongly on this criteria.

The scheme is not identified in an adopted strategy or plan

- 28 The need for the project has not been identified in the Council's Infrastructure Delivery Plan or Infrastructure Funding Statement. It should be noted that CIL funding can be allocated to projects outside of these plans. The project is not identified in an existing strategy or plan.

The scheme does not contribute towards the Council's commitment to tackling climate change

- 29 In terms of tackling climate change, the benefits here are similarly localised in nature as the aforementioned environmental benefits. The benefit will be helping residents stay local and avoiding the need to travel further away.

Agenda Item 4d

Therefore, it is considered whilst there is local benefit in helping to tackling climate change, the project does not perform strongly on this criteria.

Conclusion

- 30 West Kingsdown Village Hall Management Committee has submitted an application to the Board to consider funding the improvement of West Kingsdown Village Hall car park.
- 31 There would be great social and public benefit improving safety for users and making the car park fit for purpose. The project is well supported by the local community and sufficient detail demonstrates it would be deliverable and well managed. The applicant has pursued other funding sources and the project has not benefitted from CIL previously.
- 32 After reviewing the application and subsequent supporting evidence, it is recommended by Officers that £17,000 of CIL funding be approved to support the delivery of the project. It is clearly demonstrated that the scheme provides clear public benefits and approving this bid would provide good value for CIL money applied for, compared to the cost of the overall project.

Appendices

Applicant's original bid pro-forma and supporting information

Background Papers

None

Contact Officer(s): Emma Henshall Ext. 7358; Carlyn Kan Ext. 7246

Richard Morris

Deputy Chief Executive and Chief Officer for Planning & Regulatory Services

Submitted to SDC Community Infrastructure Levy (CIL) Spending Board - Applications for CIL Funding
Submitted on 2023-09-12 13:50:37

Your Details

1 What is your name?

Name:
West Kingsdown Village Hall

2 What is your email address?

Email:
[REDACTED]

3 What is your organisation?

Organisation:
Charitable Trust

4 Position/ Role in organisation

Position/ Role in organisation:
Secretary

Section 1- Project Details

5 Scheme Name

Please type your answer into the text box:

Village Hall Car Park

6 Description of the Scheme

Please type your answer into the text box:

Refurbishment of car park for users of the Village hall, Community Cupboard and Gamecock field users, including football clubs and dog walkers.

7 Is this scheme promoted by your organisation in partnership with another organisation(s)?

Yes

8 If you answered YES to question 7, please provide the following details:

Please type your answer into the text box:

West Kingsdown Parish Council - Parish Clerk - Lynda Harrison

Parish Council agreement to contribute 25% of costs

9 Is planning permission required for the scheme?

No

10 If you answered YES to question 9, has this been applied for?

No

Please type your answer into the text box:

11 If planning permission has been granted – please give details and a reference number.

Please type your answer into the text box:

N/A

Agenda Item 4d

12 Please provide details of any other consent required if appropriate (e.g. conservation, Listed Buildings, other Government bodies), including the date it was applied for/granted:

Please type your answer into the text box:

N/A

Section 2 - Need for the Scheme

13 List of projects or development that result in the need for this scheme:

Please type your answer into the text box:

The need to have a well maintained, easily accessible and easy to use car park for the village hall and community use of the Gamecock Field which includes youth football teams, daily use of the skate park and Adizone outside gym, Boule pitch by members of KIARA and the increasing number of visitors, donators and volunteers of the Community Cupboard (food bank). The field is also a popular area for dog walkers. The location is a focal point of the village and village life with annual events such as Summer Fetes and Sevenoaks District Council Funh Days.

West Kingsdown Boxing Club has dedicated facilities in the Village Hall and provides dsaily boxing sessions for adults and young people. This club is the only one offering dedicated sessions for those suffereing from Parkinsons and these are support by Parkinsons UK. The Boxing Club hold national Boxing shows in the hall 2/3 times a year.

The National Blood Collections Service are regular users of the hall, finding the location one that is easy to access for volunteers from the wider community

14 How is the scheme related to these developments?

Please type your answer into the text box:

Providing a well maintained, safer and easily accessible/usable car park will keep existing users of the hall and field and will encourage growth in the use from the local /wider community. It would strengthen the use of the hall and the survival of the long term provision of a village hall.

Proposed car park surface would allow wheel chair users to access facilities independently

Please upload any supporting documents:

No file uploaded

15 Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District, in terms of: Economic

Please type your answer into the text box:

By providing good facilities for users, including a level, easily accessible car park, it will encourage users of the hall to continue using the facilities and the project is supported by users as identified in the emails received supporting the proposed work. Since the hall opened 9 years ago usage has grown and use of the car parking area has also increased which has caused the surface to become uneven, puddle and wear and tear causing a safety issues for people leaving their cars and walking to the hall, and also means that the sandy surface is being trodden into the hall and the wooden flooring. becomes slippery.

The hall provides a much used facility for children's parties, christenings, wakes and this brings families to use the facilities from outside the local area, as evidenced when receving booking forms from people living for example in Gravesend, London, Sutton at Hone, Borough Green, Fawkham, Swanscombe, Swnaley.

The skatepark on the site has been recognised as offering excellent faciltites offering ramps usable for bmx and skateboarding. We have identified users travelling as far as Maidstone ande Sheppey for the challenges it provides.

The more use of the hall generates more income and reduces the need for external funding as the hall becomes self sufficient, meeting rising enegy costs and ongoing matenance and secures the hall for the future of the community.

16 Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District, in terms of: Social

Please type your answer into the text box:

The public benefits of the scheme provides a safer car parking area for users of the hall ande fiell, particularly in the evenings when lighting is low and an even surface is vital for safety.

The hall and facilities on the Gamecock Meadow are a vital location, serving as a base for a number of local groups and societies including the national blood collection service, in addition to events and a party venue for local residents.

Post pandemic many groups are now beginning to thrive providing much needed social interaction, sense of well being, improving physical health and mental wellbeing and for residents to get out and about, particularly in the older age range,

17 Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District, in terms of:
Environmental

Please type your answer into the text box:

The provision of local facilities within the village bring environmental benefit in the reduced usage of vehicles and encouragement for walking to increase well being. However it is recognised that many older users rely on their cars to bring them to the hall to take part in exercise classes.

As with many villages there is a restricted bus service so residents are more likely to travel by car when leaving the village. It is recognised that the environmental benefits are localised in nature and not likely to have a wider environmental benefit.

The proposed surface would provide a benefit to the environment as it will provide better drainage than the existing surface. Five years ago the hall flooded due to excessive storm water which was not helped by the current surface. The hall then had to be closed for 6 months for drying and refurbishment causing a loss of facilities for the community.

18 Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?

Please type your answer into the text box:

No

19 How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?

Please type your answer into the text box:

The Council's Infrastructure Delivery Plan does not refer to this proposal.

20 How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?

Please type your answer into the text box:

By providing good local amenities/facilities this encourages local residents to stay within the village area and therefore less travel further afield with less miles being travelled by vehicles.

Section 3 - Funding

21 Total Project Cost:

Please type your answer into the text box:
38000.00

22 Funding required from CIL:

Please type your answer into the text box:
20000.00

23 Please identify other funding sources for this project, what contribution they are making and why these can not be used to fund the scheme in its entirety.

Please type your answer into the text box:

West Kingsdown Parish Council agreed in principle £9,500 from CIL fund as a contribution due to other commitments budgetted from Council finances

West Kingsdown Village Hall agreed £8,500 a contribution due to the need to keep reserves for ongoing maintenance / refurbishment of the hall

KCC Member fund contribution requested but no response to date

Awards for All Lottery Fund application refused due to other applications higher priority

Agenda Item 4d

24 Is this bid for staged payments?

No

25 Will staged payments be accepted?

No

26 Please provide details of anticipated funding requirements and timetable.

Please type your answer into the text box:

Funding would be required once a decision is made to enable to project to proceed Nov/December

27 Has a bid(s) for CIL funding been made to relevant Town and Parish Councils?

Yes

Please type your answer into the text box:

West Kingsdown Parish Council has agreed in principle to a contribution of 25% towards this project

28 If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.

Please type your answer into the text box:

As above

29 Would the scheme be fully funded if the CIL contribution is agreed?

Yes

30 Has this scheme already benefited from CIL funding through the CIL Spending Board?

No

Please type your answer into the text box:

31 Has this scheme/land/building already benefited from funding from Sevenoaks District Council?

No

Please type your answer into the text box:

32 Has the project, at any stage, benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)

No

Please type your answer into the text box:

Section 4 - Deliverability

33 Does your organisation have the legal right to carry out the proposed scheme?

Yes

Please upload documentation for statutory provider support:

No file uploaded

34 Anticipated start date for delivery of the scheme:

Please type your answer into the text box:

November/December 2023

35 Anticipated finish date for the delivery of the scheme:

Please type your answer into the text box:

November/December 2023

36 Anticipated date when CIL funding will need to be made available:

Please type your answer into the text box:
November/December 2023

37 Does land need to be purchased to facilitate the scheme?

No

Please type your answer into the text box:

38 Please provide a consultation plan to let SDC know when they can expect progress reports on the project.

Please type your answer into the text box:

To advise SDC
Project expected to take two/three weeks

1 Start date of project November/December

Day to day management of project by Parish Clerk and Secretary of the Village HaLL

2 Finish date of project supported by final invoice and photographs

39 Please provide details of the management and timescales of the project.

Please type your answer into the text box:

Management as above

Timescale expected job to be completed in two/three weeks

40 Has consultation been carried out on the scheme or is any planned?

Carried out

Please type your answer into the text box:

Consultation regarding the proposed project has been undertaken with users of the hall and site.

Copies of responses are attached.

Please attach consultation document:
Car Park CIL application.docx was uploaded

41 Is a relevant SDC ward member(s) supportive of the scheme?

Yes

Please provide SDC ward member signature:
car park EB.docx was uploaded

42 Is the relevant Town/Parish Council supportive of the scheme?

Yes

Please provide signature of a town/parish council chairman, clerk or chief executive.:
No file uploaded

43 Do you have any other local support for the scheme?

No

Please type your answer into the text box:

You may upload any documents demonstrating local support.:
No file uploaded

Section 5 - Maintenance

44 Which organisation will be responsible for ongoing maintenance?

Agenda Item 4d

Please type your answer into the text box.

West Kingsdown Village Hall

Grounds contractors for weeding an annual basis

45 Are funding arrangements in place for maintenance?

Yes

46 Please provide details.

Please type your answer into the text box:

West Kingsdown Village Hall Mangement Committttee funds and volunteers from the mjanagement committee

West Kingsdown Parish Council have a grounds contractor for the site

47 Please provide any further comments here.

Please type your answer into the text box:

N/A

Section 6 - Supporting Information

48 You can provide any supporting documents for your application here.

If you wish to do so, please provide any additional documents.:

No file uploaded

If you wish to do so, please provide any additional documents.:

No file uploaded

If you wish to do so, please provide any additional documents.:

No file uploaded

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No file uploaded

If you wish to do so, please provide any additional documents.:

No file uploaded

If you wish to do so, please provide any additional documents.:

No file uploaded

Section 7 - Declaration and Further Information

49 Declaration

I agree to the Declaration as stated above

50 Name, role and contact details of the person that will be the contact for this bid:

Please type your answer into the text box:

Mrs Pat Bosley

Secretary

West Kingsdown Village Hall Management Committee

[REDACTED]

[REDACTED]

51 Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid.

Please type your answer into the text box:

Mrs Pat Bosley details as above

52 Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract.

Please type your answer into the text box:

Mrs Pat Bosley
details as above

53 Name, role and contact details of the person that will be legally responsible for receiving the CIL funds.

Please type your answer into the text box:

The Treasurer, West Kingsdown Village Hall
Mr Ian Bosley

[REDACTED]

[REDACTED]

54 Full company/charity name

Please type your answer into the text box:
West Kingsdown Village Hall

55 Registered Charity Number:

Please type your answer into the text box:
302776

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Agenda Item 4d

From: [REDACTED]
To: [Carlyn Kan](#); [CIL Mailbox](#)
Subject: Application ANON-Z95J-AP8Y-M West Kingsdown Village Hall Car Park
Date: 20 September 2023 08:41:08

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Good morning

Cllr Harrison has passed to me your email so that I can update you regarding our application.

We are pleased to inform you that Cllr Brazier, KCC Member, has agreed to support our project with £3000 from his Members' Fund. Cllr Brazier, being our local member, is fully aware of the situation of the car park and the need to carry out remedial; works and is therefore supporting this.

Our application was for a grant of £20,000 but now we have £3000 from Cllr Brazier this can be reduced to £17,000

With many thanks

Pat Bosley
Secretary
West Kingsdown Village Hall Management Committee

Pat Bosley
[REDACTED]

To whom it may concern,

I wish to write to let you know that I support The West Kingsdown Village Hall Management Committee with their request for CIL money. The village hall is at the centre of the village and is widely used by residents (not just in the village but surrounding areas too), for various purposes. Parking at the existing site is limited and what is currently there isn't really designed for parking. If the VH Management Committee were able to secure some funding then this would go to a much needed renovation of the car parking area and would allow for better (and safer) parking.

Kind regards,

Cllr Emily Bulford
District Councillor for Fawkham and West Kingsdown Ward

Car parking refurbishment

Since the hall has been built, the use has increased. The football teams and Boxing club are using West Kingsdown Gamecock as their home site as well as regular users to the hall and the field. It is popular with skateboarders and dog walkers. The site provides a community hub both outdoors and in which promotes social contact and helps physical and mental wellbeing. Its usage has increased and there is a need to improve the surface and make it more accessible for all to use. I would be delighted support this application for CIL funding of this project to improve the facility for the Community.

Cllr Lynda Harrison
District Ward Councillor for Fawkham and West Kingsdown

Agenda Item 4d

We hold a dementia café once a month at the venue. We support people who are frail and have mobility problems in addition to cognitive impairment. Its great to have parking near the hall but the uneven ground surface definitely poses a risk to the people we support and their carers. We try to ensure our volunteers are outside as people arrive to assist but it would be a much better solution to resurface and avoid a potential slip, trip, or fall.

Denise Kilshaw (she/her)

Dementia Support Manager

North Kent, Medway and West Kent

Thank you for letting us know about the proposed refurbishment of the car park.

As you are aware, The Community Cupboard users currently rely heavily on our services and they provide a constant stream of vehicle traffic to the premises and parking facilities.

As a charity, we would fully support these works and know how much of a difference it would make to the ease of parking, particularly during the autumn and Winter months when it becomes very difficult for our less able users to manage.

Tracy Wood

The Community Cupboard

Food Bank & Support Services Team

We have several members, who rely on walking aids, that attend the KIARA meetings and they do have problems with the uneven surface when negotiating the car park.

Also a lot of sand, from the wheels of their walking aids, is carried into the hall and onto the wooden floors.

A block paved area would be a great advantage.

Edna Seal, Secretary

West Kingsdown Active Retirement Group

Our badminton club meets on Wednesday mornings and we think that it is necessary to resurface the car park with an even hard surface. It is very uneven and after rain is muddy and sandy. It gets into our shoes and then transfers into the hall and onto the courts which we then have to sweep even though they have been cleaned for us. I do hope the committee will decide to have this work undertaken

Maureen Elliott

Club Secretary

Agenda Item 4d

I'm writing regarding the car park, in case anything can be done about it? As you know, our karate class ends at 9pm and I'm concerned about our students tripping on the uneven surface in the main car park area. There are also deep potholes which fill with water; I've put my foot in them twice now, and in the winter they can be quite dangerous.

Is there any chance that the car park could be resurfaced with blocks or slabs? This might also help to keep the hall more clean, since we sweep it weekly before class and still end up with dirty feet.

Rob Wallace

Club Secretary,

Zan Shin Kai Karate

I wholly support resurfacing the area which is sandy as it will make it safer for all my users of the hall.

Sheree

Saturday morning exercise class

We would support it the car park project. Unfortunately when we are using the hall for art we can rarely park next to the hall as the community cupboard monopolise the parking. It is difficult to get a disabled parking spot on occasions as their members all have blue cards. However we do need one disabled spot every Thursday afternoon.

Andrea - Thursday Art Group

The car park is not really fit for purpose as our walking netball class ends at 9pm and it is invariably dark when our older ladies have to make their way to cars over the sandy uneven surface. Terrible when wet.

Also having sand on trainers when we arrive to play isn't suitable for an indoor court activity either.

If the car park could be resurfaced in a hard finish with marked car parking spots that would make us using the village hall a lot less treacherous

Joan Hillcock , Chair West Kingsdown Walking Netball

We hold daily boxing sessions in our Gym and fitness training on the field. We have 2/3 Boxing Shows in the hall a year (one this Saturday 16th September) where we have over 100 attendees.

We do feel that the existing car park has out worn its suitability and requires refurbishment for safer use.

We have the only Parkinsons Boxing Group currently in the UK, supported by Parkinson's UK, meeting twice weekly. Our users are unsteady on their feet, often needing support, and a block paved car park surface would provide a safer, level access to the hall.

Sarah Bowden, West Kingsdown Boxing Club

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Application E

Proposal: Greatness community pavilion

Applicant(s): Sevenoaks Town Football Club and Sevenoaks Town Council

Ward(s): Sevenoaks Northern

RECOMMENDATION: That the **£787,500** applied for, as set out in the report, for the scheme “Greatness community pavilion” be approved on the following grounds:

Principal criteria met:

- Strong social, economic and environmental benefits to the community;
- Strong link between new development and the scheme;
- Good partnership working;
- The scheme is identified in an adopted strategy or plan;
- Significant public benefit;
- Funding maximised from other sources;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme contributes towards the Council's commitment to tackling climate change.

Introduction

- 1 CIL funding is sought for the construction of a new community pavilion at Greatness recreation ground.
- 2 The application was received before the application deadline closed on 15 September 2023. This proposal has not been previously considered by the CIL Spending Board.

Description of Proposal

- 3 The proposal is to construct a new two-storey community pavilion containing multi-purpose activity spaces, treatment room, gym and associated facilities, at Greatness recreation ground.
- 4 The pavilion will provide a new community space focused on health and wellbeing. It is proposed that the pavilion will be open to the public seven days a week. It will support all users of the recreation ground through the provision of modern and fit for purpose facilities to host community group exercise,

Agenda Item 4e

counselling, support and information sessions. It will also provide Sevenoaks Town Football Club with improved facilities and enable the Club to continue running and expand its community football programme with a particular focus on underrepresented groups and those most in need.

Funding

- 5 The applicants, Sevenoaks Town Football Club and Sevenoaks Town Council, estimate that the total cost of the project is £1,975,000.
- 6 The following additional funding sources and grants have been identified to support the application to the Board:
 - £800,000 – Football Foundation
 - £150,000 – Stadium Improvement Fund
 - £150,000 – Sevenoaks Town Football Club match funding
 - £87,500 – Sevenoaks Town Council
- 7 Therefore, to meet the funding gap for the full cost of the project, the applicants have applied to the Board for £787,500 of CIL funding. This equates to 40% of the total project cost.

Representations and Support

- 8 The application submitted indicates that the applicants are working in partnership with the Football Foundation to deliver the scheme.
- 9 The application is supported by the following local representatives and organisations:
 - Cllr Leaman (Sevenoaks Northern)
 - Cllr Shea (Mayor of Sevenoaks)
 - Sevenoaks District Council Health Team
 - Kent Football Association
 - Head in the Game
 - Sevenoaks Samaritans
 - Omnifit Sevenoaks
 - Hope Church & Sevenoaks Larder
 - ManVFat

Officer's Appraisal of Bid

- 10 Assessment criteria met:
 - Strong social, economic and environmental benefits to the community;
 - Strong link between new development and the scheme;
 - Good partnership working;
 - The scheme is identified in an adopted strategy or plan;
 - Significant public benefit;

- Funding maximised from other sources;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme contributes towards the Council's commitment to tackling climate change.

11 Assessment criteria not met:

- None.

Appraisal of strongly performing criteria

Strong social, economic and environmental benefits to the community

- 12 When considering an application for CIL funding it must be demonstrated that the project would deliver clear social, economic and environmental benefits. This is crucial to the sustainability of the scheme and a key consideration in determining whether the project should be awarded CIL funding overall.
- 13 The project would see the creation of a new community facility providing modern, attractive and fit for purpose activity spaces offering a wide range of services and classes focused on the health and wellbeing of the local community and wider public.
- 14 The applicants have set out that this is a community project designed to maximise collaboration with local organisations to ensure that much needed services are provided to the members of the community that require the most help in a sustainable and cost effective way. This will be done through securing innovative partnership arrangements that secure ongoing discounted access to the facility in return for providing free sessions to target groups, whilst also promoting paid sessions to a wide database. The health and social benefits of exercise and providing spaces where people can meet are well documented and can have a positive impact on people's lives. Further to this, it is noted that northern Sevenoaks is densely populated with some pockets of deprivation and potential for regeneration, which has been identified in the Sevenoaks Town Neighbourhood Plan. It is considered that through providing a new community pavilion the project will positively contribute towards the health and wellbeing of northern Sevenoaks residents and the wider community.
- 15 Turning to the economic benefits, the pavilion will generate an ongoing income. On the community use side, this will be from paid sessions. The pavilion will also be used to support the users and activities of Sevenoaks Town Football Club, including the provision of changing rooms, a kitchen / refreshment area, clubhouse and storage facilities. It is expected that the new facility will generate increased visitor numbers and therefore income through ticket receipts and refreshments. The applicants state that jobs will be created in hospitality, catering and management. It is considered that the anticipated income generation and creation of jobs will assist the local economy, and whilst it is a

Agenda Item 4e

fairly localised benefit, providing some or all of the income is reinvested into the facility, it has the potential to create a longer term economic benefit.

- 16 The project seeks to be environmentally friendly through the design of the pavilion, which incorporates a green roof and a living wall, providing important microclimates for wildlife and helping to reduce surface water run-off.

Strong link between new development and the scheme

- 17 Northern Sevenoaks is a focus for development in the Sevenoaks Town Neighbourhood Plan and in the emerging Local Plan, including the large scale redevelopment of the Sevenoaks Quarry. The project provides for both existing and future residents therefore future proofing the facility for years to come.

Good partnership working

- 18 The applicants are working in partnership with each other and with the Football Foundation to deliver the project, showing a good example of partnership working.

The scheme is identified in an adopted strategy or plan

- 19 The project is not identified in either the Council's Infrastructure Delivery Plan or Infrastructure Funding Statement. However it is noted that CIL may be spent on projects outside of these plans.
- 20 The Sevenoaks Town Neighbourhood Plan 2020-38 sets out an objective to 'deliver enhanced recreational and sports facilities for the town', supported by the Sevenoaks Town Sports Strategy and the Northern Sevenoaks Masterplan. It is considered that the application therefore meets this requirement.

Significant public benefit

- 21 As set out in paragraphs 13-16 above, a new pavilion for both community use and the use of Sevenoaks Town Football Club would provide significantly improved facilities to those that currently exist. The scope of the uses proposed is wide, but primarily focus on ensuring underrepresented groups and those most in need are not excluded through the promotion of free and/or affordable classes and sessions. There is no doubt that such a facility will have a significantly positive impact within the local community, and is highly likely to attract users and visitors from further afield. As such, it is considered that the public benefit of this project is significant.

Funding maximised from other sources

- 22 The applicants have identified four sources of funding outside of this application for CIL funding. This includes £150,000 already granted from Sevenoaks Town Football Club and £87,500 from the Sevenoaks Town Council CIL pot. £950,000 from the Football Foundation and Stadium Improvement Fund has been applied for but yet to be granted, although both organisations have lent

their support to the project. Members of the Board may wish to consider adding a condition to ensure that funding to cover the full cost of the project is secured before any CIL funding is released.

- 23 The requested amount of £787,500 equates to 40% of the overall project costs. It is considered that funding opportunities have been maximised to support this application.

Clear evidence to show that the scheme will be delivered

- 24 Sevenoaks Town Council is the joint applicant and landowner. The joint applicant is therefore in a good position to see the project delivered and has the legal right to do so.
- 25 The applicants have committed to keeping the District Council updated with progress on a quarterly basis and have set out clear timescales for the delivery of the project. Planning permission for the project has been granted and all conditions discharged. The project is estimated to take 6 months and is planned for mid 2024. It is therefore considered that clear evidence has been submitted to show that the scheme will be delivered.

Strong local support

- 26 The project is identified in the Sevenoaks Town Neighbourhood Plan which underwent public consultation throughout its production. The planning application for the project also included a period of public consultation. The applicants have reached out to a number of underrepresented groups and community organisations in the local area to understand any specific needs and gaps in current community provision. In addition a local consultation was undertaken in Summer 2023 to obtain views on this project and wider improvements to Greatness recreation ground. Over 98% of respondents supported the proposals showing clear local support.

The scheme contributes towards the Council's commitment to tackling climate change

- 27 As set out in paragraph 16 above, the project seeks to be environmentally friendly through the design of the pavilion, which incorporates a green roof and a living wall, helping to reduce the occurrence of flooding. The District Council is committed to tackling the challenge of climate change, including through adaptation and mitigation, and it is considered that this is an important consideration in determining whether the project should be awarded CIL funding.

Other considerations

CIL exemptions

- 28 The applicants have confirmed that they have not previously benefitted from a CIL exemption for the project. In accordance with the CIL Charging Schedule, CIL is chargeable on the following developments: residential, supermarkets and

Agenda Item 4e

superstores and retail warehousing. The proposed works would not fall within these remits and as such would not be subject to a CIL charge.

- 29 It is therefore considered that there is sufficient evidence to demonstrate that the applicant has not previously, and would not, benefit from a CIL exemption for the project.

Appraisal of weakly performing criteria

- 30 It is considered that there are no weakly performing criteria in respect of this application.

Conclusion

- 31 Sevenoaks Town Football Club and Sevenoaks Town Council (the applicants) have submitted an application for CIL funding for the construction of a new community pavilion at Greatness recreation ground.
- 32 The need for the project has been clearly demonstrated as the existing facilities are inadequate and unable to cope with the population growth that is planned in the northern Sevenoaks area. The project will bring significant social, economic and environmental benefits to the local area with wide public benefit, providing modern, attractive and fit for purpose health and wellbeing facilities with a particular focus on underrepresented groups and those most in need. The project has been identified in the Sevenoaks Town Neighbourhood Plan 2020-38 and benefits from local support. It is noted that the applicant is asking for 40% of the total project cost, and has not benefited from CIL funding previously.
- 33 After reviewing the application and supporting evidence, it is recommended by Officers that £787,500 of CIL funding be awarded to support the delivery of the project, subject to a condition that ensures that funding for the full cost of the project is secured before the CIL funding is released. It is considered that the scheme provides significant public benefit and represents good value for money, therefore demonstrating appropriate use of CIL funds.

Appendices

Applicant's original bid pro-forma and supporting information

Background Papers

None

Contact Officer(s): Emma Henshall Ext. 7358; Carlyn Kan Ext. 7246

Richard Morris

Deputy Chief Executive and Chief Officer for Planning & Regulatory Services

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SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD
BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
Greatness Recreation Ground/Sevenoaks Town Football Club - Greatness Community Pavilion.

Description of Scheme
<p>The proposed scheme at Greatness Recreation Ground, Sevenoaks, involves the construction of a two-story community pavilion housing, multi-purpose activity spaces, treatment room, gym and associated facilities. - This CIL funding request will unlock significant funding from the Football Foundation to create a community asset which will be open to the public 7 days a week and support all users of Greatness Recreation Ground, whilst also assisting Sevenoaks Town Football Club to continue to help the local community to remain active with a particular focus on underrepresented groups and those in most need. The completed building will generate a sustainable income which will be used to ensure the facility is maintained and managed to secure community football for the next generation, and the multi-use design of the facility will facilitate the provision of community group exercise/counselling/support/information sessions in an inviting and informal setting and will be offered completely free of charge to strategic community partners who support vulnerable communities and underrepresented groups. This is a</p>

Description of Scheme

collaborative project working with these strategic community partners to achieve a common goal of improving the lives of the residents of Greatness and surrounding areas.

Planning permission has been approved, all planning conditions discharged and a significant amount of funding/investment already earmarked for the project making the deliverability of the scheme high

Artist impression of Greatness Community Pavilion



Page 152

1	Working in Partnership	
	Is this scheme promoted by your organisation in partnership with another organisation(s)?	Yes

1	Working in Partnership	
	Organisation Name(s):	<ol style="list-style-type: none"> 1) Sevenoaks Town Council (Signed letter of Support required) 2) Football Foundation (signed Letter of Support Provided) <p>Community Collaborators</p> <ol style="list-style-type: none"> 3) Head in the Game (Mental Health Support) Letter of support provided 4) Sevenoaks Samaritans (Letter of support provided) 5) Sevenoaks Wellbeing Team (Letter of Support Provided) 6) Omnifit Sevenoaks (Letter of Support Provided) 7) Sevenoaks Foodbank/Hope Church (Letter of Support Provided) 8) ManVFat
	Responsible individuals(s):	<ol style="list-style-type: none"> 1) Linda Larter, Chief Executive 2) Paul Lansdale – Chairman Sevenoaks Town FC
	Signature(s) on behalf of other supporting organisations	Signed letters of support have/will be provided separately

Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.

Sevenoaks Town Council have provided a letter outlining its commitment to the project as identified in the Sevenoaks Town Neighbourhood Plan recently successful at referendum.

Sevenoaks Town Council who are the landowner and will therefore be landlord of the proposed development will have access to the facility for 2 hours per week free of charge to carry out youth work for identified target groups within the local community. This along with all other partnership arrangements will be secured via a mutually agreed Service Level Agreement (draft of which can be made available upon request) to ensure the security of access for the next 10 years (Subject to agreement). The attached signed letter of support outlines their continued support of this project and the importance it, and Sevenoaks Town FC, have in the local community.

Kent FA Understand the importance of Sevenoaks Town Football club and the incredible work that it does to support both grass roots football and also the wider community. Kent FA were supportive of the recently completed Local Football Facility Plan which is an independent document identifying areas of potential external investment. Greatness Park Pavilion was identified as a priority project.

**Kent County Football
Association Limited**

Kent FA Football Development
Invicta House, Cobden Park, London Road,
Ditton, Nr. Aylesford, Kent. ME20 6DQ
Tel: 01622 792140 Fax: 01622 790658
Email: info@kentfa.com www.kentfa.com



Paul Landsdale
Sevenoaks Town FC

Dear Paul,

RE: Sevenoaks Town Football Club – Funding Application at Greatness Park.

It was good to meet with the club to get an update regarding your plans for the proposed new pavilion at Greatness Park.

I am pleased to confirm that the project is identified in the Sevenoaks Local Football Facilities Plan and has been confirmed as a strategic priority of the Kent FA, Sevenoaks District Council, and the local football community. Kent FA are fully supportive of your efforts to improve the changing facilities and grass pitches on the site for the local football and wider community in general.

If you need any further support, we would be very happy to provide this.

Kind regards

Jeff Davis
Head of Football Development and Investment
Kent FA

Football Foundation have provided a signed letter outlining their indicative support for the scheme however as they are a “last resort” funder they need to see that we have exhausted all other funding avenues. The Football Foundation support is based on the evidence obtained in the Local Football Facility Plan which ranked the project as their priority Clubhouse/pavilion project in the region. They have

provided support and guidance throughout the design and planning process and remain extremely keen to financially support the scheme as a result of the incredible community outcomes that will be delivered from it.



25 July 2023

Dear Paul,

RE: Sevenoaks Town Football Club- Football Foundation Funding Application at Greatness Park.

Thank you for your recent update regarding your plans for a proposed new pavilion at Greatness Park.

I am happy to confirm for the purpose of your additional internal funding requests that we are expecting a bid from the Club for grant aid. At the stage of submission, we would expect all matters relating to the security of tenure, confirmed partnership funding, confirmation of planning, cost certainty (following the tender process) and all legal matters to be confirmed and evidenced within the funding application.

The Football Foundation provides grants for organisations in building or refurbishing facilities such as changing rooms/pavilions and playing surfaces for community benefit, with money provided by the Premier League, The FA and Government (via Sport England).

Unfortunately, I am unable to provide you with any written commitment of funding. All grant applications are independently assessed, and a recommendation is based on the bid's quality and the outcomes each project will achieve.

However, I can confirm it is a strategic priority of the Kent FA and Football Foundation to support Sevenoaks Town Football Club to improve the changing accommodation and grass pitches at the site to ensure that will have the greatest impact on local communities.

I hope this letter provides you with the reassurance of our support for the project, but if you or any of your committee members or partners would like to discuss this matter in any further detail, please do not hesitate to contact me.

Yours sincerely,



Lee Suter
Delivery Manager



As a collaborative scheme designed to support the local community to thrive, and following community engagement and local insight, there are various other organisations that will be partners on the project but more from an outcome perspective as opposed to a funding perspective. We do not want a lack of available capital investment to be an obstacle to partners getting involved in this project and supporting the local community. The ongoing delivery of the outcomes that they will be providing will count as their contribution to the scheme.

A key contributor to securing these outcomes will be Sevenoaks Wellbeing Team who will be using the facility as a hub for several their outreach programmes. As cost is always a barrier to providing community outreach and with facilities being expensive, the intention is to have an SLA in place which secures discounted access to the facility at mutually agreeable times for outreach programmes to be delivered for the local residents in most need, receiving free access.

Improved Mental Health

Sevenoaks Town Football Club already work closely with various agencies to support mental health within the community. Once the new facility is completed we will be introducing **Head in the Game** football focused mental health sessions which will run collaboratively with **West Kent Mind** and **Sevenoaks Samaritans** to help address the issue of poor mental health amongst men in the community, using football as the conduit to deliver this important advice with the aim of improving/saving lives.



I hope this letter finds you well. I am excited to share with you the incredible impact that "Head In The Game" is poised to have on the Sevenoaks community through our upcoming mental health football sessions.

In a world where mental health challenges have become increasingly prevalent, initiatives like "Head In The Game" play a vital role in fostering a supportive and inclusive environment. Our football sessions are not just about the sport, but also about creating a space where individuals can come together to address their mental health concerns, build connections, and find solace in shared experiences.

One of the most critical aspects of our program is its potential in suicide prevention. By providing a safe platform for people to talk openly about their feelings, struggles, and triumphs, we are paving the way for early intervention and support. The power of conversation cannot be understated, and our sessions will undoubtedly contribute to reducing the stigma around mental health issues, encouraging individuals to seek help when needed.

Moreover, "Head In The Game" is a haven for enhancing fitness and overall well-being. Physical activity has been proven to have a positive impact on mental health by releasing endorphins, reducing stress, and boosting self-esteem. Our football sessions not only offer an opportunity to improve fitness levels but also to engage with others who may be facing similar challenges. The camaraderie built on the field can extend beyond the sessions, forming lasting friendships that provide ongoing encouragement and support.

As we look ahead, I am confident that "Head In The Game" will become a cornerstone of the Sevenoaks community. By uniting individuals through the love of football and a shared commitment to mental health, we are creating a stronger, more resilient community. Together, we can make a difference, fostering an environment where everyone feels heard, valued, and supported on their journey to better mental well-being. Thank you for your support in making this initiative a reality. Together, we are taking important steps toward creating a brighter and healthier future for the people of Sevenoaks.

Regards

M Pinkney

Mark Pinkney CEO – Head In The Game



Dear Chairman

I am writing to you to offer the full support of Sevenoaks Samaritans with regards to the proposed Pavilion Project at Greatness Park.

We see the project as a step forward in being able to make a real impact to the physical and mental health of the residents of Sevenoaks. Having worked closely with you since our opening in Sevenoaks we appreciate Sevenoaks Town FC's commitment to the local community. The Club has been an valuable platform to raise the awareness of our services and therefore work towards our goal of reducing the amount of death by suicide. Your support has also been vital in us being able to fundraise and recruit new Samaritans therefore being able to maintain our service.

At the Club there has always been a very progressive attitude in offering its members, and the local community, so much more than just Football. Hopefully the new facilities will allow this approach to flourish. The "Head in the Game" initiative is one we are looking forward to working with you on as from our point of view it targets a couple of our very high-risk groups, i.e young people and Men under 50. The new Pavilion will be an important place for the delivery of the mental health sessions based around this scheme and indeed any workshops or support that we give you in the future.

As you know from having visited our premises, we lack any space to carry out meetings and training sessions and currently have to rent these when we need them. Looking at the plans, the use of the Function Room and the Meeting Room on occasions would be really helpful from our point of view, providing vital support to a local Charity and therefore the local Community.

We look forward to watching this exciting project develop and working collaboratively with you and other local organisations to improve Mental Health for the residents of the Sevenoaks Area.

Dave Hickson

Community Relations Lead

Sevenoaks Samaritans

105 St Johns Hill, Sevenoaks Kent TN11 3PF

Sevenoaks Samaritans is part of Samaritans, a charity registered in England and Wales (219931) and in Scotland (SC040666) and a company limited by guarantee registered in England & Wales (763171).

Strategic Youthwork aimed at Supporting Young people at risk

Working with **Sevenoaks Town Council**, this project will provide a guaranteed home for council supported youth sessions for the next 10 years. Having these sessions in the heart of the community, and in an area where many of the young people receiving the support will naturally congregate (Greatness Park) will really help the success of these sessions and guarantee maximum impact.

Social Community Walking Groups

Sevenoaks Wellbeing Team already host a social walking group on Thursdays at 2pm at Greatness Park, with the meeting point being the carpark. Once the pavilion is operational the meeting place will change to the community pavilion which will then enable refreshments and social interaction after each walk increasing cohesion and reducing isolation. The intention is to increase this offering to multiple days per week.

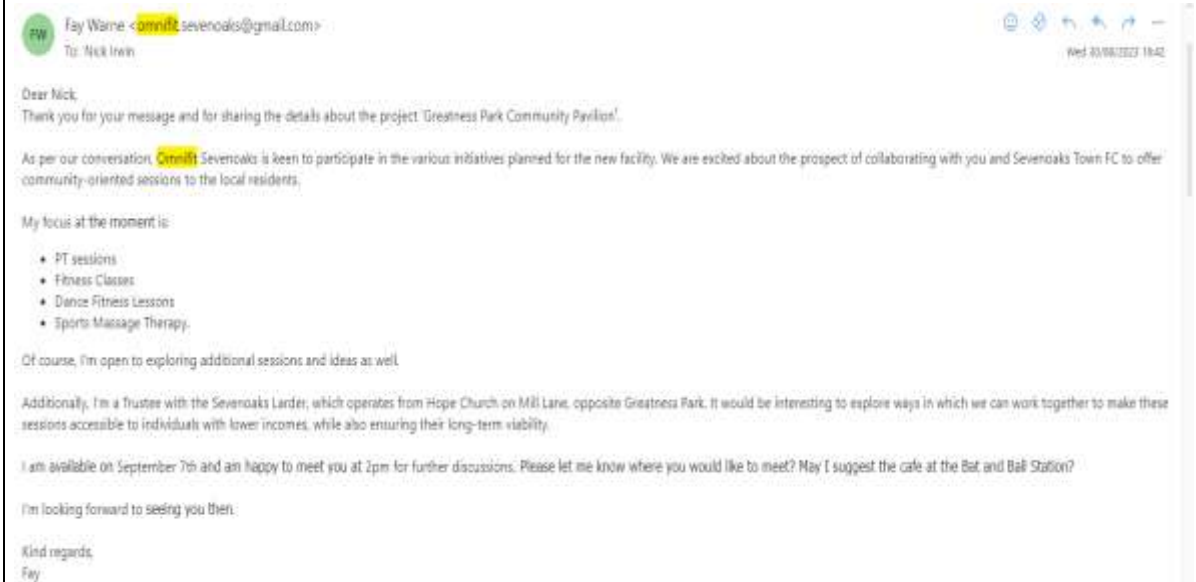
Community Running Club

As an extension to the Walking group, there will be looking to host social running/jogging clubs from the new pavilion. These will either be hosted by club volunteers, or we will reach out to local fitness providers who would agree to host these on our behalf in return for discounted access to the small PT/Rehab gym which is being built as part of the scheme. The social element of the club will be important, as will the non-competitive nature of the club. Couch to 5K and similar initiative will be the focus.

Community Group Exercise

The versatility of the proposed space will enable the delivery of a multitude of different classes in the space. Sevenoaks Town Football Club are not in a position to currently lead on these sessions however we are looking to link up with a local company called **Omnifit-Sevenoaks**. **Omnifit** provide personal training and

community group exercise classes but have a real focus on supporting those that need the most help including really good connections with the local foodbank. The intention is to provide access to the studio space at a heavily discounted rate in return for access being granted **Free of Charge** for those in financial difficulties.



Rehabilitation/Massage

The Treatment room will be used by the club physio, however outside of this use, it will be available for private use as well. Through the partnership with **Omnifit** and the **local foodbank/Hope Church**, we intend to offer access to these facilities to help those in financial difficulty access to essential complimentary therapies which they would otherwise have no access. In return for collaborating with us and offering these services to the local community, **Omnifit** will receive discounted access to the room to run the more commercial element of the services they provide. **Please also see letter of support above.**



Hope Church
The Mill Lane Centre
Mill Lane
Sevenoaks
Kent,
TN14 5BX
Office telephone: 01732 484450
email: office@hopechurch7oaks.org
website: www.hopechurch7oaks.org

6th September, 2023

Dear Nick

Many thanks for your recent contact regarding the proposed new Pavilion Project for Sevenoaks Town Football Club.

I am happy to say that Hope Church is very supportive of this initiative and is fully behind the new development.

Sevenoaks Town FC is clearly a very popular and successful club and obviously needs better facilities such as the Pavilion to cater for the many fans and players that turn up throughout the weekend.

Investment of this kind would be excellent for the area as well as club, particularly since it is proposed to provide space for community-based initiatives located in the new building during the week. Hope Church would be very happy to work with STFC and the Sevenoaks Larder on any of these ideas if required.

My only observation – and this is in no way a criticism of the Pavilion idea – is that the development does urgently need more car parking capacity.

The numbers turning up on match days often leave the roads packed with cars and can make access to and from Mill Lane a challenge.

Indeed, Hope Church can attract more than 150 people each Sunday and when the Club is playing at home on the same morning, parking is a major challenge.

I am delighted that the Club and the Church have a very positive working arrangement and do try and ameliorate the problem by sharing car parking capacity when possible (such as Saturday mornings when the Club can use our parking spaces, and evenings when the Church uses parking at the Club).



Hope Church Sevenoaks
Registered Charity: 1142887
Company No. 07807355



Hope Church Sevenoaks
Registered Charity: 1142887
Company No. 07807355

However, more parking is needed and I would suggest that a 'green' parking overflow would be beneficial, located on the far side of the current car park and to the side of the main artificial pitch.

Even simple low-cost matting – that allows grass to grow through it – is currently used in sports clubs and stately homes around the UK – would enable residents to keep a natural green feel to this area of the Recreation Ground, but provide valuable parking when necessary.

Hope Church would be happy to consider contributing funds towards the establishment of this additional parking capacity, provided we could also benefit from its use.

Again, many thanks for your time, and to confirm we are completely behind the Pavilion Project development.

Yours sincerely



Adam Northcroft
Pastor, Hope Church

Weight Management Programmes

To help tackle the ongoing battle against obesity, weight management programmes will be launched at the facility. Working with **ManVFat**

<https://www.manvfatfootball.org/> we will use the appeal of the football club to attract men who love the game but have let themselves become overweight. With the rest of the population being supported through collaborations with organisations such as **Sevenoaks Wellbeing** and **Omnifit**.

The screenshot shows an email interface. The main body of the email is on the left, and the right sidebar contains the sender's information and a list of attachments.

Dear Nick,

Thank you for reaching out and explaining the exciting community project you have planned at Greatness Park.

As discussed, there are a number of initiatives which we would like to be involved with at the proposed new facility and we would really like to be kept informed and engaged in the project as it develops. Among initiatives discussed, of particular interest is the men's mental health and sport programme as well as our Tier 2 weight management program we run in-house at the council.

We wish you the best of luck as the project continues and look forward to working with you on the community Pavilion and if appropriate using it to help bring increased health benefits to the local community.

Best Wishes
Jolanda Gjoni
Health Team Leader
Sever Oaks District Council

Healthy Living Proj
<healthy.living@severoaks.gov.uk>
To: Nick Irwin + 1 other Mon 04/02/2023 15:09

draft letter of support.docx
13 KB

Attach a file
Thank you so much! I really appreciate it!

Thank you, and see you soon!

Hi Nick
I hope you are well.
Of course, please see letter attached.
Looking forward to seeing you on the 27th September.

Kind Regards
Jolanda Gjoni
Health Team Leader - Health & Communities
People & Places | Sever Oaks District Council | Council Offices |
Argyle Road | Sever Oaks | Kent | TN13 1HG
Tel: 01730 227 321

2	Planning Permission Details	
	Is planning permission required for the scheme?	Yes
	If yes, has it been applied for?	Yes
	If no, please explain why?	
	If planning permission has been granted – please provide details and a reference number.	Yes 20/03804/FUL - https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=QM41S6BKHAD00&activeTab=summary Y All conditions attached to the application have now been successfully discharged.
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	Landlord consent has been provided
	Consent required	Landlord consent was required and has been received by Sevenoaks Town Council
	Date Granted	28 th Sept 2021

Need for the Scheme

3	List of projects or development that result in the need for this scheme:
---	--

Sevenoaks Town FC already provide recreational football opportunities for the local community and have been doing so since 1883 and They currently have 70 teams including 58 juniors including 4 girls teams, 2 adult Women, 1 adult Men, 4 pan disability, 1 Wellbeing plus "giving football a go" for children aged 4 to 10 year olds . They employ 4 part time members of staff however the vast majority of the work done at the club (including coaching and grounds work) is done by a team of dedicated volunteers which all combine to provide regular physical activity to approximately 1000 people per week. The adult teams also continue to be a positive focal point for the local community with spectators ranging from 150-500 at each home game.

As a community focused club and the increased need for alternative services for members of the community requiring additional support, STFC have stepped up to help residents of Northern Sevenoaks to access these services and the support that they are providing both directly (through the club) and indirectly (through project partners) is limited by the facilities currently available.

The Football Club have their Ground in the corner of Greatness Recreation Ground and have recently funded in partnership with Sevenoaks Town Council (match funding) an artificial 3G pitch which enables the pitch to be used all year round. The intention is for the new pavilion to support the users of the 3G and the other visitors to the park, increasing satisfaction from the end users therefore increasing the probability of repeat visits, impacting sport/recreational participation and having a positive impact on the health of the community. The 3G Pitch and the new Pavilion are owned by Sevenoaks Town Council to safeguard public funds and leased on a peppercorn rent to the Sevenoaks Town Football Club.

Northern Sevenoaks was identified as an area with untapped potential which needed regeneration, and this resulted in the creation of the Northern Sevenoaks Masterplan, which was completed in 2017 and designed to set out a vision of how developments should be guided over the next 15-20 years. Greatness Recreation Ground plays an important part of this plan and the development of additional facilities at the site and the support of this project is also encouraged. There are plans for 1000 new homes at the quarry on the edge of Greatness Park which will bring a large number of additional residents to the area requiring amenities and support. The new pavilion will be a key part of the leisure infrastructure needed to help support this imminent growth and increased demand.

Greatness Recreation Ground has an ongoing Management and improvement plan which is a working document documenting the ongoing improvement and upgrades to the park since the Town Council took ownership of it in 2007. This has seen the gradual increase in use and as a result further investment and developments like the community pavilion are required.

The new community Pavilion will increase participation in the various programmes being run and will also make these projects and the club as a whole more financially sustainable as a result of the increase income that will be generated through secondary spend generated from the new facilities.

Adjacent to where the new facility will be built is an existing Skate Park. This is a great place for young people to congregate and have fun, however it is currently isolated in the evenings as there are no ancillary facilities very close by. With the installation of the new pavilion this will increase footfall in the area, provide additional lighting and give skate park users access to first aid assistance / support if required and help combat any anti-social behaviour.

There are various developments recently having taken place or that are due to take place in the Northern Sevenoaks area which will **increase the population** and demand for recreational opportunities and facilities. The following planning permissions resulting in additional housing and been granted for development in Northern Sevenoaks are considered relevant:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road – 800 residential units with advertised capacity of 1,920 people, 150 elderly speciality care units. Pending reserved matters applications. When this is complete, there will be a significant increase in the number of park users as well as people requiring the additional services being proposed for the facility.

In addition, the following planning permissions resulting **in more visitors** to Northern Sevenoaks have been granted and/or completed recently:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road – Business, retail, leisure and sports uses, new primary school. When considering the increase in visitors, students and employees, it is evident that the Recreation Grounds are likely to see a significant increase in visitors. Pending reserved matters applications. Pending reserved matters applications.
- 20/01860/LDCPR – Bat and Ball Centre – Multi-use games court
- 18/02810/FUL – Bat and Ball Centre – Refurbishment of community centre. Complete and hired for community use – with meeting rooms and 2 large halls. Maximum capacity 490 people at a time. **Completed and in high demand for event hire.**
- 17/01976/FUL – Haywards, Otford Road (Aldi store) – 107 parking spaces and 5 disabled parking spaces. This site generates high usage with shoppers and employees. Completed and in use.
- 17/00320/FUL – Bat & Ball Railway Station – Café and community facilities. Completed and in use; this site generates high usage with café visitors as well as hall hirers. It also holds heritage events which generates additional visitors.

The following additional developments within other Sevenoaks Town Wards are considered relevant due to their increasing the population of Sevenoaks Town.

Reference Number	Address	Number of: dwellings / bedrooms / capacity	Planning Status and Building status (if known)
22/00754/FUL	91A Hitchen Hatch Lane	4 dwellings / 16 bedrooms	Granted
22/00683/FUL	Berkeley House, 7 Oakhill Road	69 units / 150 bedrooms / 283 person	Allowed on Appeal Status: Not started
22/00512/OUT	Sevenoaks Quarry, Bat and Ball Road	800 residential units, 1,920 person	Granted
21/04179/FUL	Barclays, 80 High Street	150 elderly specialist care units Business, retail, leisure and sports uses Primary school	Granted
21/02709/FUL	9 Pembroke Road	6 flats / 11 bedrooms	Granted
21/02144/FUL	Sunny Hatch, 91 Hitchen Hatch Lane	7 units / 15 bedrooms / 30 person 6 Open plan office space Gym space	Granted
21/00736/FUL	Kingdom Hall, Cedar terrace Road	2 dwellings / 5 bedrooms	Not started Granted
21/00644/FUL	150 High Street	5 flats / 9 bedrooms	Under Construction Granted
20/03476/FUL	136 High Street	107 flats / 176 bedrooms 39-42 new employees	Not started Granted
20/03395/FUL	40 High Street	4 flats / 5 bedrooms / 7 person	Under construction Granted
20/01355/FUL	Land South West of Otia Tuta, Grassy Lane	2 units / 10 bedrooms	Not started Granted
20/00928/FUL	Land North East of Heron Wood, Gracious Lane	3 units / 9 bedrooms	Not Started Granted
19/03411/FUL	Barberries, 7 Beaconfields	3 dwellings / 13 bedrooms	Under construction Granted
21/00645/CONVAR		6 units / 14 bedrooms	Under construction Granted
19/02804/FUL	43-45 High Street		Not started
19/00284/FUL	The Royal Oak Hotel, High Street	20 units / 33 bedrooms / 61 person	Granted

18/03801/FUL	9 Pembroke Road	9 flats / 14 bedrooms	Not Started
18/02881/FUL	48 High Street	4 flats / 7 bedrooms	Granted
18/02403/FUL	Crabbs Hill, 55 Mount Harry Road	10 flats / 22 bedrooms / 42 person	Not Started
18/01020/FUL	J H Lorimer 78078A High Street	5 dwellings / 9 bedrooms / 16 person	Granted
17/01534/FUL	19 Mount Harry Road	2 dwellings / 10 bedrooms	Under Construction
18/00183/MMA	Land North of 58A The Drive	5 flats / 10 bedrooms	Granted
18/00109/FUL	129 St Johns Hill	2 flats	Completed
18/00061/FUL	Car Park Rear of 138-148 High Street	4 houses / 8 beds	Granted on appeal
14/00967/FUL	31 Granville Road	7 dwellings / 14 bedrooms	Granted
17/03927/MMA	107 High Street	1 unit	Granted
17/03797/FUL	Haywards, Otford Road	Aldi store, 107 car parking spaces, 5 disabled spaces	Granted
17/02982/FUL	14 Wickenden Road	1 dwelling / two bedrooms	Granted
17/01976/FUL	6C & 6D Gordon Road	2 houses, 10 bedrooms	Granted
17/01305/FUL	First Floor and Second Floor 14-18 London Road	4 dwellings	Prior Approval Not Required
16/00548/FUL	Former Site of the Farmers, London Road	39 flats / 73 bedrooms	Status: Not Started
17/03560/PAC		4 retail units	Allowed on Appeal, Status: Under Construction
13/03596/FUL			

4	How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):
	Capacities as indicated above.

Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:

5 Page 171	Economic Benefit
	<p>By supporting this project there is an opportunity for the Local Football Club to become financially sustainable through increased secondary spend through the clubhouse and gate receipts, but also attract increased visitor numbers to Greatness Park, through providing ancillary facilities to complement the existing facilities at the recreation ground. This was independently identified in the SWOT analysis in the Masterplan as being a real opportunity for the area that would support the regeneration of the Northern Sevenoaks.</p> <p>Jobs will be created in the management of the new facility as well as lower skilled roles such as hospitality and catering. The collaborations with local groups providing the activity sessions will help them to increase income, whilst also supporting those in financial need by allowing them access to these much needed services free of charge.</p> <p>Unlike many similar sessions, all community classes/course will be financially sustainable whilst also enabling free access to those in financial difficulties and therefore will not require ongoing grant funding to secure their continuation. This enables this money to be focussed in other areas therefore increasing the economic benefit of the scheme.</p>

Agenda Item 4e

6	Social Benefit
Page 172	<p>This is a community project which is designed to use collaboration with local organisations to ensure that we can provide much needed services to the members of the community that require the most help in a sustainable and cost effective way. By exploring innovative partnership arrangements that contractually secure ongoing discounted access to the facilities in return for providing the sessions completely Free of Charge to target groups, whilst also helping to promote the paid sessions to our huge database of members, This will ensure that the sessions provided are both affordable to those who need support, and profitable for the partner organisation. This enables all sessions to be financially sustainable providing the longevity required to maintain the provision. By doing this we will be able to have an immense social impact on the local area reducing isolation and increasing wellbeing and physical fitness for the long term as opposed to just a short period of time (as funding allows) before the programme is cut.</p> <p>You will also have seen from the large number of community groups who support the project that this is a scheme that is designed to bring the Greatness community together and support those in most need. Whilst there will also be a benefit in terms of supporting Sevenoaks Town FC, increase its profile, as a community focussed club we are really excited about the opportunity to operate a facility which will be doing so much community benefit.</p>

7	Environmental Benefit
<p>By improving facilities which support outdoor recreation in Greatness Park This will encourage more local people to use the site for walking, running, football, outdoor gym, new classes etc.... This will negate the need for them to travel further afield to access either similar facilities elsewhere or the indoor equivalent. This will take cars off of the road therefore having a beneficial impact on the environment. We also anticipate that people who participate in outdoor pursuits in their recreational time are more likely to not use the car for shorter journeys compared to their more sedentary peers again having a positive impact on the environment.</p> <p>The facility itself will be built to the highest standards with full consideration being given to the environmental impact of the construction and the ongoing impact it has on the environment. This will ensure that fossil fuel usage is kept to an absolute minimum whilst also helping to keep running costs as low as possible. In addition to this, the design is environmentally sympathetic and has included features such as a Sedum Green roof and also a Living Wall– These features will help provide important microclimates for insects and therefore birdlife. These attractive and environmentally important features also reduce surface water run off from the building contributing towards a more sustainable drainage system. In addition, green roofs and living walls have been shown to have improved thermal qualities which therefore reduces the need for air conditioning in the summer and reduces heating use in the winter.</p> <p>The design of the facility has taken the aesthetics of the environment into consideration and the living walls and roof once established will really complement the existing environment and the look of greatness park. Construction of sports facilities are rarely aesthetically pleasing but a lot of time, money and effort has been put in to ensuring that this facility is a real community asset, and the residents of Greatness are proud to have it at their local park.</p> <p>Additional time has been spent ensuring that the immediate surrounding areas are enhanced as well by providing additional shrub planting to further complement the “green” design of the building seamlessly embedding it into the existing environment.</p>	

8	Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?
---	---



Creating a new sports pavilion/community building including café and public toilets was prioritised A1 (top priority) in the Sevenoaks Town Sports Strategy conclusion and recommendations – subject to funding, planning requirements and public consultation (see above screenshot)

This is supported by Policy S1 in the STNP:

Policy S1: The Neighbourhood Plan will support the provision of new sports facilities across the town [...] The provision of new facilities, and enhancements and improvements to existing sports facilities across the town, will be delivered in line with the Sevenoaks Town Sports Strategy.

The STNP states that “*future development proposals, which comply with the Sports Strategy, will be supported*” and also states the following:

There are significant plans to improve facilities at Greatness as set out in the Sevenoaks Town Sports Strategy and in the Northern Sevenoaks Masterplan.

These include:

- *The provision of a 3G pitch at Greatness (this was completed in 2017);*
- *The potential construction of a new sports pavilion / community building including a café and public toilets at Greatness; and*
- *The potential opening up Sevenoaks Quarry (the Tarmac Site) to the north of Greatness Recreation Ground to create a significant new area of publicly accessible open space and a water sports lake.*

- Extract from Sevenoaks Town Neighbourhood Plan

The Northern Sevenoaks Masterplan also lists “*construction of a new sports pavilion*” as one of the proposed long-term improvements to the offer at the Greatness Recreation Ground:

“*Greatness Recreation Ground is another one of Northern Sevenoaks positive assets. This open space has a very different character from the Wildlife Reserve. It is an active space with a play park, skate park and playing fields. The Sevenoaks Town Football Club rents the playing fields from the Town Council. The football club has a number of long-term ambitions. These are shown on the masterplan and include:*

- *Resurfacing of the adult pitch with a 3G material;*
- *The construction of a new pavilion with new changing rooms, a meeting room, a kitchen / refreshment area, storage facilities and a medical room along with a separate community area / café; and*
- *Provision of a Multi-Use Games Area (MUGA)”*

- Extract from Northern Sevenoaks Masterplan

Below is a screenshot from the map, showing the proposed pavilion.



Figure 4.8 Potential improvements to Greatness Recreation Ground

Finally, to note, STNP policy S1 is identified as one which “contribute[s] towards the Neighbourhood Plan intention to meet the government’s zero carbon commitment” – so has that added benefit.

By increasing visitor numbers to the recreation ground by improving facilities, there will be an improvement in both physical and mental health as identified in the Sevenoaks District Council Community Plan Priorities 2019-2023.

In an independent study as part of the assessment of facilities in Sevenoaks, Greatness Recreation Ground and the need for improved facilities at Sevenoaks Town Football Club was identified in the Local Football Facilities Plan. The focus of any development and financial assistance from the Football Foundation would be on the basis that it would support further growth in participation especially in Women, Girls and Under represented groups.

The Sevenoaks district Economic development strategy vision is for Sevenoaks District to have a dynamic growing and inclusive economy for our businesses, communities and visitors that is kind to the environment, contributes to the health and well-being of all our residents and supports our commitment to achieving Net Zero carbon emissions by the Council by 2030. It is felt that this development supports this ambition by providing improved leisure facilities at the heart of the community which it is supporting.

9	How does the scheme identify with the Council’s Infrastructure Delivery Plan (IDP) and its priorities?
	<p>The STFC Sports Pavilion identifies with SDC Infrastructure Delivery Plan (IDP) as a Sports Venue with Community Facilities.</p> <p>The new sports venue will provide for current and future developments. Adjacent to the site is planned a large new housing development – Sevenoaks Quarry which is referenced as a strategic site within the SDC IDP.</p>

	How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?
	<p>Whilst not an environmental project this scheme will have environmental benefits by promoting local activity and reducing travel therefore improving air quality. The building itself, with its Seedum roof and Living wall will provide additional habitats for wildlife to flourish. As part of the project there will be biodiversity enhancements such as Additional Bat and Bird Boxes and the Glazing specified in the design will have exceptional thermal properties. No gas will be installed at the site and as a result any heating will be generated by Air sourced Heat pumps. All the above will contribute towards the improved energy efficiency of the building.</p>

Funding

11	Total Project Cost
	£1,975,000

12	Funding from CIL Details
	Funding required from CIL. £787,500
	Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety. Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are awaiting a decision in regard to the funding, or whether you are investigating the source of funding.
Page 179	1) Stadium Improvement Fund £150,000 status = To be confirmed – Indicative support from Football Foundation 2) STFC Match Funding £150,000 status = confirmed 3) Football Foundation £800,000 status = Application Pending 4) Sevenoaks Town Council £87,500 status = confirmed 11 th September 2023.

13	Staged Payment Details	
	Is this bid for staged payments?	No (but if it helps it could be considered)
	Will staged payments be accepted?	Could be considered
	Please provide details of anticipated funding requirements and timetable	Whilst we would like confirmation of CIL funding as early as possible, as this would be required to unlock the Football Foundation Contribution,

13	Staged Payment Details	
		ideally funding would be received prior to construction taking place. If, however staged payments would help with cash flow, this could be considered.

14	Town & Parish Councils CIL Funding	
	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Yes
	Details of bid	£87,500
	Decision made	Confirmed 11 th September 2023
	Details of decision	STC Community Infrastructure Committee Confirmed 11 th September 2023 to partnership with the project and provide funding of £87,500.
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	This is a collaborative bid with the Town Council who will ultimately be the owner of this new asset with Sevenoaks Town Football Club being the long-term tenant.
	If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this	

15	Would the scheme be fully funded if the CIL contribution is agreed?
	Yes, subject to confirmation of Football Foundation Funding. The Football Foundation are a last resort funder so will ordinarily provide the remainder of the funding required to support any scheme. Support is needed from Sevenoaks District Council to help unlock this significant Football Foundation Funding to build this important community asset and secure leisure provision for the long term benefit of the local community.

16	Has this scheme already benefited from CIL funding through the CIL Spending Board?
	No
	If yes, please provide further justification as to why further CIL funding is required for this project.

17	Has this scheme/land/building already benefited from funding from Sevenoaks District Council? Note- this can include grants, section 106s, a Community Fund etc.
	No
	If Yes, please provide further details of amount and the project involved.

18	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	No
	If yes, please explain why CIL is still required following an exemption.

Deliverability

	Does your organisation have the legal right to carry out the proposed scheme? If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes in partnership with Sevenoaks Town Council / landowner. Planning permission has been achieved and all conditions discharged.

20	Anticipated start date for delivery of the scheme
	Summer 24

21	Anticipated finish date for the delivery of the scheme
	Early 2025

22	Anticipated date when CIL funding will need to be made available
	For start of construction date as above

23	Does land need to be purchased to facilitate the scheme?
No	
If no, please provide details:	Land is owned by Sevenoaks Town Council who fully support this application and acknowledge the huge benefit that this will have on the local community.

24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	Quarterly Reports relating to the construction progress will be supplied

25	<p>Please provide details of the management and timescales of the project.</p>
	<p>The Project will be managed by Sevenoaks Town Football Club and Sevenoaks Town Council (as per 3G pitch which was previously installed). Sevenoaks Town Council will manage all public finances, including cash flow, payment to contractors, VAT Claims and conditions of the Football Foundation Grant.</p> <p>To ensure due diligence of the financial process around this project, the scheme and the associated accounts will be externally audited by government appointed Auditors.</p> <p>Timescale of the project is expected to be 6 months approx.</p>

26	<p>Has consultation been carried out on the scheme or is any planned?</p>
	<p>Carried out</p>
	<p>Please provide details (Note: Results can be attached separately if necessary.)</p>
	<p>The project is part of the Sevenoaks Town Neighbourhood Plan which was recently endorsed at referendum, Sevenoaks Northern Masterplan and Sevenoaks Town Sports Strategy, all of which were widely consulted. The proposed scheme was also widely consulted on as part of the planning permission process which was successful.</p> <p>We have reached out to multiple underrepresented groups and community organisations to try and understand their needs and to ascertain if there are any gaps in community provision that this project could potentially fulfil. This is an ongoing process and aligns well with the Football Clubs and Town Council objective of using this scheme to provide support to the local community through this project. This consultation is ongoing and have shaped the community partners involved to date, however this piece of work will continue and as the need changes other community collaborators will be added to address this need. Each of these collaborators will be supported by a signed SLA securing their use and the terms of the agreement.</p>

26	Has consultation been carried out on the scheme or is any planned?												
Carried out													
Please provide details (Note: Results can be attached separately if necessary.)													
<p>Finally, during August and September 2023, an updated local consultation was carried out to try and get more recent opinions on the improvements to Greatness Recreation Ground and included questions relating to the scheme and to ascertain whether the support that was previously shown remained. The results of this remained positive with 109 (98.2%) respondents having expressed their support.</p> <p style="text-align: center;">Greatness Recreation Ground Survey - current use and future improvements</p> <p>Q4 Sevenoaks Town Football Club have plans to create a new community pavilion at Greatness Park, aimed at improving provision for all Greatness Recreation Ground users. This will include improved toilets, changing and catering facilities. Is this something that you are generally supportive of?</p> <p style="text-align: center;">Answered: 111 Skipped: 0</p> <table border="1" data-bbox="241 1230 1332 1378"> <thead> <tr> <th>ANSWER CHOICES</th> <th>RESPONSES</th> <th></th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>98.20%</td> <td>109</td> </tr> <tr> <td>No</td> <td>1.80%</td> <td>2</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>111</td> </tr> </tbody> </table>		ANSWER CHOICES	RESPONSES		Yes	98.20%	109	No	1.80%	2	TOTAL		111
ANSWER CHOICES	RESPONSES												
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TOTAL		111											

26	Has consultation been carried out on the scheme or is any planned?															
	Carried out															
	Please provide details (Note: Results can be attached separately if necessary.)															
	<p>When asked if people would visit Greatness recreation Ground if the facilities were improved or updated, only one person indicated that they would not. The remaining 110 would either visit it <i>more</i> (94 people, 84.68% of respondents) and 16 would visit the same amount.</p> <p style="text-align: center;">Greatness Recreation Ground Survey - current use and future improvements</p> <p style="text-align: center;">Q2 If the facilities were improved or updated, would you visit more often?</p> <p style="text-align: center;">Answered: 111 Skipped: 0</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">ANSWER CHOICES</th> <th colspan="2" style="text-align: right;">RESPONSES</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td style="text-align: right;">84.68%</td> <td style="text-align: right;">94</td> </tr> <tr> <td>No - Would visit less often</td> <td style="text-align: right;">0.90%</td> <td style="text-align: right;">1</td> </tr> <tr> <td>No - Would visit the same amount</td> <td style="text-align: right;">14.41%</td> <td style="text-align: right;">16</td> </tr> <tr> <td>TOTAL</td> <td></td> <td style="text-align: right;">111</td> </tr> </tbody> </table>	ANSWER CHOICES	RESPONSES		Yes	84.68%	94	No - Would visit less often	0.90%	1	No - Would visit the same amount	14.41%	16	TOTAL		111
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TOTAL		111														

26	Has consultation been carried out on the scheme or is any planned?
	Carried out
	Please provide details (Note: Results can be attached separately if necessary.)
	In a more football specific internal survey in which members of the club, including parents of younger players were asked a number of questions regarding the facilities and the general running of the club, 65% responded to say they were more likely to participate in more sessions if the facilities were improved and 85% would participate in classes and courses if they were available in the clubhouse.

27	Is a relevant SDC ward member(s) supportive of the scheme?
	Yes - Councilor Alan Leaman is supportive and letter to follow in due course
	You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .

Is the relevant town/parish council supportive of the scheme?

Yes – See letter from Mayor

Please see letter from mayor of Sevenoaks below.



To: Sevenoaks District Council
 Community Infrastructure Levy Decision Board 12th September 2023

Dear Board Members

Re: Sevenoaks Town Football Club's Proposal for new Pavilion at Greatness Recreation Ground

Please take this letter as confirmation on behalf of Sevenoaks Town Council that it fully supports Sevenoaks Town Football Club's application for Community Infrastructure Levy funding towards the proposal for a new Sports Pavilion at Greatness Recreation Ground.

The Sevenoaks Town Neighbourhood Development Plan recently successful at a public referendum includes the need to deliver enhanced community assets for the town. The proposed pavilion is a need identified in the Neighbourhood Development Plan and the Sevenoaks Sports Strategy.

Sevenoaks Town Council has agreed to contribute £87,500 of its own CIL receipts as partnership funding towards the project.

We hope the CIL Board will support the provision of this Sports Pavilion enabling local people to have access to a first-class sports facility.

Yours faithfully,

[Redacted signature]

Clr Claire Shea
Mayor of Sevenoaks

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	Yes
	Please see previously attached letters of support which show the support for this project.

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
Page 189	Sevenoaks Town Football Club will be responsible for the ongoing management and maintenance of the facility with income to pay for this deriving from income generated and will be built in to the overall club budget.

31	Are funding arrangements in place for maintenance?
	Yes -
	Please provide details
	The clubhouse will be serving refreshments to park and 3G users/spectators generating a sustainable income, and commercial hirers will be invited to also use the multi purpose space at market rate with the income also contributing towards the running costs of the facility and ongoing renewals. The club has a long history of operating in a similar way as this is how we run at the moment. The i/e accounts shown below demonstrate that the facility will fit in with the existing operations of the club which is a commercially viable entity.

Clubhouse/Club Budget	2023
Turnover	
1st Team Gate Revenue	18,674.77
3rd party Pitch Hire	22,069.52
Awards Day Income	335
CAF payment	500
Club House Takings	102,819.87
Club House Rental	8000
Cup Prize Monies	22,537.14
Donations - Gift Aid	250
Donations Received - Senior Players	744
Donations Received - Junior Players	175,058.37
Football Camps	24,086.09
Fund Generation - Easyfundraising	259.47
Gift Aid HMRC	30,499.52
Grants	1,440.00
Paypal Club Shop	387.15
SEASON TICKETS 1ST TEAM	963.94
Team Sponsorship	16,790.00
Total Turnover	425,414.84
Cost of Sales	
CLUB HOUSE STOCK	53,551.66
Football Equipment - HEAVY ITEMS	5,073.34
Football Kit and Equipment	45,006.99
Total Cost of Sales	103,631.99
Gross Profit	321,782.85

Administrative Costs	
1st Team 3G Cost	17
1st Team CUP Gate Money Share	2,389.52
1st Team Hospitality	2,022.61
1st Team Match Officials	902.8
3G Costs Dept 2	3,612.00
Accountancy Fees	3,398.00
Advertising	4,093.00
Awards Day Equipment Hire & Oil	9,595.26
Bank Charges	215.86
Cleaning	1,820.00
Coach Transport Hire	1,745.00
Coaching costs	58,836.00
Covid 19	520
Credit Card / DD Costs	2,307.29
Credit Charges Not used	369.6
Electricity	11,873.77
External Pitch Hire	33,264.55
Football Camp Coaching Costs	16,560.00
General Expenses	5,211.78
General Rates	1,438.72
Kent FA	1,203.00
League fees	6,049.10
League Fines	1,805.00
Machinery Costs (servicing etc)	4,049.55
Miscellaneous Team costs	415.07
New Club House Fees	3,082.20
Physio	5,649.63
Pitch Materials Dept 0	1,943.38
Pitch Repairs Dept 0	23,633.71
Player Insurance	369
Premises Expenses	2,965.71
Premises Insurance	3,321.67
Printing	438.6
Professional Fees	34,833.68
Qualifications - DBS Safeguarding	2,440.00
Referee Costs	13,501.70
Rent	521
Repairs and Renewals	2,140.78
Signage	278.86
Staff Salaries	19,162.25
Sundry Expenses	271.65
The FA Cup	25
Waste Collection	158.79
Water Rates	2,043.47
Total Administrative Costs	290,495.76
Operating Profit	31,287.09

31	Are funding arrangements in place for maintenance?
	Yes -
	Please provide details

Page 191

192	Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.
	If further information is required please get in contact.

Agenda Item 4e

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature



Page 192

Name

PAUL WASSDALE

Position

DIRECTOR / TRUSTEE

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Paul Lansdale Sevenoaks Town Football Club Paul Lansdale [REDACTED]
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Linda Larter, Chief Executive Sevenoaks Town Council townclerk@sevenoakstown.gov.uk
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Linda Larter, Chief Executive Sevenoaks Town Council townclerk@sevenoakstown.gov.uk
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Linda Larter, Chief Executive Sevenoaks Town Council townclerk@sevenoakstown.gov.uk
Full company/charity name:	Sevenoaks Town Football Club Ltd
Registered No:	07298016 Ltd Company 1137673 Charity Number

Page 1 of 3

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at [Council's Privacy Policy](#).

Greatness Community Pavilion

Supporting Documents

Page 2

Artist Impression 1



Artist Impression 2



Page 5

Kent FA Letter of Support

**Kent County Football
Association Limited**

Kent FA Football Development
Invicta House, Cobdown Park, London Road,
Ditton, Nr. Aylesford, Kent. ME20 6DQ
Tel: 01622 792140 Fax: 01622 790658
Email: info@kentfa.com www.kentfa.com



Paul Landsdale
Sevenoaks Town FC

Dear Paul,

RE: Sevenoaks Town Football Club – Funding Application at Greatness Park.

It was good to meet with the club to get an update regarding your plans for the proposed new pavilion at Greatness Park.

I am pleased to confirm that the project is identified in the Sevenoaks Local Football Facilities Plan and has been confirmed as a strategic priority of the Kent FA, Sevenoaks District Council, and the local football community. Kent FA are fully supportive of your efforts to improve the changing facilities and grass pitches on the site for the local football and wider community in general.

If you need any further support, we would be very happy to provide this.

Kind regards

Jeff Davis
Head of Football Development and Investment
Kent FA

Page 6

Football Foundation Letter of Support



25 July 2023

Dear Paul,

RE: Sevenoaks Town Football Club- Football Foundation Funding Application at Greatness Park.

Thank you for your recent update regarding your plans for a proposed new pavilion at Greatness Park.

I am happy to confirm for the purpose of your additional internal funding requests that we are expecting a bid from the Club for grant aid. At the stage of submission, we would expect all matters relating to the security of tenure, confirmed partnership funding, confirmation of planning, cost certainty (following the tender process) and all legal matters to be confirmed and evidenced within the funding application.

The Football Foundation provides grants for organisations in building or refurbishing facilities such as changing rooms/pavilions and playing surfaces for community benefit, with money provided by the Premier League, The FA and Government (via Sport England).

Unfortunately, I am unable to provide you with any written commitment of funding. All grant applications are independently assessed, and a recommendation is based on the bid's quality and the outcomes each project will achieve.

However, I can confirm it is a strategic priority of the Kent FA and Football Foundation to support Sevenoaks Town Football Club to improve the changing accommodation and grass pitches at the site to ensure that will have the greatest impact on local communities.

I hope this letter provides you with the reassurance of our support for the project, but if you or any of your committee members or partners would like to discuss this matter in any further detail, please do not hesitate to contact me.

Yours sincerely,



Lee Suter
Delivery Manager

Agenda Item 4e

Page 8

Head in the Game Letter of Support



I hope this letter finds you well. I am excited to share with you the incredible impact that "Head In The Game" is poised to have on the Sevenoaks community through our upcoming mental health football sessions.

In a world where mental health challenges have become increasingly prevalent, initiatives like "Head In The Game" play a vital role in fostering a supportive and inclusive environment. Our football sessions are not just about the sport, but also about creating a space where individuals can come together to address their mental health concerns, build connections, and find solace in shared experiences.

One of the most critical aspects of our program is its potential in suicide prevention. By providing a safe platform for people to talk openly about their feelings, struggles, and triumphs, we are paving the way for early intervention and support. The power of conversation cannot be understated, and our sessions will undoubtedly contribute to reducing the stigma around mental health issues, encouraging individuals to seek help when needed.

Moreover, "Head In The Game" is a haven for enhancing fitness and overall well-being. Physical activity has been proven to have a positive impact on mental health by releasing endorphins, reducing stress, and boosting self-esteem. Our football sessions not only offer an opportunity to improve fitness levels but also to engage with others who may be facing similar challenges. The camaraderie built on the field can extend beyond the sessions, forming lasting friendships that provide ongoing encouragement and support.

As we look ahead, I am confident that "Head In The Game" will become a cornerstone of the Sevenoaks community. By uniting individuals through the love of football and a shared commitment to mental health, we are creating a stronger, more resilient community. Together, we can make a difference, fostering an environment where everyone feels heard, valued, and supported on their journey to better mental well-being. Thank you for your support in making this initiative a reality. Together, we are taking important steps toward creating a brighter and healthier future for the people of Sevenoaks.

Regards



Mark Pinkney CEO – Head In The Game

Page 9

Samaritans Letter of Support



Dear Chairman

I am writing to you to offer the full support of Sevenoaks Samaritans with regards to the proposed Pavilion Project at Greatness Park.

We see the project as a step forward in being able to make a real impact to the physical and mental health of the residents of Sevenoaks. Having worked closely with you since our opening in Sevenoaks we appreciate Sevenoaks Town FC's commitment to the local community. The Club has been an valuable platform to raise the awareness of our services and therefore work towards our goal of reducing the amount of death by suicide. Your support has also been vital in us being able to fundraise and recruit new Samaritans therefore being able to maintain our service.

At the Club there has always been a very progressive attitude in offering its members, and the local community, so much more than just Football. Hopefully the new facilities will allow this approach to flourish. The "Head in the Game" initiative is one we are looking forward to working with you on as from our point of view it targets a couple of our very high-risk groups, i.e young people and Men under 50. The new Pavilion will be an important place for the delivery of the mental health sessions based around this scheme and indeed any workshops or support that we give you in the future.

As you know from having visited our premises, we lack any space to carry out meetings and training sessions and currently have to rent these when we need them. Looking at the plans, the use of the Function Room and the Meeting Room on occasions would be really helpful from our point of view, providing vital support to a local Charity and therefore the local Community.

We look forward to watching this exciting project develop and working collaboratively with you and other local organisations to improve Mental Health for the residents of the Sevenoaks Area.

Dave Hickson

Community Relations Lead

Sevenoaks Samaritans

Omnifit Email support



FW Fay Warne <omnifit.sevenoaks@gmail.com>
To: Nick Inwith

Dear Nick,
Thank you for your message and for sharing the details about the project 'Greatness Park Community Pavilion'.

As per our conversation, Omnifit Sevenoaks is keen to participate in the various initiatives planned for the new facility. We are excited about the prospect of collaborating with you and Sevenoaks Town FC to offer community-oriented sessions to the local residents.

My focus at the moment is:

- PT sessions
- Fitness Classes
- Dance Fitness Lessons
- Sports Massage Therapy.

Of course, I'm open to exploring additional sessions and ideas as well.

Additionally, I'm a Trustee with the Sevenoaks Larder, which operates from Hope Church on Mill Lane, opposite Greatness Park. It would be interesting to explore ways in which we can work together to make these sessions accessible to individuals with lower incomes, while also ensuring their long-term viability.

I am available on September 7th and am happy to meet you at 2pm for further discussions. Please let me know where you would like to meet? May I suggest the cafe at the Bat and Ball Station?

I'm looking forward to seeing you then.

Kind regards,
Fay

Page 12

Hope Church Letter of Support



Hope Church
The Mill Lane Centre
Mill Lane
Sevenoaks
Kent,
TN14 5BX

Office telephone: 01732 464456
email: office@hopechurch7oaks.org
website: www.hopechurch7oaks.org

6th September, 2023

Dear Nick

Many thanks for your recent contact regarding the proposed new Pavillion Project for Sevenoaks Town Football Club.

I am happy to say that Hope Church is very supportive of this initiative and is fully behind the new development.

Sevenoaks Town FC is clearly a very popular and successful club and obviously needs better facilities such as the Pavillion to cater for the many fans and players that turn up throughout the weekend.

Investment of this kind would be excellent for the area as well as club, particularly since it is proposed to provide space for community-based initiatives located in the new building during the week. Hope Church would be very happy to work with STFC and the Sevenoaks Larder on any of these ideas if required.

My only observation – and this is in no way a criticism of the Pavillion idea – is that the development does urgently need more car parking capacity.

The numbers turning up on match days often leave the roads packed with cars and can make access to and from Mill Lane a challenge.

Indeed, Hope Church can attract more than 150 people each Sunday and when the Club is playing at home on the same morning, parking is a major challenge.

I am delighted that the Club and the Church have a very positive working arrangement and do try and ameliorate the problem by sharing car parking capacity when possible (such as Saturday mornings when the Club can use our parking spaces, and evenings when the Church uses parking at the Club).



Hope Church Sevenoaks
Registered Charity: 1145667
Company No. 07867586

Agenda Item 4e

However, more parking is needed and I would suggest that a 'green' parking overflow would be beneficial, located on the far side of the current car park and to the side of the main artificial pitch.

Even simple low-cost matting – that allows grass to grow through it, and is currently used in sports clubs and stately homes around the UK – would enable residents to keep a natural green feel to this area of the Recreation Ground, but provide valuable parking when necessary.

Hope Church would be happy to consider contributing funds towards the establishment of this additional parking capacity, provided we could also benefit from its use.

Again, many thanks for your time, and to confirm we are completely behind the Pavilion Project development.

Yours sincerely



Adam Northcroft

Pastor, Hope Church



Hope Church Sevenoaks
Registered Charity. 1145667
Company No. 07867586

Sevenoaks District Council Wellbeing Letter of support

Flag for follow up. Completed on 09/09/2023.

Healthy Living Proje
<healthy.living@sevenoaks.gov.uk>
To: Nick Inwin + 1 other
Mon 04/09/2023 15:09

draft letter of support.docx
13 KB

Attach a file
Thank you so much! I really appreciate it!

Thank you, and see you soon!

Hi Nick
I hope you are well.
Of course, please see letter attached.
Looking forward to seeing you on the 7th September.

Kind Regards
Jolanda Gjoni
Health Team Leader - Health & Communities
People & Places | Sevenoaks District Council | Council Offices |

Dear Nick,

Thank you for reaching out and explaining the exciting community project you have planned at Greatness Park.

As discussed, there are a number of initiatives which we would like to be involved with at the proposed new facility and we would really like to be kept informed and engaged in the project as it develops. Among initiatives discussed, of particular interest is the men's mental health and sport programme as well as our Tier 2 weight management program we run in-house at the council.

We wish you the best of luck as the project continues and look forward to working with you on the community Pavilion and if appropriate using it to help bring increased health benefits to the local community.

Best Wishes
Jolanda Gjoni
Health Team Leader
Sevenoaks District Council

100% Give Feedback to Microsoft

Agenda Item 4e

Dear Nick,

Thank you for reaching out and explaining the exciting community project you have planned at Greatness Park.

As discussed, there are a number of initiatives which we would like to be involved with at the proposed new facility and we would really like to be kept informed and engaged in the project as it develops. Among initiatives discussed, of particular interest is the men's mental health and sport programme as well as our Tier 2 weight management program we run in-house at the council.

We wish you the best of luck as the project continues and look forward to working with you on the community Pavilion and if appropriate using it to help bring increased health benefits to the local community.

Best Wishes

Jolanda Gjoni

Health Team Leader

Sevenoaks District Council

Sevenoaks Town Sport Strategy Conclusion and Recommendations – subject to funding, planning requirements and public consultation.

A Greatness Recreation Ground

1. Creation of new sports pavilion/community building including café and public toilets
2. Enclosed pitch refurbished to 3G

B Vine

1. Refurbish Pavilion and enable disabled access
2. Upgrade public toilets
3. Remove practice nets
4. Provision of outdoor storage for equipment

C Knole Paddock

1. Improve drainage to sports pitches
2. Installation of 3G pitch
3. Improvement of spectator facilities at pavilion
4. Retention of Cricket Pitch
5. Retention of Football Pitch
6. Enable long term sustainability of Lawn Tennis Club
7. Close Raleys Gym and reinvest in new up to date facilities
8. Create additional overflow car park

41

The strategy recommendations were to create a new sports pavilion/community building including café and public toilets in Greatness Park

Northern Sevenoaks Masterplan extract showing suggested improvements to Greatness Park including the new Pavilion building. Extract taken from page 57 of the masterplan



Figure 4.8 Potential improvements to Greatness Recreation Ground

Page 28

Letter of Support from Mayor



To: Sevenoaks District Council
Community Infrastructure Levy Decision Board

12th September 2023

Dear Board Members

Re: Sevenoaks Town Football Club's Proposal for new Pavilion at Greatness Recreation Ground

Please take this letter as confirmation on behalf of Sevenoaks Town Council that it fully supports Sevenoaks Town Football Club's application for Community Infrastructure Levy funding towards the proposal for a new Sports Pavilion at Greatness Recreation Ground.

The Sevenoaks Town Neighbourhood Development Plan recently successful at a public referendum includes the need to deliver enhanced community assets for the town. The proposed pavilion is a need identified in the Neighbourhood Development Plan and the Sevenoaks Sports Strategy.

Sevenoaks Town Council has agreed to contribute £87,500 of its own CIL receipts as partnership funding towards the project.

We hope the CIL Board will support the provision of this Sports Pavilion enabling local people to have access to a first-class sports facility.

Yours faithfully,



Cllr Claire Shea
Mayor of Sevenoaks

To the Community Infrastructure Levy Board
Sevenoaks District Council
Argyle Road
Sevenoaks

13 September 2023

Dear CIL Board Members

I write in enthusiastic support of the application by Sevenoaks Town Council, Sevenoaks Town Football Club and others for investment to support the building of a new community pavilion at Greatness Park in northern Sevenoaks.

This is a wonderful community project, developed through partnership, collaboration and consultation with local residents and organisations. It will bring significant benefits to the Club itself, but also directly to the local community and many disadvantaged people.

The project is backed by many of the most important organisations serving local residents. Support from the District Council can also unlock significant funds from the Football Foundation, which recognises the strategic importance of the Club for the town and local area.

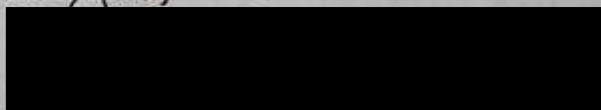
The Football Club is a fantastic success story for our District and Town, not just in winning matches but in developing its role in the community. It currently runs around 70 teams, of all ages, involving around 1,000 people per week. The Club inspires many local people to volunteer and is dedicated to supporting the mental and physical well-being of local people.

Sevenoaks Football Club has distinguished itself both on and off the football pitch. This bid, if successful, can take its performance to a new level of excellence.

The bid also offers real hope for an area of Sevenoaks where these resources are few and far between. The expected development of the Greatness Quarry will increase the need for a strong local infrastructure of community facilities. Built to the highest environmental standards, and available for community use every week, this project will mark significant and sustainable progress in the right direction.

This proposal offers value for money for the public and great economic, social, health and environmental benefits for the community. I hope the Board will support it.

Yours sincerely



Cllr Alan Leaman
District Council Member for Sevenoaks Northern ward.

Application F

Proposal: Harvestfield Park play facilities improvement

Applicant(s): Crockenhill Parish Council

Ward(s): Crockenhill & Well Hill

RECOMMENDATION: That the **£20,000** applied for, as set out in the report, for the scheme “Harvestfield Park play facilities improvement” be approved on the following grounds:

Principal criteria met:

- Strong social benefit to the community;
- Strong link between new development and the scheme;
- The scheme is identified in an adopted strategy or plan;
- Significant public benefit;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme does not already benefit from CIL funding.

Introduction

- 1 An application for CIL funding has been submitted for the play facilities improvement at Harvestfield Park. This has been submitted by Crockenhill Parish Council.
- 2 The application was received before the application deadline closed on 15th September 2023. This proposal has not been previously considered by the CIL Spending Board.

Description of Proposal

- 3 The proposal is to improve the play facilities at Harvestfield Park. This project includes the installation of a trim trail in the main play area, replacement of the existing swing frames, installation of a multi-use area with markings for various games and a flat surface and space for ball games.
- 4 The new facilities will maximise the potential of existing space by offering an improved play and recreation area for children and young people.

Agenda Item 4f

- 5 The application pro forma states that the project forms part of wider improvement works to the park and the wider area to make the park easily accessible, well signposted and well equipped for children's play. The Parish Council is working alongside Sevenoaks District Council Economic Development team to establish ownership of the access road leading to Harvestfield. There is further intention to improve access and signage to the park and future funding opportunities will be explored when funding rounds are available.

Funding

- 6 The applicant, Crockenhill Parish Council, has estimated that the total cost of the project is £43,109.
- 7 Crockenhill Parish Council will be contributing £3,000 towards the project.
- 8 Crockenhill Parish Council has identified the following additional funding sources and grants to support its application to the Board:
 - UK Shared Prosperity Fund (UKSPF): £4,000
- 9 It should be noted that the application pro forma states that the applicant has been unable to secure additional funding towards the project. It is not clear from the application submitted whether the outstanding £16,109 is secured to fund the project.
- 10 Therefore, to meet the funding gap for the full cost of the project, Crockenhill Parish Council has applied to the Board for £20,000 of CIL funding. This equates to 46% of the total project cost.

Representations and Support

- 11 The application submitted indicates that the applicant is not working in partnership with any other organisation to deliver the scheme.
- 12 The application is supported by the following local representatives and organisations:
 - Councillor Rachel Waterton (Crockenhill & Well Hill)
 - Crockenhill Primary School

Officer's Appraisal of Bid

- 13 Assessment criteria met:
 - Strong social benefit to the community;
 - Strong link between new development and the scheme;
 - The scheme is identified in an adopted strategy or plan;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;

- Strong local support;
- The scheme does not already benefit from CIL funding.

14 Assessment criteria not met:

- Weak economic and environmental benefits to the community;
- Lack of partnership working;
- Funding not maximised from other sources;
- The scheme does not contribute towards the Council's commitment to tackling climate change.

Appraisal of strongly performing criteria

Strong social benefit to the community

- 15 When considering an application for CIL funding from the Board, it must be demonstrated that there are clear economic, social and environmental benefits to the scheme proposed. This enhances the sustainability case as to whether the scheme should receive CIL funding.
- 16 The proposal demonstrates a strong social benefit to the community by providing improved play facilities at an important area of open space in the parish. Harvestfield Park attracts many visitors in and out of the parish and provides a large, open space for relaxation and recreation. The applicant notes that the park is in dire need of improvement to allow for its potential to be maximised and enjoyed by more visitors. Free and accessible facilities are an integral part of community life and provide a place for children to play and their parents/guardians an informal opportunity to engage with one another. Therefore, the project performs strongly against this criteria.

Strong link between new development and the scheme

- 17 As detailed in the above paragraph, the applicant has identified development which is taking place nearby the project's location, namely Swanley. The applicant notes that many children living in Swanley will attend Crockenhill Primary School and Pre-School. As an urban settlement, Swanley is identified as a growth location in the Regulation 18 version of the emerging Local Plan. It is therefore considered sufficient evidence has been provided to link the project to new development.

The scheme is identified in an adopted strategy or plan

- 18 The project is not identified in the Council's Infrastructure Delivery Plan or Infrastructure Funding Statement. It should be noted that CIL funding can be allocated to projects outside of these plans.
- 19 The project has been identified in the Parish Council's 4-year plan which assesses local needs annually alongside budget planning for the year. The project meets the requirement for this criteria.

Agenda Item 4f

Significant public benefit

- 20 The applicant has identified new development in the nearby areas which typically lack outdoor amenity and play space, in this instance, high density housing of mostly flats and family houses with small gardens. It is considered that improved play facilities will provide a suitable location for play for existing residents and be an attractive option for new residents in nearby locations. It is therefore considered that the project will provide substantial public benefit.

Clear evidence to show that the scheme will be delivered

- 21 The applicant has the legal right to carry out the scheme. The applicant states that planning permission or any other consents are not required to proceed with the project. In the application submitted, it has been stated that the Clerk and the Chairman of the Parish Council will project manage the scheme which is anticipated to take 2 months. Regular updates will be provided to update Sevenoaks District Council on the project's progress. The ongoing maintenance has been considered which will be included in the Parish Council budget plan. Therefore, it is considered the project is likely to be delivered efficiently and would be well-managed in the longer term.

Strong local support

- 22 The applicant has carried out consultation with school children to understand the types of play equipment they would want to play on. The headteacher for Crockenhill Primary School has expressed support for the proposal and the Ward Member, Councillor Waterton, is supportive of the scheme.

The scheme does not already benefit from CIL funding

- 23 The scheme has not previously been considered by the CIL Spending Board so has not benefited from SDC CIL funding.

Other considerations

CIL exemptions

- 24 The applicant has confirmed that they have not previously benefitted from a CIL exemption for the project. In accordance with the CIL Charging Schedule, CIL is chargeable on the following developments: residential, supermarkets and superstores and retail warehousing. The proposed works would not fall within these remits and as such would not be subject to a CIL charge.
- 25 Therefore, there is sufficient evidence to demonstrate the applicant has not previously and would not benefit from a CIL exemption for the proposal.

Appraisal of weakly performing criteria

Weak economic and environmental benefits to the community

- 26 The environmental benefits stated refer to the wider improvement of Harvestfield Park rather than in relation to the specific project. Whilst it is commendable that works are ongoing to improve the park's environment, it is not clear how this project would have an environmental benefit. Therefore, the project performs weakly on this criteria.
- 27 The applicant notes that the project may attract visitors to the area increasing footfall in the village and patronage at the local facilities and businesses supporting the local economy. It is considered that these are localised benefits. Therefore, the project performs weakly on this criteria.

Lack of partnership working

- 28 It is noted that there has been some involvement from school children from Crockenhill Primary School on the choosing of suitable equipment. The applicant will solely be responsible delivering the project. There is no indication of financial contribution from any other organisations. Therefore, the project performs weakly on this criteria.

Funding not maximised from other sources

- 29 In regard to the funding, it is not clear from the application pro forma what other sources of funding are in place outside of the Parish Council contribution of £3,000 and external fund of £4,000. Should Board Members be minded to recommend CIL funding be granted, it could be conditioned that all funding is in place prior to the transfer of the CIL funding.
- 30 The applicant will be carrying out further quotes for the works in accordance with the Parish Council's procurement policy. It is noted that should a design be chosen which costs less than £30,000, the Parish Council will reimburse any surplus CIL funding received over £17,000 if required. It should be noted in this case, the requested amount of CIL would be a larger portion of the overall total equating to 51%.
- 31 The applicant states that additional funding sources have been unsuccessful. It would be beneficial to understand the amount and sources of applications to understand whether funding has been maximised. Therefore, the project performs weakly on this criteria.

The scheme does not contribute towards the Council's commitment to tackling climate change

- 32 The applicant states that the project, alongside the wider improvement works to the park and surrounding area, will improve biodiversity and enhance the green space. However, there is insufficient information submitted to demonstrate this. Therefore, the project performs weakly on this criteria.

Agenda Item 4f

Conclusion

- 33 Crockenhill Parish Council has submitted an application to the Board for funding to improve the play facilities at Harvestfield Park.
- 34 There would be great social and public benefit in improving the play facilities at the park. The project is supported by the local community and sufficient evidence demonstrates it would be deliverable and well managed. This would contribute as a starting point to the wider improvements of Harvestfield Park and area. The project has not benefitted from CIL previously.
- 35 After reviewing the application and subsequent supporting evidence, it is recommended by Officers that £20,000 of CIL funding be approved to support the delivery of the project, subject to a condition that ensures that funding for the full cost of the project is secured before the CIL funding is released. It is clearly demonstrated that the scheme provides clear public benefits and approving this bid would provide good value for CIL money applied for, compared to the cost of the overall project.

Appendices

Applicant's original bid pro-forma and supporting information

Background Papers

None

Contact Officer(s): Emma Henshall Ext. 7358; Carlyn Kan Ext. 7246

Richard Morris

Deputy Chief Executive and Chief Officer for Planning & Regulatory Services

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD
BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
Improving play facilities in Harvestfield Park, Crockenhill

Description of Scheme
<p>The Parish of Crockenhill are fortunate to have 22 acres of public green space at Harvestfield Park, it has received very little in terms of investment over the years. The Parish Council's limited budget has allowed for routine maintenance and repairs which has ensured that we have kept the area in good condition. However, the current strain on all local government budgets means that significant investment in infrastructure and improvements is becoming increasingly difficult, hence why we are looking at all funding opportunities open to us. Harvestfield is a very special place and during a time when our open spaces and 'free' entertainment are increasingly important to people of all ages and backgrounds, we are hoping to make improvements that will be enjoyed by all who visit for many years to come.</p> <p>Harvestfield is a mixture of open green space, a very small play area, an unmarked football pitch, an aging and incomplete bike track, allotments, open fields for dog walking, woodland area and fruit trees. It is a wildlife haven, home to many species of butterfly, the occasional deer, what seems like a million rabbits and even rare wild orchids.</p> <p>As you will see from the attached photos, the play area is distinctly lacking in play facilities considering the amount of space available and the number of people who enjoy this area throughout the year. Residents want investment in their public recreational areas. Therefore, the parish council would like to install a trim trail in the main play area, to replace what was there many years ago. Currently we only have swings in this space – the frames of which we need to replace. We would also like to install a multi-use area (not enclosed) in the space where a climbing wall once stood. We are planning on having the surface marked out to include various games – from hopscotch and Snakes & ladders – plus a flat surface and space for ball games and more. This will offer children a great space for free and imaginative play. It is a unique space and we would welcome SDC Councillors to come along and visit to see the park for themselves.</p>

Agenda Item 4f

1	Working in Partnership	
	Is this scheme promoted by your organisation in partnership with another organisation(s)?	This project is in response to residents' requests and suggestions. The Parish Council have recently worked closely with Crockenhill Primary School, to gather the views and ideas of the School Council when we were investing in other replacement play equipment on the Village Green. We host the SDC-organised fun days at Harvestfield and hold other local community events here, involving the Scouts and Brownies. We also have a close relationship with the local pre-school and childminders.
	Organisation Name(s):	Crockenhill Parish Council
	Responsible individuals(s):	Kirsty Lane (Clerk) and Cllr Rachel Waterton (Chair)
	Signature(s) on behalf of other supporting organisations(s):	
Page 216	Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	No agreements are in place but we actively support and engage with organisations within the village.

2	Planning Permission Details	
	Is planning permission required for the scheme?	No
	If yes, has it been applied for?	
	If no, please explain why?	The play area is already established and is fenced in. It also previously had a trim trail which was removed several years ago due to its age. The space where we plan to have a multi-use area was previously (at least ten years ago) a climbing wall so the safety surface (albeit no longer in good condition) is already there so the footprint is established.
	If planning permission has been granted – please provide details and a reference number.	

2	Planning Permission Details	
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	
	Consent required	
	Date applied for / granted	

Need for the Scheme

Page 217	3	List of projects or development that result in the need for this scheme:
		The park is well-used by Crockenhill and Swanley residents, as well as people from outside the area who visit family, walk their dogs and attend fun days. This is a unique multi-generational space enjoyed by all.
		We have noted that a lot of the recent developments in Swanley and within the district are flats - or houses with limited outside space. Harvestfield Park is in a semi-rural location, surrounded by fields, farmland, and woodland – providing a much-needed opportunity for our residents and neighbouring residents to enjoy green space and access to the countryside, AONB and North Downs.
		The closest most recent substantial developments within the Sevenoaks District are Horizon House and the site previously known as United House (less than 1 mile away). This is high density housing, mostly flats and family houses with small gardens. The Parish Council also note a large number of Swanley children attend Crockenhill Primary School and Pre-School.

	4	How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):
		This scheme is about improving play facilities in the area. More houses = more children and we need to ensure that we have adequate facilities within the Sevenoaks District. Harvestfield is a large space and enjoyed by many but is certainly a space that has the potential to be enjoyed by many more and our aim is to improve facilities, thus encouraging more people from the neighbouring areas where perhaps they do not have as much green space and quality play areas available to them.

Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District:

5	Economic Benefit
<p>The cost-of-living crisis is putting more and more pressure on local families and residents to access 'free play'. Improved facilities will also bring more people in to the village. As well as plenty of benches in Harvestfield, we also recently installed picnic benches in the centre of the village, which are enjoyed by people using the local, essential village shop (which is also a Post Office and offers much-needed banking facilities) and the local tearoom which brings in visitors from outside of the area. We have one remaining pub in the village – again a much-loved community hub. We hope that by encouraging more visitors to the area, we will also increase footfall within the centre of the village, bringing benefits to the local rural economy at a time when it is needed most.</p>	

6	Social Benefit
Page 218	<p>Post-pandemic, we are mindful of the need to ensure that families are getting out more, exercising in the fresh air and socialising. We want to ensure that we are improving existing facilities, offering free play space and promoting healthy play. Harvestfield is a beautiful space, currently not utilised to its full potential, due to the lack of play equipment to draw families into the park.</p>
	<p>There are not many places that can be enjoyed by the whole family – from the youngest members and even the furry type – to grandparents. Harvestfield has something for everyone. Indeed, there are benches inside and outside the play area which allows for parents and grandparents to keep an eye on the children comfortably – and even share a picnic if they wish.</p>
	<p>We have recently offered a large allotment plot to the Grow a Healthy Swanley and Crockenhill project, which is encouraging people who may otherwise be nervous about socialising, to come together to grow fruit and veg together in this area.</p>
	<p>The Parish Council is continually looking at ways to help improve our community for the benefit of all. We know the area best, we know what our residents want and need and we are committed to delivering improvements where we can.</p>

7	Environmental Benefit
<p>As mentioned above, we are looking at Harvestfield as a whole and this project is part of a wider remit. We have a tree management plan in place, have recently met with the Kent Tree warden to discuss the possibility of planting more fruit trees/resurrecting what we already have. We have altered our grass cutting regime to help protect the wild orchids and we now take part in the 'No mow May' initiative which</p>	

7	Environmental Benefit
	has had a positive effect on wildlife over the past few years. We also have our hugely popular allotment gardens and the new allotment project which has been well received. We are also planning visual improvements to the entrance, improving accessibility and signage but also installing suitable railings to help prevent fly tipping – thus improving the wider environment of the park.

8	Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?
	It has not been identified in a plan of this type; however, it has been identified as part of the Parish Council's 4 year plan. We assess local needs/requirements each year during our budget planning session and update our plans and budget accordingly.

9	How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?
	This scheme will improve the reduced play provision within Harvestfield Park and support the development of the area. This project is line with other community's applications for their play facilities/infrastructure that have received support from the CIL Spending Board. Two recent Swanley developments within a 1-mile radius have already been identified. Additional play and recreational facilities are essential for the increasing young families living/moving into the area and visiting Harvestfield.

10	How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?
	We cannot think of a better example of a project that would help the Council to achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target. The installation of outdoor traditional play equipment, within a 22 acre park – and with all the additional projects we are working on to improve biodiversity and enhance our green spaces.

Funding

11	Total Project Cost
	£43,109 maximum

Page 220	12 Funding from CIL Details
	Funding required from CIL: £20,000
	<p>Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety.</p> <p>Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.</p>
	<p>Although we have been unable to secure additional funding for the new pieces of play equipment for this project, we intend to pay for the replacement swing frames which are needed as this is part of our ongoing maintenance commitment. We also feel it is important to mention that we have been working hard to make improvements to both our parks and play areas – and we have been actively seeking all funding opportunities. We recently installed new play equipment on the Village Green after successfully receiving funding from the National Lottery and West Kent Housing. We have also applied for our £4,000 allocation of UKSPF funds to complete this with a piece of equipment aimed at improving upper body strength in children – and something the children specifically requested during our consultation.</p> <p>Please note that we are working on other improvements to Harvestfield and the surrounding area, so this is part of a wider plan. We are working with Detlev Munster, SDC to establish ownership of the access road leading to Harvestfield, which is in desperate need of repair. We are also working on improving access and signage to the park and as part of this we have looked at the criteria for the West Kent Rural Funds grant and will be applying for this funding in the Autumn as the '24-'25 priorities include 'creation and improvements to local green spaces' so we feel that this element of the project perfectly meets these criteria. We recently installed dropped kerbs near the pedestrian access into the park, on adjoining roads These projects combined will ensure that our park is more easily accessible, well signposted, has plenty of opportunities for 'free' and exploratory play and can be fully enjoyed and maximised for ALL visitors.</p> <p>The Parish Council budget £3000 for the replacement swing frames.</p>

13 Staged Payment Details	
Is this bid for staged payments?	No
Will staged payments be accepted?	Yes
Please provide details of anticipated funding requirements and timetable	This project is not governed by tight timeframes. However, it will be more cost effective to complete the two new play areas at the same time.

14	Town & Parish Councils CIL Funding	
	Has a bid(s) for CIL funding been made to relevant town and parish councils?	N/A
	Details of bid	
	Decision made	
	Details of decision	
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	We are working with KCC Highways on possible traffic calming improvements, so we are using our remaining CIL funds for this. Recently we have used CIL funds to install the dropped kerbs in the village to improve accessibility and ensure that our pushchair and wheelchair users can safely travel around this part of the village.
If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this		

15	Would the scheme be fully funded if the CIL contribution is agreed?
	Yes

16	Has this scheme already benefited from CIL funding through the CIL Spending Board?
	No
	If yes, please provide further justification as to why further CIL funding is required for this project.

17	Has this scheme/land/building already benefited from funding from Sevenoaks District Council?
	Note- this can include grants, section 106s, a Community Fund etc.
	No
	If Yes, please provide further details of amount and the project involved.

18	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	No
	If yes, please explain why CIL is still required following an exemption.

Deliverability

19	Does your organisation have the legal right to carry out the proposed scheme?
	If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes

20	Anticipated start date for delivery of the scheme
	March 2024

21	Anticipated finish date for the delivery of the scheme
	May 2024

22	Anticipated date when CIL funding will need to be made available
	March 2024

23	Does land need to be purchased to facilitate the scheme?
	No
	If no, please provide details:

24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	<p>We will provide updates at the following stages:</p> <ul style="list-style-type: none"> Final design sign-off Installation Post-installation and feedback <p>If SDC would like to receive updates at any other stage, we will be happy to provide.</p>

25	Please provide details of the management and timescales of the project.
	The Clerk and the Chairman of the Parish Council will be the project managers. We would be aiming to start in the Spring, completing in May in time for half-term and the summer holidays.

Page 223

Agenda Item 4f

26	Has consultation been carried out on the scheme or is any planned?
	Carried out/ Planned
	Please provide details (Note: Results can be attached separately if necessary.)
	A consultation was carried out recently with the school children in relation to the Village Green playground, during which time we were able to ascertain what types of equipment they like, what they would like to see within the village so we are confident that we are choosing not only what we feel will benefit the children most in terms of the play opportunities provided, but also what the children actually enjoy playing on. We have also looked at the type of play equipment which is available locally and we are offering things which are a little different – and therefore an additional draw to encourage more visitors to Harvestfield.

27	Is a relevant SDC ward member(s) supportive of the scheme?
	Yes
	You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .

Page 224

28	Is the relevant town/parish council supportive of the scheme?
	Yes
	Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient).

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	Yes
	Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient). We have attached letters of support from the Village Primary School.

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
	Crockenhill Parish Council

31	Are funding arrangements in place for maintenance?
	Yes
	Please provide details
	The Parish Council has a robust budget plan and monitoring in place, as well as a 4 year plan to identify upcoming projects and maintenance requirements.

32	Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.
	We have previously outlined that this element of the Harvestfield project is part of wider infrastructure improvements that we are working on at Harvestfield. In addition, we have the Grow a Healthy Crockenhill & Swanley project which us going well and we have investigated how we can better utilise the top field in terms of improving biodiversity etc.
	We have provided a design and quote for both areas of the park from a trusted playground company. The total quote was £43'109. This was much more than we had anticipated however, these designs are excessive compared with our initial brief and will be reviewed – for example, removing the fence around the hoop area and choosing different equipment. The Parish Council will continue to investigate further quotes with at least three companies in line with our council procurement policy. Should our two chosen designs total less than £30'000, the Parish Council will reimburse any surplus CIL funding we receive over £17'000 if we are required to.

Page 225

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Agenda Item 4f

Declaration

Signature

.....

Name

.....

Position

.....

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Kirsty Lane, Clerk
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Cllr Rachel Waterton, SDC Cllr and Chair of Crockenhill Parish Council
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Kirsty Lane, Clerk
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Kirsty Lane, Clerk
Full company/charity name:	Crockenhill Parish Council
Registered No:	

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at [Council's Privacy Policy](#).

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Carlyn Kan

From: Cllr Waterton, Rachel
Sent: 15 September 2023 18:29
To: CIL Mailbox
Cc: Parish.Council, Crockenhill; Carlyn Kan
Subject: Improved play facilities at Harvestfield Park
Attachments: Village Play Equipment.eml; IMG_7475.jpg; IMG_7057.jpg; Crockenhill Parish Council - SO50333 - BR8 8LT.pdf; Trim Trail Quote.pdf; MUGA Quote.pdf; CIL_Application_Crockenhill 2023.docx

Dear CIL Spending Board

Please accept Crockenhill Parish Council's application for improved play facilities at Harvestfield Park with my full recommendation.

Yours sincerely

Cllr. Rachel Waterton

Independent
Member of Sevenoaks District Council
District Councillor for Crockenhill and Well Hill

Agenda Item 4f

Carlyn Kan

From: Karen DODD [REDACTED]
Sent: 13 September 2023 12:10
To: Clerk
Subject: Village Play Equipment

Dear all on the Parish Council,

On behalf of Crockenhill Primary School, I wanted to thank you for the new equipment provided for all the children in Crockenhill village to use. It has been well received with those that attend our school, and the children enjoyed helping councillor Waterton in choosing the equipment.

I am also delighted to hear that funding for additional equipment is being sought for Harvest Field, as the village would benefit hugely from this additional resource - especially for the children who require activities which would support their Gross Motor skills as well as give them somewhere else to play with friends and family.

I do hope the application for additional funding will be successful.

Kind regards






Karen Dodd
Headteacher, Crockenhill Primary School









Crockenhill Parish Council
 Rachel Waterton
 Parish Council Office
 Village Hall
 Stones Cross Road
 Crockenhill
 BR8 8LT
 United Kingdom

Quotation date	Quotation number	Page
14 September 2023	50360 / v1	1 / 2

Line No.					
1		MUGA Fencing Supply and install 13.15m of Duo 8 sports hybrid fencing at 2m. Fencing specification - 2.03m high Duo 8 sports hybrid /w full length clamp bar and EPDM washers fencing with posts at 2.525m centres. Duo 8 panel 2030H x 2510 W comprising 50mm x 200mm mesh with 6mm vertical wires at 50mm centres and dual 8mm horizontal wires at 200mm centres *Estimated lead time = 5-6 weeks from point of order.	Unit Price	Quantity	Total
BSK50333-2			£ 4,125.00	1	£ 4,125.00
2		Goal Unit - 3.0 m Wide - 2.5m Hoop Steel powder coated MUGA goal units in RAL green.	Unit Price	Quantity	Total
MUGA007			£ 4,299.00	1	£ 4,299.00
3		TBC - Wetpour Surfacing 115m2 Supply and install 115m2 of black wetpour and coloured wetpour surfacing @ 40mm & 60m depths onto existing tarmac. *Includes cut and chase. Cut and chase involves cutting a channel into your existing tarmac/concrete for your new surfacing to be tucked into it at the perimeter. This creates a secure and pleasing finish to your surface. For more information please contact ESP. Colour Breakdown; Dark Blue Wetpour = 10m2 @ 40mm depth Dark Blue Wetpour = 15m2 @ 60mm depth Black Wetpour = 55m2 @ 40m depth Black Wetpour = 4m2 @ 60mm depth Purple Wetpour = 5m2 @ 40mm depth Purple Wetpour = 3m2 @ 60mm depth Red Wetpour = 5m2 @ 40mm depth Red Wetpour = 16m2 @ 60mm depth	Unit Price	Quantity	Total
BSK50333-3			£ 13,785.00	1	£ 13,785.00
4		Thermoplastic Bike Track We have costed to install a thermoplastic bike track onto your existing tarmac. *To ensure the best possible finish and life span of your markings, please ensure that the area is clean and tidy prior to the teams arrival. if the area is dirty / mossy then this may require a jet wash. if you require esp to clean / jet wash the area prior to the installation, this can be arranged at an additional cost.	Unit Price	Quantity	Total
BSK50333-4			£ 4,125.00	1	£ 4,125.00
5		Removal Works - Crockenhill Parish Council We have costed to remove and dispose of 28m2 Wetpour surfacing @ assumed 20mm depth	Unit Price	Quantity	Total
BSK50333-5			£ 1,585.00	1	£ 1,585.00

Quotation date Quotation number Page
 14 September 2023 50360 / v1 2 / 2

Line No.			Unit Price	Quantity	Total
6 BSK49531-2		Site Set Up Includes heras fencing and skip hire.	£ 1,250.00	1	£ 1,250.00
7 SITE01		Site Setup, Welfare and Security To ensure our pricing is as competitive as possible, no allowance has been made for site security, storage of materials, welfare facilities, power, or water, so we ask that you provide these as required. Our installation team will create a temporary barrier from tape or orange barrier fencing for all excavated holes and unfinished work. Should more substantial fencing be preferred your needs would be assessed separately, there would be an additional charge for this as we will need to hire, assemble and dismantle on completion.	£ 0.00	1	£ 0.00
8 MAIN05		Post Installation Playground Inspection	£ 0.00	1	£ 0.00
9 DEL-3		Delivery Charge	£ 500.00	1	£ 500.00



Your price: £ 29,669.00
 All amounts exclude VAT

If you are effected by the changes to VAT Reverse Charge for Building & Construction Services from the 1st March 2021, Please contact us at - finance@esplay.co.uk

Acceptance

I sign in acceptance of the above quotation and commit to it as a sales order. I hereby authorise ESP to proceed with the preparation of plans, specifications, manufacturing, installation and any other works required so that the content of this accepted quotation / sales order can be delivered. We understand that the itemised contents of this acceptance supersedes any prior design visualisations provided by ESP and that ESP reserves the right to levy a cancellation charge of 25% of the order value in the event of the order being cancelled by the customer. Any such charge is non-negotiable and is solely at the discretion of the company. For full terms and conditions of sale please visit www.esplay.co.uk/terms


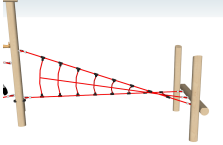

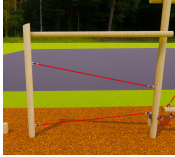



Signed: _____ Name: _____ Position: _____ Date: _____

Invoicing E-mail:

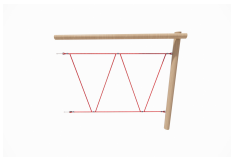

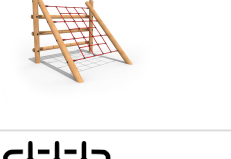


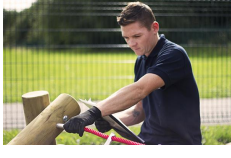

Tel Number:

Crockenhill Parish Council
 Rachel Waterton
 Parish Council Office
 Village Hall
 Stones Cross Road
 Crockenhill
 BR8 8LT
 United Kingdom

Quotation date **Quotation number** **Page**
 14 September 2023 50333 / v1 1 / 3

Line No.			Unit Price	Quantity	Total
1 SS20		Grass Matting - 22mm, per m2	£ 40.00	80	£ 3,180.00
2 TRT146		Twisty Challenge - Linked to Trail Item	£ 1,000.00	1	£ 1,000.00
3 TRT127		Spinning Log	£ 1,250.00	1	£ 1,250.00
4 TRT096-01TB		Balance Challenge Advanced - Attached to Trail + Top Beam	£ 750.00	1	£ 750.00
5 BSK50333-1		Twin Crossing Challenge	£ 805.00	1	£ 805.00
6 TRT105		Jungle Bars - Intermediate	£ 1,930.00	1	£ 1,930.00
7 TRT063		Log Stride	£ 2,000.00	1	£ 2,000.00

Quotation date Quotation number Page
 14 September 2023 50333 / v1 2 / 3

Line No.					
8 TRT056-01		Rope Traverse Zag - Attached to Trim Trail Item	Unit Price £ 670.00	Quantity 1	Total £ 670.00
9 TRT064		Log Pass	Unit Price £ 1,520.00	Quantity 1	Total £ 1,520.00
10 TRT069		Challenge Net - Advanced	Unit Price £ 2,000.00	Quantity 1	Total £ 2,000.00
11 BSK50333-7		Site Set Up Includes heras fencing and skip hire.	Unit Price £ 835.00	Quantity 1	Total £ 835.00
12 SITE01		Site Setup, Welfare and Security To ensure our pricing is as competitive as possible, no allowance has been made for site security, storage of materials, welfare facilities, power, or water, so we ask that you provide these as required. Our installation team will create a temporary barrier from tape or orange barrier fencing for all excavated holes and unfinished work. Should more substantial fencing be preferred your needs would be assessed separately, there would be an additional charge for this as we will need to hire, assemble and dismantle on completion.	Unit Price £ 0.00	Quantity 1	Total £ 0.00
13 MAIN05		Post Installation Playground Inspection	Unit Price £ 0.00	Quantity 1	Total £ 0.00
14 DEL-3		Delivery Charge	Unit Price £ 500.00	Quantity 1	Total £ 500.00

Quotation date	Quotation number	Page
14 September 2023	50333 / v1	3 / 3

Line No.



Your price: £ 16,440.00

All amounts exclude VAT

If you are effected by the changes to VAT Reverse Charge for Building & Construction Services from the 1st March 2021, Please contact us at - finance@espplay.co.uk

Acceptance

I sign in acceptance of the above quotation and commit to it as a sales order. I hereby authorise ESP to proceed with the preparation of plans, specifications, manufacturing, installation and any other works required so that the content of this accepted quotation / sales order can be delivered. We understand that the itemised contents of this acceptance supersedes any prior design visualisations provided by ESP and that ESP reserves the right to levy a cancellation charge of 25% of the order value in the event of the order being cancelled by the customer. Any such charge is non-negotiable and is solely at the discretion of the company. For full terms and conditions of sale please visit www.espplay.co.uk/terms

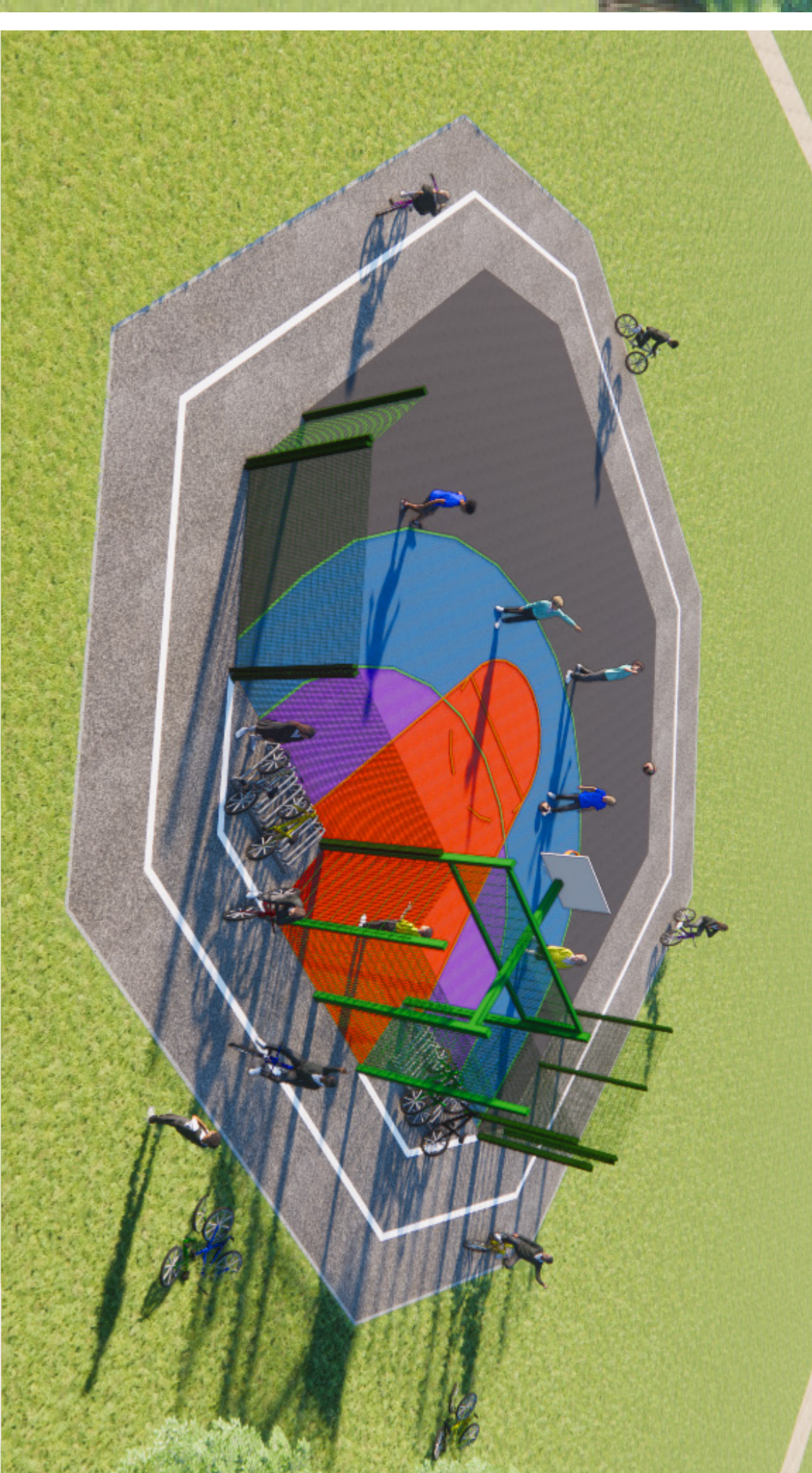
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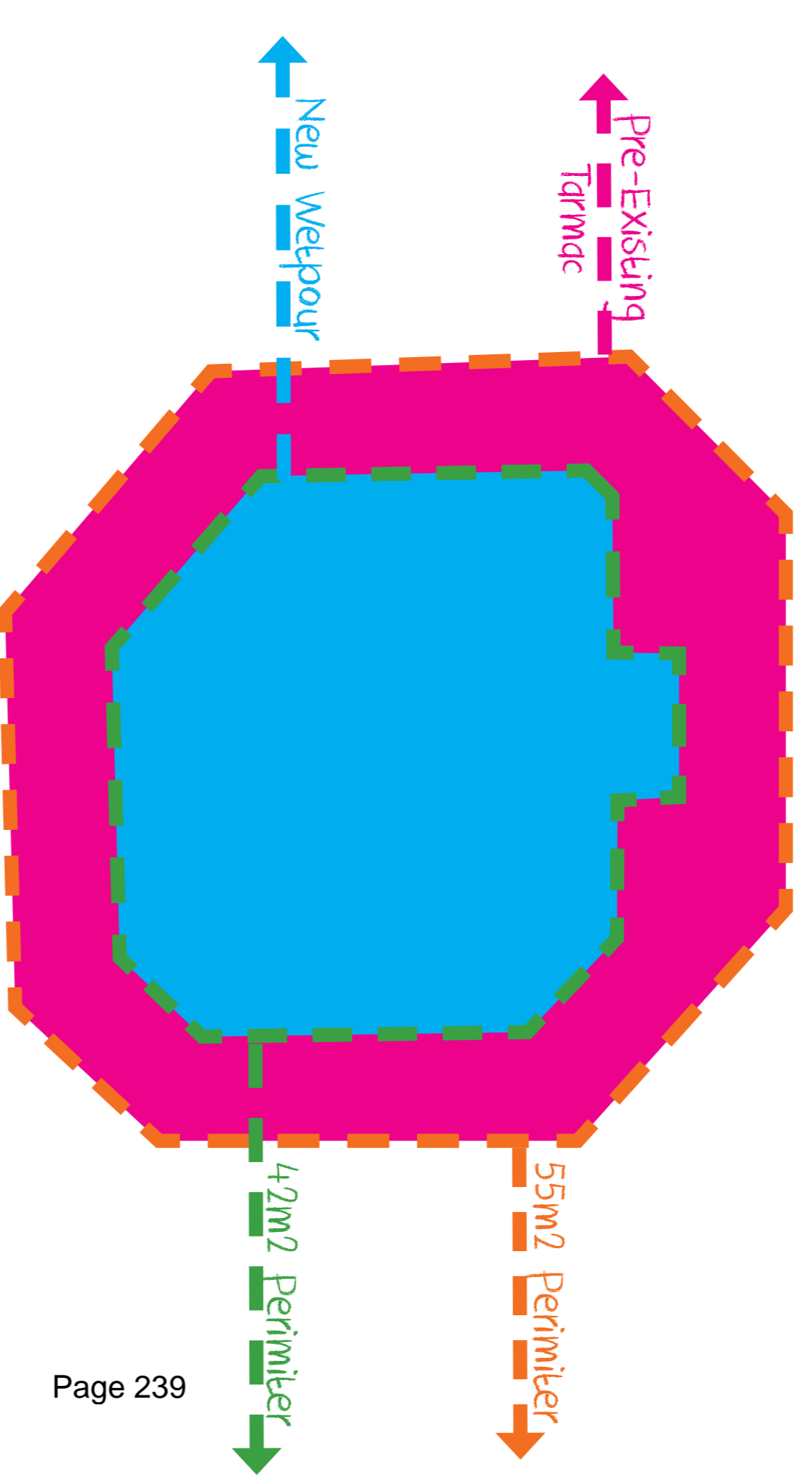
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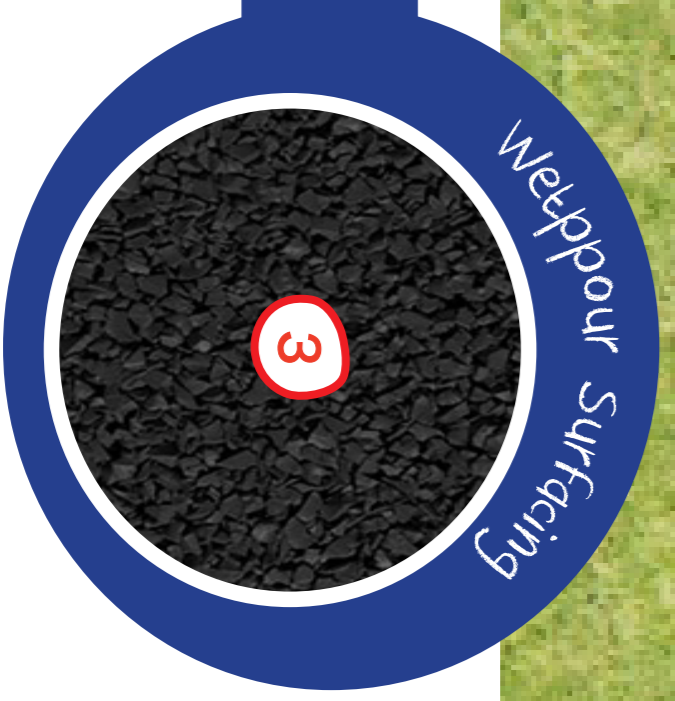
Crockenhill Parish Council - MUGA Prespective



Area Diminsions



Surfacing Included



Ref: SO50333

Pages: 1/4

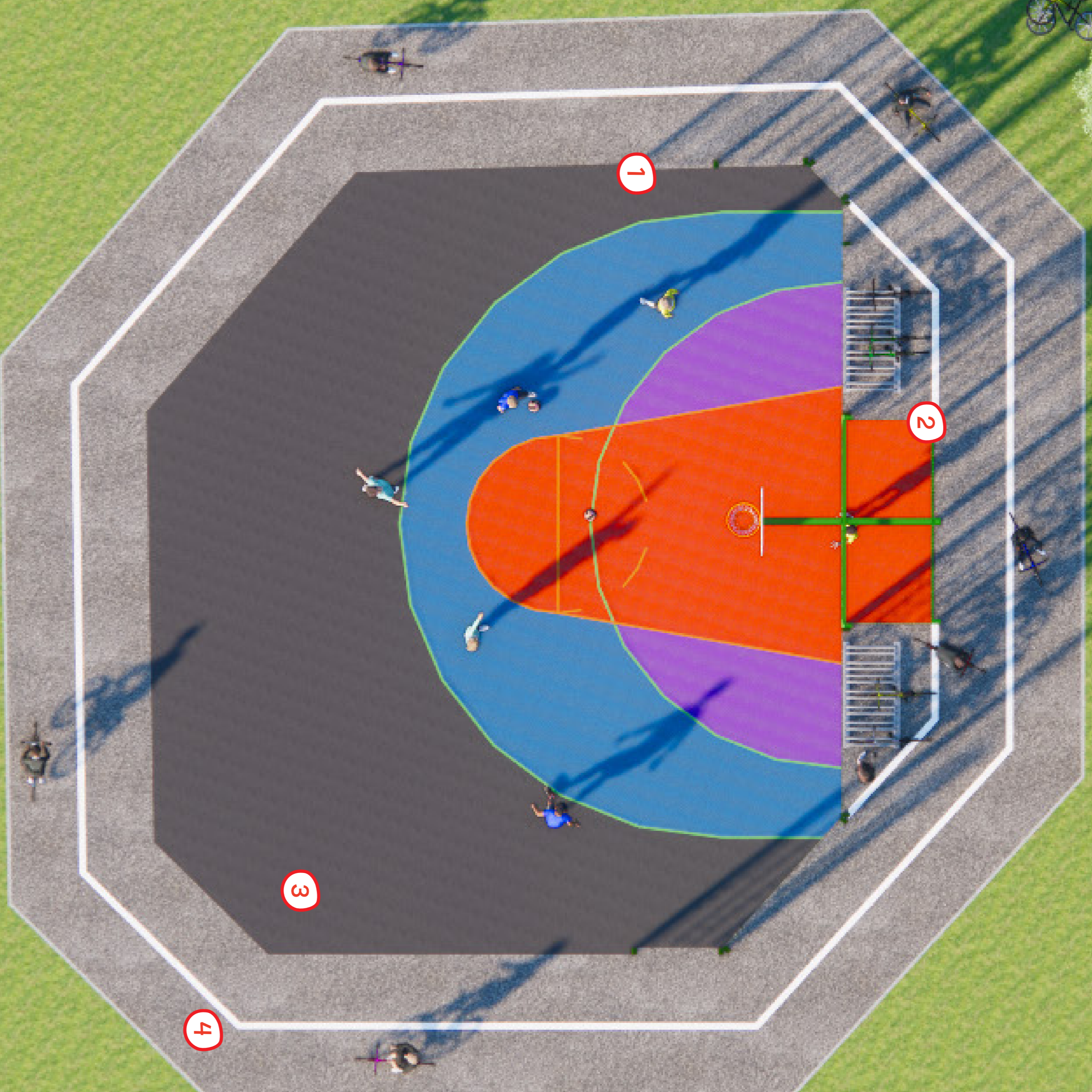
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Designer: AG

playground
equipment
specialists

Please Note:
All works are subject to a further pre-install site survey to determine the exact measurements and conditions of the area. We have costed for removal works - please see quotation.



Ref: SO50333

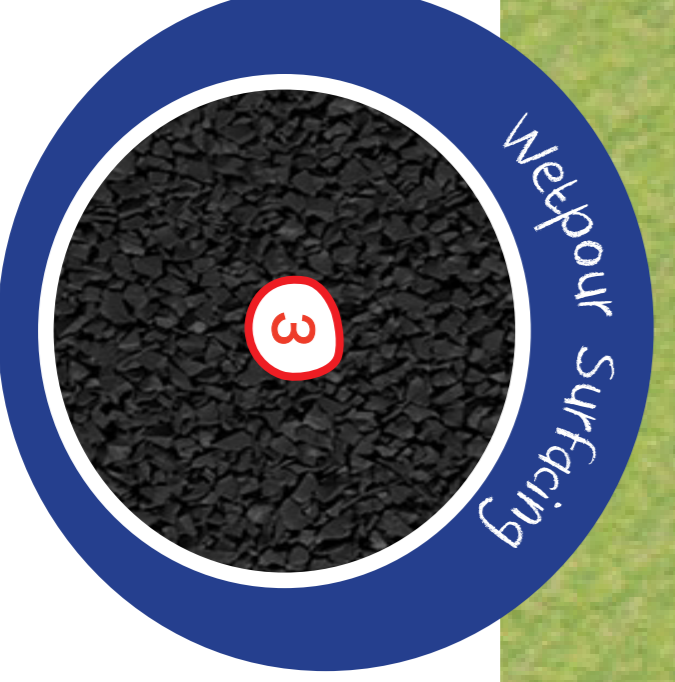
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playground
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Please Note:
All works are subject to a further pre-install site survey to determine the exact measurements and conditions of the area. We have costed for removal works - please see quotation.

Crockenhill Parish Council - Trim Trail Prespective

Use Your School Sports Premium
Add to Your Trim Trail By Phasing Your Project or Fundraising



Surfacing
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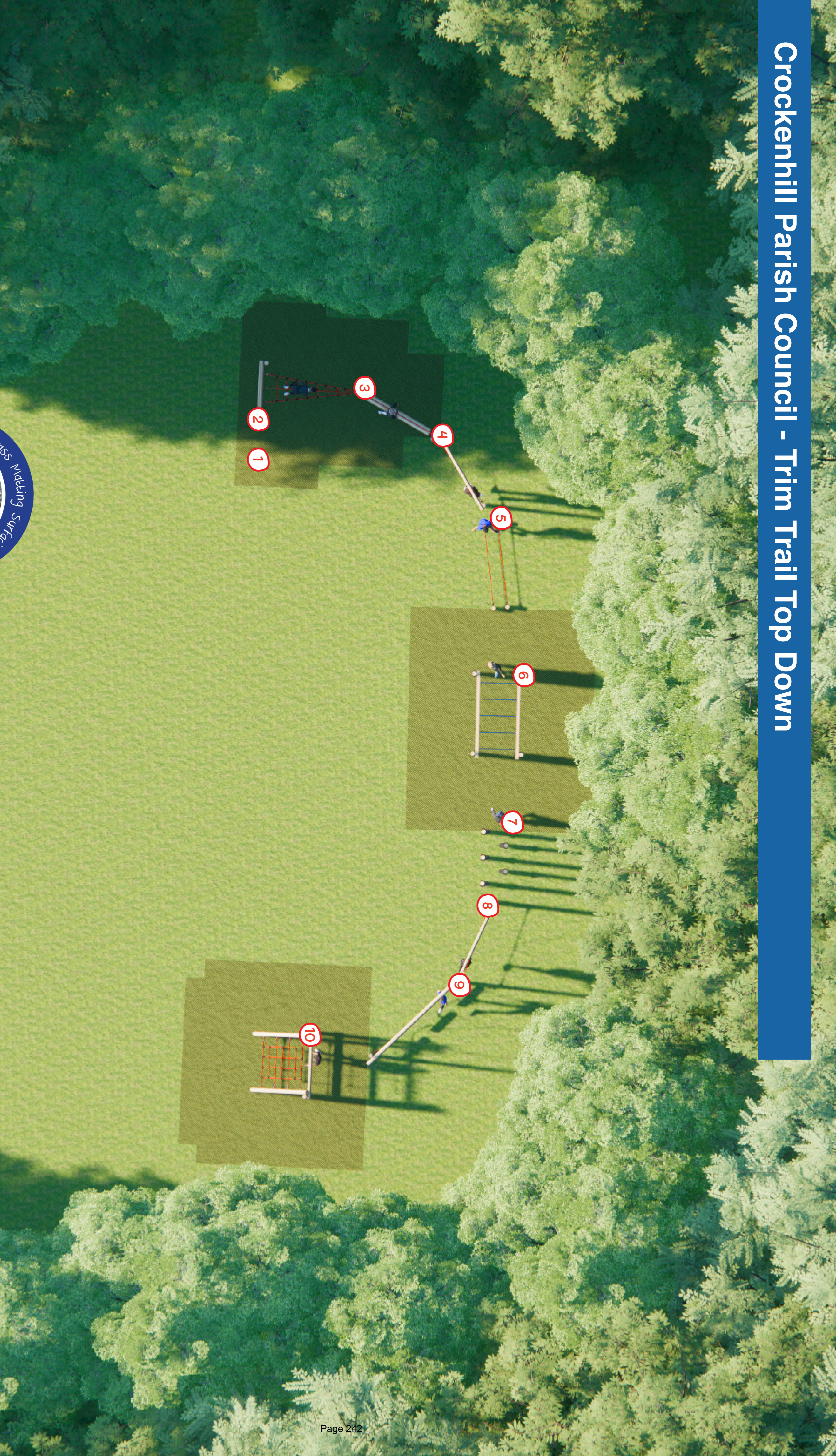
playground
equipment
specialists

Please Note:
All works are subject to a further pre-install site survey to determine the exact measurements and conditions of the area. We have costed for removal works - please see quotation.

Our unique rating system allows you to choose between different difficulty levels so you can design a bespoke trim trail that is appropriate to your children.

- Simplified
- Intermediate
- Advanced

Crockenhill Parish Council - Trim Trail Top Down



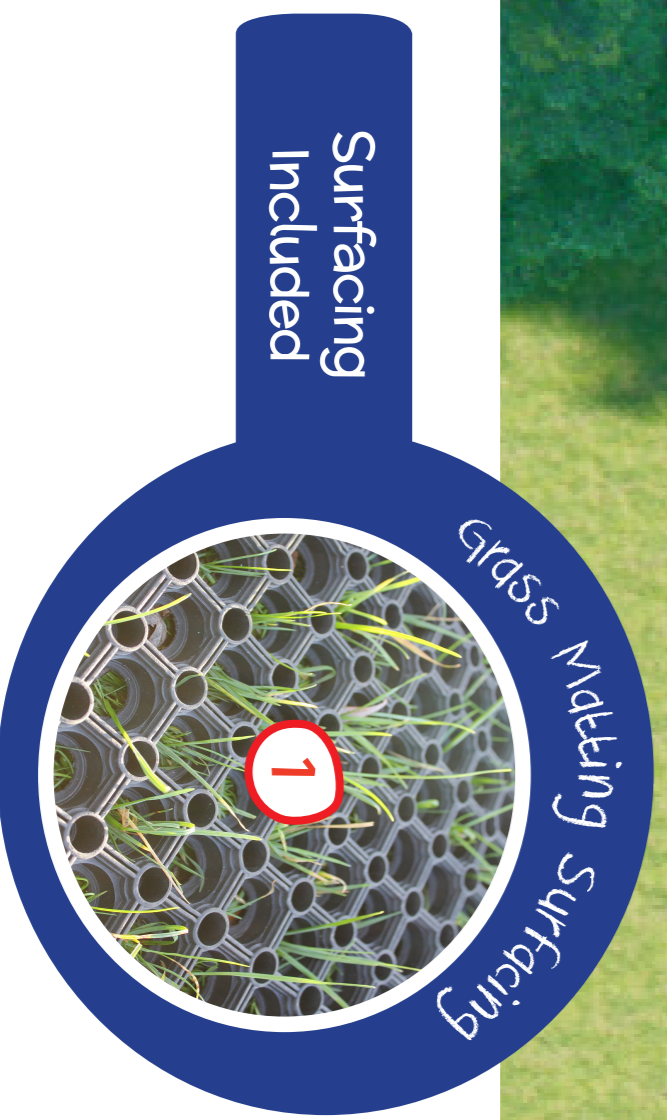
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Date: 14/09/2023

Drawing: 1

Designer: AG



playground
equipment
specialists

Please Note:
All works are subject to a further pre-install site survey to determine the exact measurements and conditions of the area. We have costed for removal works - please see quotation.

Appendix G – Recommendations to Cabinet

That it be recommended to Cabinet that:

A - Sevenoaks Wildlife Reserve redevelopment project (Appendix A)

- i) That the **£250,000** applied for, as set out in the report, for the scheme “Sevenoaks Wildlife Reserve redevelopment project” be approved on the following grounds:
- Strong social, economic and environmental benefits to the community;
 - Strong link between new development and the scheme;
 - Good partnership working;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;
 - The scheme contributes towards the Council’s commitment to tackling climate change.

This should be subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as condition of payment that:

- Funding for the entire project has been secured.
- ii) If the legal agreement is not signed in accordance with the above, then the funding applied for would be refused, for:
- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
 - Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

B - Public Rights of Way Improvements (Appendix B)

- i) That the **£209,000** applied for, as set out in the report, for the scheme “Public Rights of Way Improvements” be approved on the following grounds:
- Strong social, and environmental benefits to the community;
 - Strong link between new development and the scheme;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;
 - The scheme does not already benefit from CIL funding;

Agenda Item 4g

- The scheme contributes towards the Council's commitment to tackling climate change.

This should be subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as condition of payment that:

- Written confirmation that the required consents for each tranche are secured before the transfer of the CIL funds.
- ii) If the legal agreement is not signed in accordance with the above, then the funding applied for would be refused, for:
- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
 - Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

C – New sewerage connection at Swanley Park (Appendix C)

- i) That the **£25,000** applied for, as set out in the report, for the scheme “New sewerage connection at Swanley Park” be approved on the following grounds:
- Strong social, economic and environmental benefits to the community;
 - The scheme is identified in an adopted strategy or plan;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;
 - The scheme contributes towards the Council's commitment to tackling climate change.

This should be subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as condition of payment that:

- Funding for the entire project has been secured.
- ii) If the legal agreement is not signed in accordance with the above, then the funding applied for would be refused, for:
- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
 - Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

D – West Kingsdown Village Hall Car Park (Appendix D)

- i) That the **£17,000** applied for, as set out in the report, for the scheme “West Kingsdown Village Hall Car Park” be approved on the following grounds:

- Strong social benefit to the community;
- Good partnership working;
- Significant public benefit;
- Funding maximised from other sources;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme does not already benefit from CIL funding.

This should be subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as condition of payment that:

- Funding for the entire project has been secured.

- ii) If the legal agreement is not signed in accordance with the above, then the funding applied for would be refused, for:

- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
- Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

E - Greatness community pavilion (Appendix E)

- i) That the **£787,500** applied for, as set out in the report, for the scheme “Greatness community pavilion” be approved on the following grounds:

- Strong social, economic and environmental benefits to the community;
- Strong link between new development and the scheme;
- Good partnership working;
- The scheme is identified in an adopted strategy or plan;
- Significant public benefit;
- Funding maximised from other sources;
- Clear evidence to show that the scheme will be delivered;
- Strong local support;
- The scheme contributes towards the Council’s commitment to tackling climate change.

This should be subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as condition of payment that:

Agenda Item 4g

- Funding for the entire project has been secured.
- ii) If the legal agreement is not signed in accordance with the above, then the funding applied for would be refused, for:
- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
 - Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

F - Harvestfield Park play facilities improvement (Appendix F)

- i) That the **£20,000** applied for, as set out in the report, for the scheme “Harvestfield Park play facilities improvement” be approved on the following grounds:
- Strong social benefit to the community;
 - Strong link between new development and the scheme;
 - The scheme is identified in an adopted strategy or plan;
 - Significant public benefit;
 - Clear evidence to show that the scheme will be delivered;
 - Strong local support;
 - The scheme does not already benefit from CIL funding.

This should be subject to a legal agreement being signed within 6 months of the decision date (or such further time as may be agreed between the parties) which shall require as condition of payment that:

- Funding for the entire project has been secured.
- ii) If the legal agreement is not signed in accordance with the above, then the funding applied for would be refused, for:
- Without a legal agreement the bid would fail to ensure the effective management of CIL funds; and
 - Without a legal agreement to secure where the CIL money is spent the bid would fail to ensure sufficient certainty that the scheme will be delivered as applied for.

Infrastructure Funding Statement

April 2021 to March 2022



Produced December 2022

Contents

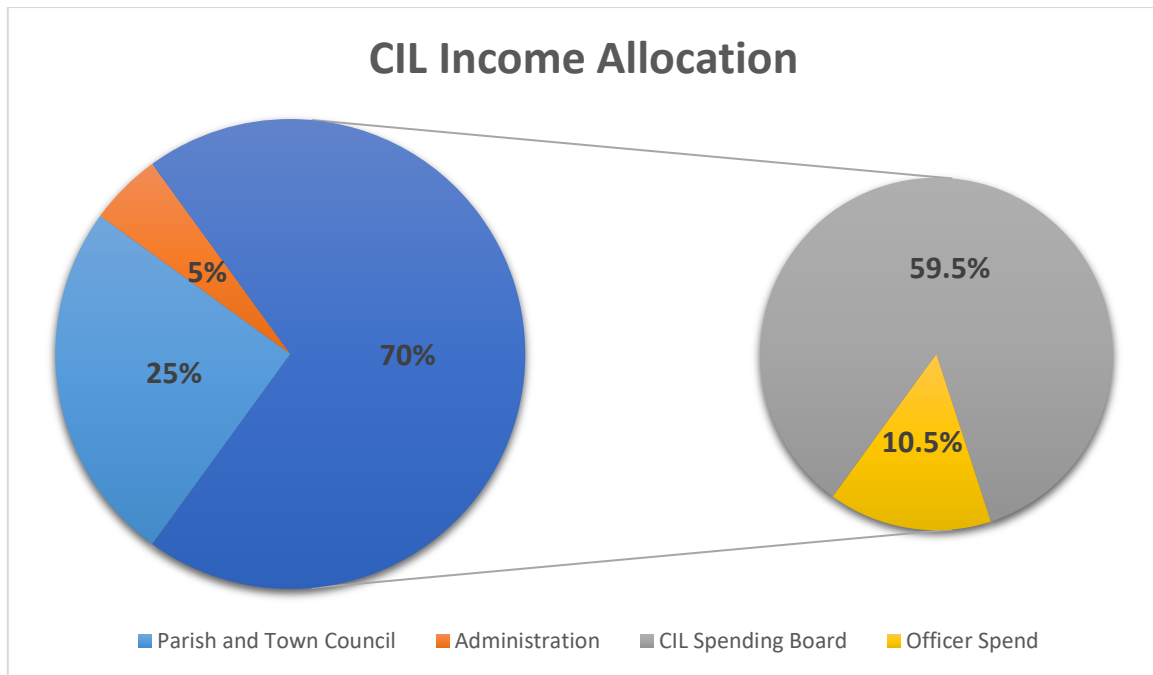
1.0	Introduction.....	3
2.0	CIL	4
3.0	Planning Obligations.....	7
4.0	Community Infrastructure Levy Report	8
5.0	CIL Infrastructure Expenditure 2021/22	9
6.0	Other infrastructure funded by CIL in 2021/22.....	11
7.0	Other CIL expenditure in 2021/22	11
8.0	Other CIL expenditure relevant to CIL regulation 59E and 59F	12
9.0	CIL Receipts retained (allocated and unallocated)	13
10.0	The (CIL) Infrastructure List	14
11.0	Planning Obligations (Section 106)	19
12.0	Section 106 Infrastructure expenditure in 2021/22	19
13.0	Other expenditure of Section 106 Receipts in 2021/22	21
14.0	Section 106 receipts retained (allocated and unallocated).....	21
15.0	Section 278 Agreements Report	22
16.0	Conclusion.....	22

1.0 Introduction

- 1.1 This Infrastructure Funding Statement (IFS) is an annual report, required by Paragraph 9 of The Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019. The aim is to provide a structure for Local Authorities to report on monetary and non-monetary contributions sought and received from developers for the provision of infrastructure to support development in their area. This IFS looks at the monetary and non-monetary contributions sought and received in the Sevenoaks District.
- 1.2 The report covers the financial year between 1 April 2021 and 31 March 2022.
- 1.3 As with last year, this report includes the following:
 - Details of the previous financial year on the Community Infrastructure Levy;
 - Details on the of the previous financial year on section 106 planning obligations;
 - Details of the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

2.0 CIL

- 2.1 Sevenoaks District Council has been a CIL (Community Infrastructure Levy) charging authority since 4 August 2014. From this date until March 2022, the Council has collected just over £12 million of CIL contributions.
- 2.2 CIL is a set charge in our CIL Charging schedule. This was adopted in February 2014 and has not been renewed. The CIL charges within the schedule are based on new floorspace of residential (C3 use Class) development, on supermarkets and superstores and also retail warehousing, within the Sevenoaks District. The charge is set to help fund the infrastructure needed to address the cumulative impact of development across our area. Our CIL Charging schedule, in line with the CIL regulations is set at a rate aimed to strike an appropriate balance between:
- The desirability of funding from CIL (in whole or part) the actual and expected total cost of infrastructure required to support development of its area, taking into account other actual and expected sources of funding and;
 - The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.
- 2.3 With this in mind, there are 2 different charges for residential development across our District. Some areas charge £125 per m² and others £75 per m² to ensure that the development will still be viable.
- 2.4 Full details of our CIL charging schedule is available on our website, using the following link: [CIL Charging schedule](#)
- 2.5 Sevenoaks District Council has used its CIL monies to fund the “*the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area*”. The Spending of CIL monies is awarded through the Council’s CIL Spending Board. The CIL Spending Board was set up to consider bids for Community Infrastructure (CIL) funding. The Board comprises of 15 elected Members of the District Council, who are chosen according to political proportionality rules.
- 2.6 The Council’s CIL income is spent on the following:



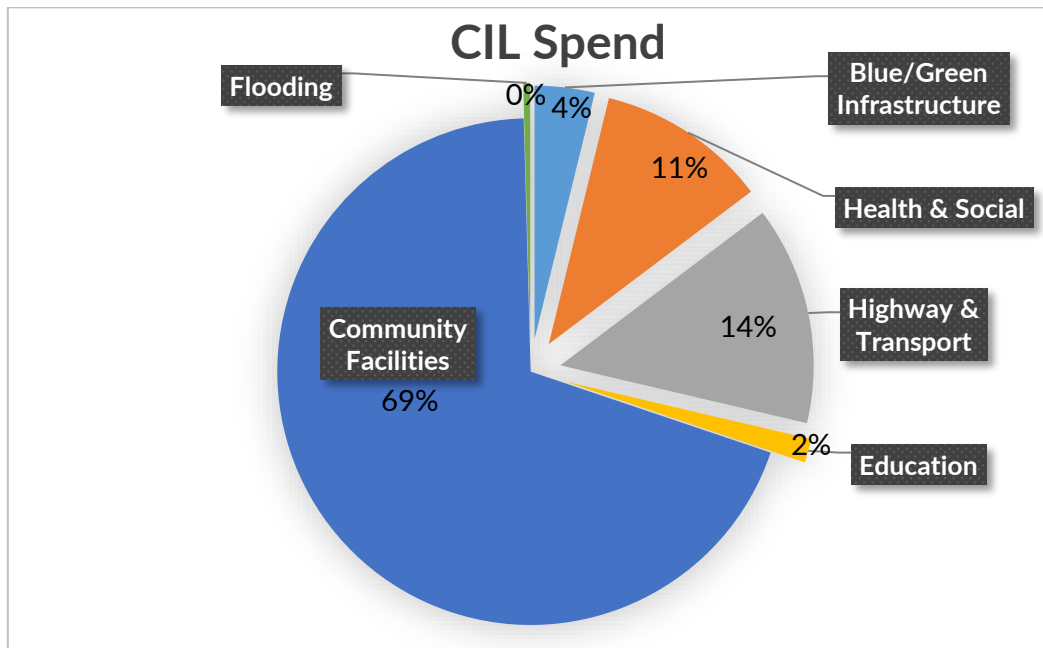
- 25% is allocated to Town and Parish Council's to spend on infrastructure. Part of this money can also be spent on, *"anything else that is concerned with addressing the demands that development places on an area"* (CIL Regulations 2010 as amended).
- Under the current CIL Legislation, a CIL Charging Authority must pass 15% of local receipts to the Parish or Town Council for the area where the CIL liable development takes place, rising to 25% if the Parish or Town has a neighbourhood plan in place.
- In November 2015, The Council's Cabinet resolved that all Town and Parish Councils should receive the equivalent of 25% of the £125 per sq m residential CIL rate when chargeable development takes place in their area. This amount will be paid whether the CIL charge for the area is £75 per sq m or £125 per sq m.
- Up to 5% of the CIL Income can be spent, by the CIL Charging Authority (Sevenoaks District Council) on the administration of CIL.
- This leaves 70% for Sevenoaks District Council to spend on CIL projects.
- 15% of this is allocated to officers to spend outside of the CIL Spending process (to be agreed by the Portfolio Holder for Development & Conservation by a Portfolio Holder Decision following consultation with the Leader, Chairman and Vice Chairman of CIL Spending Board). This equates to 10.5% of the CIL income. It should be noted however that this will not change the priorities for spending CIL.
- 85% of this is allocated to infrastructure projects through the CIL Spending Board. This equates to 59.5% of the CIL income.

Agenda Item 4h

- 2.7 More details as to the Governance of the Spending of CIL and the CIL Spending Board can be found in the Council's Constitution. Please use the following link:

[Council's Constitution](#)

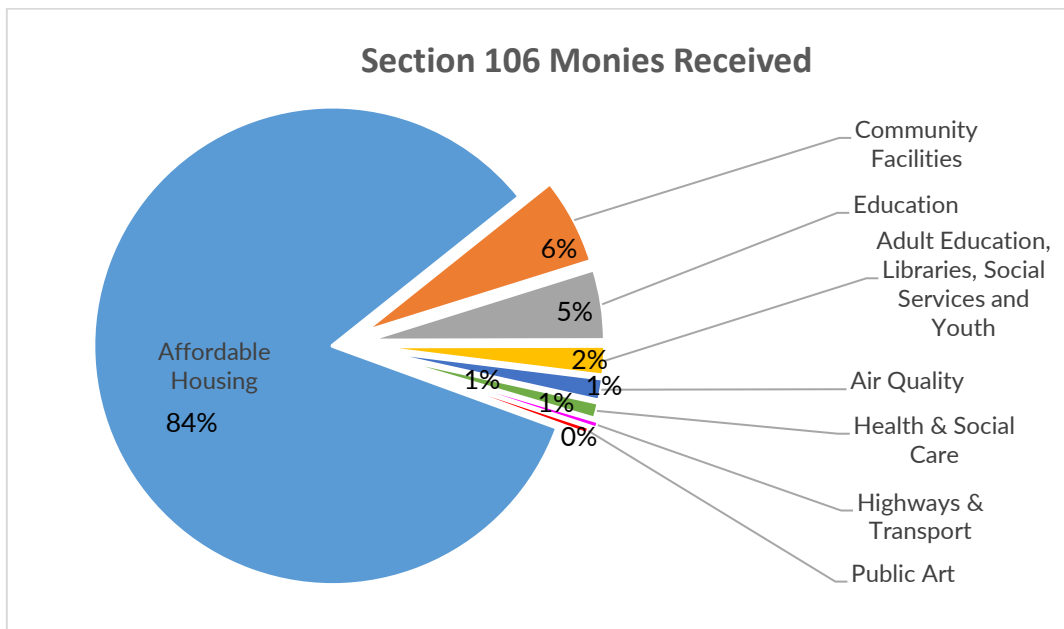
- 2.8 Looking historically at the CIL Spend since 2014, Sevenoaks District Council has awarded CIL to the following different categories of infrastructure projects though the CIL Spending Board:



3.0 Planning Obligations

3.1 Section 106 of the Town and Country Planning Act 1990 enables a Local Planning Authority to enter into a legal agreement (Planning Obligation) to mitigate the impact of a specific development, to make it acceptable in planning terms. Since the introduction of CIL, Sevenoaks District Council has agreed a number of such agreements, to secure some monetary and some non-monetary contributions which are site specific. In particular, Sevenoaks District Council has sought to secure a proportion of affordable housing from residential developments agreeing the amount and tenure through a legal agreement or a monetary contribution to secure or improve the capacity of affordable housing off site.

3.2 Looking historically at some of the contributions through Section 106s Agreements, looking at a period between 2011 and 2016 (as we have the best data over this period) we have secured the following:



4.0 Community Infrastructure Levy Report

4.1 In line with Legislation, a CIL charge is payable within 60 days of commencement of development. Sevenoaks District Council does not have an instalments policy.

4.2 The CIL Demand sets out the whole sum payable. It is important to note that the CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year, as it can take up to two years to be paid. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. To clarify, any such re-issued Notices are not double-counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year.

4.3 **Headline figures:**

CIL invoiced (set out in Demand Notices) in 2021/22	<u>£ 2,410,074.91</u>
CIL receipts received in 2021/22	<u>£ 2,172,233.51</u>
CIL receipts that CIL regulations 59E and 59F applied to	<u>£0</u>
CIL expenditure in 2021/22	<u>£966,229.98</u>

5.0 CIL Infrastructure Expenditure 2021/22

5.1 Since 2018, the Sevenoaks District Council CIL Spending Board awarded CIL money to a number of projects. The following projects received their money in the 2021/22 financial year:

- Westerham Parking Project - £49,975
- This scheme provided an additional 75 parking spaces across four areas with constrained parking capacity.

Before



After



- Otford Road Traffic Scheme - £49,507.50
- The traffic calming scheme aims to improve road safety for residents and visitors by slowing traffic speeds, includes new and improved pedestrian crossing points.

Before



After



Agenda Item 4h

- Weald Memorial Hall Maintenance and Renovations – £15,000
- The hall maintenance and renovations involved replacing original windows with energy efficient double-glazed windows, replacement of front entrance double doors with improved security, enhanced insulation to improve energy efficiency, interior updating and redecorating.

Before



After



- Knockholt Village Centre Refurbishment - £200,000
- The refurbishment works involved the re-roofing of entire premises and redevelopment of the Eastern end of the centre building, provision of disabled toilet and kitchen refurbishment.



6.0 Other infrastructure funded by CIL in 2021/22

- 6.1 As you are aware, Sevenoaks District made the decision to equalise CIL payments to Parish and Town Councils across the District. The amount below is therefore the equalisation amount given by Sevenoaks District Council to the Town and Parish Councils in addition to that required through Regulation 59A or 59B of the Legislation. This also includes CIL awarded to Parish and Town Councils through the CIL Spending Board.

Infrastructure Project/Type	CIL amount spent
Parish & Town Council CIL – Equalisation	£324,871.32
Parish and Town Council CIL – through the CIL Spending Board	£99,482.50
Parish/Town Council	CIL amount provided
Parish & Town Council CIL passed under regulation 59A or 59B	£326,876.16
Total passed to Parish/Town Council	£751,229.98

7.0 Other CIL expenditure in 2021/22

- 7.1 Sevenoaks District Council did not borrow any money during or before this period. Therefore, there is no infrastructure provided through borrowing and no repayments to declare.
- 7.2 Sevenoaks District Council spent the following on administrative expenses in 2021/22 and the amount expressed as a percentage of the total CIL received in 2021/22:

CIL spent on Administration	Percentage of total CIL received
£108,640.77	5%

8.0 Other CIL expenditure relevant to CIL regulation 59E and 59F

8.1 These Regulations refer to where we have had to serve Notice and demand a recovery of CIL. Sevenoaks District Council has not had to do this so the money recovered: £0

8.2 Therefore the infrastructure to which CIL receipts to which 59E and 59F applied have been allocated or spent: £0

8.3 See table below for more details:

	Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F	CIL Amount
j)	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
(i)	the total CIL receipts that regulations 59E and 59F applied to;	None
(ii)	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	None
k)	summary details of any notices served in accordance with regulation 59E, including;	
(i)	the total value of CIL receipts requested from each parish council;	None
(ii)	any funds not yet recovered from each parish council at the end of the reported year;	None
l)	summary details of any notices served in accordance with regulation 59E, including—	

	Summary Details of CIL expenditure relevant to CIL regulation 59E and 59F	CIL Amount
(i)	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	None
(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	None
(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	None
(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	None

9.0 CIL Receipts retained (allocated and unallocated)

- 9.1 Sevenoaks District Council allocate CIL funds through their CIL Spending Board. Some projects are awarded CIL straight away but with most, the CIL Spending Board will require a legal agreement to be entered into or the Board may put a condition on the awarding of CIL. So not all the money will be spent in the same year as it is awarded.
- 9.2 The total amount of CIL receipts, received prior to 2021/22, which had been allocated (to an infrastructure project or item), but not spent, by the end of 2021/22: £2,027,780.00
- 9.3 The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year: £0
- 9.4 The total amount of CIL receipts, received prior to 2021/22, which had not been allocated (to an infrastructure project or item) by the end of 2021/22: £95,251.42
- 9.5 The total amount of CIL receipts, whenever collected including 2021/22, which were allocated (whether allocated prior to or during 2021/22) but not spent during 2022: £2,027,780.00

- 9.6 Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including the financial year for 2021/22, have been allocated (but not spent) for the reported year and the amount allocated to each item: £0

10.0 The (CIL) Infrastructure List

- 10.1 In accordance with Regulation 121A (a) requires the infrastructure funding statement to include:

“a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”)”

- 10.2 In considering the Sevenoaks District Council’s priorities for CIL Spending, we looked at what we had spent CIL on in the past, we looked at the priorities already adopted by the CIL Spending Board and also considered what projects had been identified as priorities in the Council’s Infrastructure Delivery Plan. You can see all this evidence provided in a report to the Council’s Cabinet using the following link: [Infrastructure Funding Statement Cabinet Report- December 2022](#)
- 10.3 Further to the above, we have also considered Sevenoaks District Council’s crucial corporate priorities that CIL funding can contribute towards.
- 10.4 Looking at all the evidence, Sevenoaks District Council agreed a set of criteria that infrastructure projects should be prioritised for funding if they meet them. These have been agreed to remain the same as last year and are laid out below:
- The projects fall with the infrastructure types/projects identified in the IFS report.
 - The projects have been identified in our Infrastructure Delivery Plan. (This ensures that the infrastructure prioritised supports the Local Plan).
 - The projects support and are clearly related to proposed or allocated development in the District. They therefore provide a strong link between development and the proposed project.
 - That there is a strong social, environmental or economic justification for the scheme.
 - That projects have not received CIL previously.
 - The scheme has support from infrastructure providers

- That there is a need or it will be expected to be delivered within the next 5 years.
- That it is identified as having a critical or high need where the project has to be delivered prior to any development to support it.
- Where it is likely that the infrastructure project can be delivered within the plan period as there are little or no issues with funding or landownership.
- Where there is a clear plan as to how the project would be funded.

Infrastructure Funding Statement Priorities

10.6 With these criteria in mind, it has been agreed that the following projects are considered as a priority for funding for the next year:

10.7 Highways and Transport

- Swanley Transport Improvement Measures
- Junction 3 M25 Swanley – improvements required to address increased capacity and accessibility for pedestrians
- Improvements to bus services in and around Swanley
- Junction improvements to Bat & Ball
- Edenbridge Junction improvements
- Edenbridge – sustainable transport improvements

Note - This supports the preferred development strategy laid out in the Local Plan, which seeks to focus growth in existing settlements, including at higher densities.

10.8 Utilities

- Badgers Mount water supply upgrades
- Swanley supply water upgrades

10.9 Health and Social care

CIL funding is provided to deliver the additional capacity required for health services in the following areas should be identified as a priority:

- Northern Sevenoaks Health;
- Swanley;
- Hextable;
- Farningham;
- New Ash Green;
- Hartley;

Agenda Item 4h

- Fawkham;
- South Darent;
- Expansion of GP Practices in Sevenoaks Urban Area; and
- To increase the capacity of Otford Health Services (related to Fort Halstead).

Note - This again supports the preferred development strategy laid out in the Local Plan, which seeks to focus growth in existing settlements, including at higher densities and provides infrastructure to support allocated sites.

10.10 Affordable Housing:

The first priority should always be for developers to provide affordable units on site to and work with Housing Providers to identify the right number, size and tenure. However, when a financial contribution is sought through a section 106, it will be ring fenced and the priority will be to use the money to meet the Council's affordable housing objectives. The provision of affordable housing through monetary and non-monetary ways will remain to be spent using the following criteria (as laid out in the Council's Supplementary Planning Guidance: Affordable Housing):

- Provision of new affordable housing in the District via a Registered Provider of social housing (including adding to provision on development sites, new standalone schemes and existing property purchase);
- Initiatives to make better use of the existing stock (including tackling under occupation and fuel poverty where it enables better use to be made of the stock);
- Managing future needs for affordable housing, including homelessness prevention and benefit advisory services;
- Assisting those in housing need to access low cost home ownership;
- Supporting the development of rural exception sites to meet rural housing needs (for fully or partially exempted Parishes only as set out in Section 17 Housing Act 1996, Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) 1997 Order.

Apart from the provision of rural housing, funds will be used to meet affordable housing in a flexible way where it can be used most effectively across the District.

10.11 Net Zero

The leader of Sevenoaks District Council brought a report to Full Council on 19 November 2019. The report set out a clear ambition for the Council to achieve net zero greenhouse gas emissions by 2030.

Following on from this Council's clear ambition and the desire to be community leaders, that over the next year any infrastructure projects which clearly support our ambition to achieve net zero greenhouse emissions should be considered as a priority to receive CIL funding.

10.12 Mental Health

In addition to supporting health and social care provisions, Sevenoaks District Council are committed to promoting good mental health and wellbeing which is a key corporate responsibility. The Council's [Mental Health Strategy 2021](#) unites work across different areas of the Council to bring mental health as a focus in the Council's role within local communities. Further to this, it is noted that the Covid-19 pandemic has been a challenge and also exacerbated existing mental health issues.

In light of this, it is proposed that projects will support good mental health and wellbeing are considered a priority for CIL funding in the next year.

10.13 Broadband

In looking at the requirements in the Local Plan, and also in light of the impact of the Covid-19 situation, there is a clear need in this District for improvements to our rural broadband. It is recognised that some areas have poor connection.

There has been and will likely to continue to be a clear switch in the community to people working from home, therefore, increasing the need for an improvement in broadband services. In addition, this is expected to lead to a reduction in car journeys and encourage job growth in rural areas. Therefore, any infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas will also be considered as a priority.

10.14 Flooding

The Upper Darent Flood alleviation scheme is identified as a high priority through the IDP.

10.15 Education

Agenda Item 4h

Whilst no specific projects are identified in the IDP for the next 5 years, the need for education facilities will be on going over the plan period and subject to change as new development comes forward.

11.0 Planning Obligations (Section 106)

11.01 Sevenoaks District Council do still negotiate and agree Section 106s but as we are a CIL Charging Authority, the Legal Agreements tend to be more site specific and secure infrastructure for the site or agree other conditions, that without them the development would not be acceptable.

11.02 Headline Figures:

Monetary Contributions

Total money to be provided through planning obligations agreed in 2021/22	£293,313.63
Total money received through planning obligations (whenever agreed) in 2021/22	£157,800.56
Total money , received through planning obligations (whenever agreed), spent in 2021/22	£3,968,813.52*
Total money , received through planning obligations (whenever agreed), retained at the end of 2021/22 (excluding “commuted sums” for longer term maintenance).	£1,280,866.71*
Total money , received through planning obligations (whenever agreed), retained at the end of 2021/22 as “commuted sums” for longer term maintenance.	£1,280,866.71*

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2021/22	28
Total number of school places for pupils to be provided through planning obligations agreed in 2021/22	0

12.0 Section 106 Infrastructure expenditure in 2021/22

12.1 As Sevenoaks District Council is a CIL Charging Authority, Section 106s mainly secure affordable housing on specific sites. Over this financial year, in addition

* = A coding error on our internal systems which affects our Section 106 figures was brought to our attention in January 2023. This figure was amended accordingly in January 2023.

Agenda Item 4h

to affordable housing, we have secured travel plan and public art contributions.

12.2 Please see below a summary of the infrastructure and projects funded by Planning Obligations in 2021/22:

Infrastructure Project/Type	Planning Obligation receipts spent
Older persons' housing stock and needs analysis	£ 6420
PSL offer to landlords 2020/21	£58,246.42
Rural surveys 5 year programme	£14,200
Small is Beautiful – West Kent Housing downsizing incentive scheme	£25,000
Quercus Housing project- 11-15 High Street, Swanley	£3,689,121.75
Affordable housing total	£3,792,988.17
Raleys Indoor Cricket Facilities	£150,000
Public Art- Blighs Meadow	£10,500
Funds transferred to Kent County Council:	
Adult social services contribution	£153.07
Adult Education contribution	£364.90
Secondary Education contribution	£14,649.04
Library contribution	£158.34
	<u>£15,325.35</u>
Non affordable housing total:	£175,825.35*
<u>Total Amount:</u>	<u>£3,968,813.52*</u>

* = A coding error on our internal systems which affects our Section 106 figures was brought to our attention in January 2023. This figure was amended accordingly in January 2023.

13.0 Other expenditure of Section 106 Receipts in 2021/22

- 13.1 Sevenoaks District Council has not spent in 2021/22 anything on repaying money borrowed. They therefore owe no repayments or need to pay any interest. They therefore cannot provide details of the items of infrastructure which that money was used to provide (wholly or in part).

Infrastructure item	Planning obligation spent repaying money borrowed
NA	£0

- 13.2 Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2021/22 in respect of monitoring (including the preparation of the section 106 report for this Infrastructure Funding Statement) in relation to the delivery of planning obligations: £3,600

14.0 Section 106 receipts retained (allocated and unallocated)

- 14.1 The total amount of money, received through planning obligations prior to 2021/22, *which had not been allocated* (to an infrastructure project or item) by the end of 2021/22: £953,796.07*
- 14.2 The total amount of money, received under any planning obligation in any year, *which had been allocated* (to an infrastructure project or type) but not spent by the end of 2021/22: £69,000
- 14.3 Summary details of the infrastructure projects or items to which receipts from planning obligations, whenever collected including 2021/22, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Project/Type	Planning Obligation receipts allocated
Refurbishment of Vine Court Road part b 10 (2021/22)	£69,000
Total Amount	£69,000

* = A coding error on our internal systems which affects our Section 106 figures was brought to our attention in January 2023. This figure was amended accordingly in January 2023.

15.0 Section 278 Agreements Report

The matters which may be included in the section 106 report for each reported year are:

a)	summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,	£0
b)	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	£0

16.0 Conclusion

- 16.1 It is hoped that this report provides a clear presentation of the monetary and non-monetary provisions that Sevenoaks District Council has sought, secured, allocated or spent over the financial year of 2021/22.
- 16.2 The Council will continue to monitor and review its infrastructure needs and priorities for the next financial year.



SEVENOAKS DISTRICT

INFRASTRUCTURE DELIVERY PLAN

MARCH 2019



CONTENTS

	EXECUTIVE SUMMARY	3
1	INTRODUCTION	4
2	DEFINING INFRASTRUCTURE	6
3	INFRASTRUCTURE PLANNING CONTEXT	8
4	INFRASTRUCTURE FUNDING AND MECHANISMS	12
5	POTENTIAL DEVELOPMENTS IN THE LOCAL PLAN – STRATEGIC SITES IN THE GREEN BELT	15
6	SUMMARY OF KEY INFRASTRUCTURE REQUIREMENTS	18
7	INFRASTRUCTURE COSTS AND NEXT STEPS	23
	APPENDIX A – SCHEDULE OF INFRASTRUCTURE REQUIREMENTS	25

ABBREVIATIONS & ACRONYMS

AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
DBC	Dartford Borough Council
GBC	Gravesham Borough Council
GLA	Greater London Authority
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
KCC	Kent County Council
LBBe	London Borough of Bexley
LBBr	London Borough of Bromley
MUGA	Multi Use Games Area
NPPF	National Planning Policy Framework
NR	Network Rail
PROW	Public Right of Way
SCC	Surrey County Council
SDC	Sevenoaks District Council
SuDS	Sustainable Urban Drainage Systems
TDC	Tandridge District Council
TMBC	Tonbridge and Malling Borough Council
TWBC	Tunbridge Wells Borough Council
WDC	Wealden District Council

EXECUTIVE SUMMARY

The Sevenoaks District Infrastructure Delivery Plan (IDP) is an evidence base document that supports the Local Plan and its objectives. The IDP provides a summary of the infrastructure required for the District, according to the level of development proposed to meet the District’s needs for housing, employment and retail.

The term “infrastructure” is broadly defined to include highways, flood defences, educational facilities, health and social care facilities, community facilities, green blue infrastructure etc. It is expected that where new infrastructure provision or where improvements to existing infrastructure is required, it would be funded through developer contributions (Section 106 Agreements and the Community Infrastructure Levy).

Sevenoaks District Council has been a CIL charging authority since February 2014 and has been charging on qualifying developments since August 2014. The Regulation 123 List adopted in November 2014, sets out the types of infrastructure that CIL could fund. It is the expectation of the Council that CIL will fund the infrastructure required across the District and will only use Section 106 agreements for site specific needs and where strategic sites in the Local Plan are being proposed.

A number of infrastructure providers and delivery partners have been engaged in producing the IDP through extensive consultation and Duty to Co-operate discussions to create the IDP and should be used to demonstrate the types and levels of infrastructure, which may be required to meet any deficiencies in the District.

The IDP will be treated as a “live” document as infrastructure planning is an iterative process and will be reviewed regularly. Additional infrastructure not mentioned in this IDP might be required in order to enable a development as a result to potential changes to plans/strategies or priorities provided by infrastructure providers.

What this document DOES...

- Sets out the known infrastructure deficiencies and needs of the District, and identifies where improvements are required.
- It is an evidence base document for the Local Plan identifying any infrastructure priorities
- It is a live document which will be updated as and when more information is obtained throughout the Local Plan.

What this document DOES NOT do...

- It does not limit the infrastructure that may be sought in order to support development coming forward as part of the Local Plan.

1 INTRODUCTION

The provision of the right infrastructure, serving the right location at the right point in time is essential when considering the sustainable development of communities. The delivery of the correct types of infrastructure should support the Local Plan in providing new homes, employment opportunities and economic growth, viable town centres as well as improving the quality of the environment.

We have taken the view that in order to achieve sustainable communities, the balance of meeting infrastructure requirements must be two-fold;

- Ensuring that there is sufficient capacity to meet the needs of existing residents at this moment in time; and
- Ensuring that additional capacity can be provided to accommodate any future growth across the District.

Planning for infrastructure helps to ensure that there is a common understanding between service providers, developers, local communities, businesses, neighbouring authorities and the District Council as to the local infrastructure needs. This should also provide a clear strategy to how infrastructure will be delivered in tandem with any future development across the District as a whole. Where possible, the Sevenoaks Infrastructure Delivery Plan (IDP) will provide estimated costs associated with each piece of required infrastructure, as well as setting out the proposed timescales to deliver the project.

For the purposes of the Local Plan, the IDP will be treated as a “live” document and will be reviewed regularly, which will be updated when further information is made available to the Council. This may include (but not limited to):

- Updating projects where feasibility assessments and studies becomes available to deliver the infrastructure;
- Where bids have been successful for securing funding at a national, regional or local level; and
- Where the infrastructure project has been completed/delivered.

Purpose of the Infrastructure Delivery Plan

The IDP supports the objectives within our Local Plan and provides commentary on what infrastructure would be required to support future growth and development across Sevenoaks District. The Local Plan sets out the local policies and locations for development for us to create sustainable and cohesive communities, which are served by adequate services, facilities and infrastructure to support the day-to-day needs of the local population.

To assist the delivery of sustainable communities, the IDP identifies the infrastructure requirements across the District and any potential deficits, the priority of the infrastructure to be delivered, details any costs associated with the infrastructure delivery (if known) and how the infrastructure will be funded. The IDP also serves an important role in the review of

the Community Infrastructure Levy (CIL) Charging Schedule and the preparation of our Regulation 123 List. Both of these documents will support how infrastructure will be funded in the future across Sevenoaks District.

For meeting our needs across Sevenoaks District, the preferred development strategy for the Local Plan is:

- Focusing growth in existing settlements, including at higher densities;
- Redevelopment of previously developed land in sustainable locations; and
- Development of greenfield Green Belt land only in “exceptional circumstances” where social and community infrastructure is being proposed in addition to housing, which could help address evidenced infrastructure deficiencies in the area.

Therefore, there is potential for a number of sites that demonstrate “exceptional circumstances” to be included in the Local Plan. The IDP will consider how the infrastructure proposed on these sites will be delivered for the development to come forward.

While we must look at the need for infrastructure within Sevenoaks District, it is essential to note that the need for infrastructure is not confined to the boundaries of the District. Therefore, consideration must also be given to any cross-boundary infrastructure requirements as part of the IDP.

It should be recognised that infrastructure needs are discussed in broad terms and other infrastructure might be required in order to enable a development to go ahead. This might be as a result to changes in national legislation or Government priorities as well as changes in the plans/strategies provided by infrastructure providers.

2 DEFINING INFRASTRUCTURE

Infrastructure can be identified as the various services and facilities that are necessary to help build sustainable communities, which include the delivery of new infrastructure or upgrading of the existing facilities to accommodate additional capacity from either new or existing developments.

The term “infrastructure” is broad and can compass many aspects of social, economic and environment issues. As there is no set definition of infrastructure within the NPPF, we have taken forward the application of infrastructure as set out in the Planning Act 2008 under Section 216(2). This includes:

- Transport schemes;
- Flood defences;
- Water quality;
- Education;
- Health and social care facilities;
- Police and emergency services facilities;
- Community facilities;
- Communications (including broadband); and
- Blue Green infrastructure.

This list is not restrictive and can include utilities (i.e. electricity, gas, and water and wastewater networks). For the purposes of the IDP, the following types of infrastructure could be included within each category described:

Infrastructure Category	Type of Infrastructure / Project
Transport	Road networks Rail networks Bus services Cycling and walking routes Public Rights of Way (PROWs) Car parking facilities (including electric vehicle charging points)
Flood defences	Flood defences and water quality schemes – Blue Green Infrastructure can also provide solutions to mitigate any effects.
Water quality	
Education	Pre-school and nursery schools Primary education Secondary education Post 18 / higher education Adult education Special educational needs
Health and social care facilities	GP surgeries Dental services

	<p>Hospitals and community trusts</p> <p>Mental health services</p> <p>Adult social care services</p> <p>Children’s social services</p>
Police and emergency services facilities	Schemes involving physical infrastructure for the police, fire and rescue services, and ambulance services.
Community facilities	<p>Places of worship</p> <p>Sport venues</p> <p>Playing pitches</p> <p>Meeting places</p> <p>Libraries</p> <p>Cultural buildings</p>
Communications (including broadband)	<p>Telecommunications</p> <p>High speed broadband</p>
Blue Green Infrastructure	<p>Natural / semi-natural open space</p> <p>Parks / country parks</p> <p>Local Wildlife Sites</p> <p>Local Nature Reserves</p>

3 INFRASTRUCTURE PLANNING CONTEXT

National Planning Context

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) stresses the importance of taking a positive, proactive approach to local plan-making and the strategic priorities of an area. The expectation of the NPPF is that local planning authorities look beyond the requirements to meeting housing needs, and focus on creating sustainable communities during the course of the plan period and beyond. This should be extended to consider additional provision for infrastructure, community facilities and transport.

The NPPF is clear that infrastructure should be integrated with future development and that should be considered as part of the plan-making process and should include the provision of infrastructure and community facilities at the local level. The NPPF also highlights the role of developer contributions play in supporting the delivery of infrastructure. Local Plans should set out from the outset the contributions which are expected to come forward from development while not undermining the delivery of the Plan (NPPF paragraph 34)¹.

Planning practice guidance for Local Plans emphasises the importance of engaging with infrastructure providers early in the plan-making process, as it is essential to understand their investment plans, development strategies and critical dependencies. As the PPG states:

“At an early stage in the plan-making process strategic policy-making authorities will need to work alongside infrastructure providers, service delivery organisations, other strategic bodies such as Local Enterprise Partnerships, developers, landowners and site promoters. A collaborative approach is expected to be taken to identifying infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will need to:

- *assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Where deficiencies are identified, policies should set out how those deficiencies will be addressed; and*
- *take account of the need for strategic infrastructure, including nationally significant infrastructure, within their areas.”²*

Guidance also states that the deliverability of infrastructure is an important consideration, to ensure that the Local Plan provides alternative strategies to provide critical infrastructure. The provision of infrastructure must also not affect the viability of development coming forward, including the considering the impact of the Community Infrastructure Levy.

Yet it must be recognised that as a CIL charging authority, SDC does not receive many developer contributions to bring forward necessary infrastructure improvements to meet the demands of development across the District. Therefore it is the firm expectation of the Council that CIL will be used to help provide funding to meet the infrastructure needs of the

¹ National Planning Policy Framework 2019

² National Planning Practice Guidance (March 2019) – Plan Making (Paragraph 59 Reference ID: 61-059-20190315)

District, while considering the appropriate use of Section 106 to deliver site specific improvements and bring forward infrastructure on strategic sites proposed in the Local Plan (see Chapter 5). This approach between CIL and Section 106 agreements is consistent with the Council's Regulation 123 List.

Local Planning Context

The Local Plan sets out the strategic priorities of Sevenoaks District, and considers a number of non-strategic policies to manage development, as well as influence the provision of infrastructure to meet both the existing community and the new development. The IDP forms part of the evidence base to support the Local Plan and outlines the infrastructure requirements to mitigate the impacts of development, whether that is the provision of new infrastructure or upgrading the existing facilities. This can be dealt with at a strategic level, while seeking specific improvements through design guidance on particular development sites allocated in the overall Local Plan.

Preparation of the IDP

National guidance stresses the importance of engaging with infrastructure partners early in the Local Plan process, so local authorities can understand their future development and investment plans for an area during the course of the plan period. By engaging early, local authorities can also understand the existing deficiencies in infrastructure in relation to the development site allocations proposed in the Plan.

In October 2015, a revised Infrastructure Delivery Plan was produced by Sevenoaks District Council to monitor infrastructure delivery against the Core Strategy as well as considering any deficiencies in infrastructure across the District. Infrastructure providers submitted responses based on the District's housing requirements in the Core Strategy (3,300 units) up to 2026.

However, the District's housing needs have increased significantly. Our Strategic Housing Market Assessment (SHMA) published in late 2015, suggested that 12,400 homes (620 units per annum) were required over the new plan period. This has been since superseded by the revised NPPF and the Government's standardised methodology for calculating housing need (February 2019) which has increased the District's housing need to 13,960 homes (698 units per annum) over the new plan period.

Therefore, a revision to the Infrastructure Delivery Plan was essential to form part of the Local Plan evidence base to reflect the revised housing needs of the District. It is also important to identify any potential deficiencies in local infrastructure, and any potential costings that might be associated to its delivery.

Process of Engagement

Throughout the preparation of the Local Plan, we have consulted widely and engaged with a number of infrastructure providers and delivery partners including (but not limited to):

- Kent County Council (including Public Health, Economic Development, Highways, Education, Planning, Waste and Minerals, Public Rights of Way etc.)
- Highways England
- Network Rail
- Bromley / Dartford, Gravesham & Swanley / West Kent Clinical Commissioning Groups
- Transport for London
- Greater London Authority
- Environment Agency
- Natural England
- Historic England
- Education & Skills Funding Agency
- Kent Police and Kent Fire & Rescue
- National Grid
- UK Power Networks
- South East Water
- Southern Water
- Thames Water
- Arriva Buses
- Go-Coach Buses
- Southeastern Railway
- Govia Thameslink Railway

Infrastructure providers and delivery partners were contacted on 16th July 2018 following the publication of the Draft Local Plan; a second Regulation 18 consultation which detailed the potential development sites that could be taken forward with the District's housing need figure. A further letter was sent to infrastructure and service providers on 1st August 2018, asking them for further information on any potential infrastructure improvements, which would be required to meet the needs of future development in the District. This could be site-specific or District-wide improvements. Any responses received as part of the Draft Local Plan consultation were included as considerations for the Infrastructure Delivery Plan.

The responses were assessed and categorised to produce the full Infrastructure Schedule to support the development of the Local Plan. The categorisation of infrastructure was based on the type of infrastructure (outlined in Section 2), before considering how the infrastructure would be delivered over the course of the Plan period.

- *Timescale – infrastructure providers giving a estimate to when a infrastructure project would be delivered over the Plan period:*

- 1-5 years (expected to be delivered between 2015-2020)
 - 6-10 years (expected to be delivered between 2021-2025)
 - 11-15 years (expected to be delivered between 2026-2030)
 - 16-20 years (expected to be delivered between 2031-2035)
- *Priority – infrastructure providers giving an indication on how likely the infrastructure project would be delivered to support development.*
 - *Critical – the infrastructure project would have to be delivered prior to any development in order to support it*
 - *High – the infrastructure project would have to be delivered in tandem with the development in order to support it*
 - *Medium - the infrastructure project would support the delivery of development but there no plans to bring it forward in the immediate future (1 – 10 years)*
 - *Low - the infrastructure project would support the delivery of development but there no plans to bring it forward within the Plan period.*
 - *Risk to Delivery – while infrastructure providers may have the statutory right to carry out the infrastructure project, there could be a potential risk to delivering it. This could include landownership issues, uncertainty over funding streams and other factors.*
 - *High – based on the information submitted, it is highly unlikely that the infrastructure project will be delivered within the Plan period due to the uncertainty of funding / landownership issues etc.*
 - *Medium – based on the information submitted there is a possibility that the infrastructure project may be delivered by the provider.*
 - *Low – it is highly likely that the infrastructure project will be delivered within the Plan period as there are little or no issues with funding or landownership*
 - *Funding Position – a summary of how the infrastructure would be funded. The statement also includes whether any funding has been secured or sought through capital investment.*

A summary of the responses received can be found in Chapter 6. The full infrastructure schedule can be found in Appendix A of this evidence paper.

4 INFRASTRUCTURE FUNDING AND MECHANISMS

Where new infrastructure or infrastructure improvements are required, from the result of new development, the planning system allows, through planning obligations, for developers to provide or appropriately contribute towards, the provision of this new or improved infrastructure. Local planning authorities have a number of options available to them when considering the funding of infrastructure. In the context of the Sevenoaks District, the following approach to funding and delivering infrastructure is as follows:

- 1) Using contributions collected through CIL to provide funding to deliver the necessary infrastructure (where funding gaps are identified);
- 2) To secure site-specific improvements (including strategic sites infrastructure) through a Section 106 agreement where justified;
- 3) Look to secure funding to deliver infrastructure through partnership working via third party sources (e.g. central Government programmes, Local Enterprise Partnerships, agencies and other public bodies)

Using CIL Contributions

The Community Infrastructure Levy (CIL) allows local authorities to set rates on specific types of development to raise capital for the purposes of delivering infrastructure for the area. The levy is set out in the local authority's Charging Schedule. The Charging Schedule sets out the rates for qualifying developments and how contributions are calculated. The Charging Schedule gives developers a clear understanding of what contributions are expected to fund infrastructure across the District.

CIL can only be used for infrastructure, and is expected to be raised on mainly residential developments in the District. The Government has placed automatic exemptions on particular types of development where the levy cannot be sought.

It must be noted that there is a clear expectation that CIL will be used to provide infrastructure as SDC does not receive many developer contributions through Section 106 agreements. The IPD and the Council's Regulation 123 List will inform the types of infrastructure that can be delivered through CIL contributions. For the purpose of clarity, SDC is aware that CIL will not be able to fully fund all infrastructure requirements across the District.

Under the CIL Regulations, the District Council is required to pass a percentage of CIL contributions collected in the parish to the relevant town or parish council where qualifying development has occurred. The proportion of how much is passed to the relevant town/parish council is dependent on whether the town or parish council has a neighbourhood plan in place.

However, in November 2014, the Council agreed that all town and parish councils within the District will receive 25% of contributions collected in their parish area, regardless of charging area and whether a neighbourhood plan is in place. This would be calculated against the top

CIL charging rate (£125 per sq. m.), resulting in discretionary “top-up” payments being made by the Council. Further information on the total value of CIL collected by the Council and the total values of contributions being passed to Town and Parish Councils can be found on our website (www.sevenoaks.gov.uk/cil).

Where town and parish councils have received payments from SDC, they can spend their proportion of CIL on local infrastructure needs, which would mitigate the impacts of development in the parish area.

The remaining proportion of CIL is allocated to local and strategic infrastructure projects across Sevenoaks District. This is administered by the Council’s CIL Spending Board. Infrastructure providers, town and parish councils or interested third parties are invited to bid for “top up” funding to deliver the infrastructure project. This is conducted through an application bidding process where applicants must provide:

- The need for the scheme being proposed;
- Information that the project demonstrated clear social, economic and environmental benefits;
- Whether any match funding has been secured to deliver the proposal;
- Whether planning permission is required to deliver the project or whether the applicant has permitted development rights to carry out the project;
- Whether the project will be delivered by multiple organisations; and
- Whether the project has support from the local community.

However, it is important to note that we still maintain the right as a Charging Authority to review and revise the Charging Schedule and CIL Governance procedures to reflect the need for infrastructure in District, without prejudicing the viability of development coming forward.

Planning Obligations and Section 106 Agreements

The application of planning obligations assist in mitigating the impacts of unacceptable development to make it more acceptable in planning terms. This can include the provision of affordable housing or providing specific infrastructure improvements for that development. This could include:

- The provision of physical infrastructure on site;
- The availability of land for the infrastructure to be developed; or
- The developer providing financial contributions to aid the delivery of infrastructure or contribute to the necessary infrastructure improvements.

Section 106 agreements are legal documents detailing the planning obligations agreed between the local planning authority and the developer, and any other third party that is required for the development to occur. Third parties could include:

- Clinical Commissioning Groups
- Local Education Authority
- Local Highway Authority
- Highways England (in relation to the Strategic Road Network)
- Lead Local Flood Authority or the Environment Agency
- Emergency services (Police and Fire & Rescue)

As it is expected that CIL will aid the delivery of infrastructure across the District, the Council will only use Section 106 agreements to bring forward any site specific improvements where required. Section 106 agreements will also be used to deliver infrastructure on strategic sites allocated in the Local Plan (see Chapter 5). This approach is broadly consistent with the Council's Regulation 123 List on how infrastructure will be delivered.

Other Sources (Third Party Organisations and Agencies)

While developers and local authorities work to deliver a development scheme, local authorities also work with a number of public bodies, organisations and agencies to help secure funding for the delivery of infrastructure. Organisations could include:

- Central Government departments (e.g. Department for Health, Department for Education, Department for Transport, Ministry for Housing, Communities and Local Government);
- NHS Trusts and Clinical Commissioning Groups;
- Skills and Funding Education Agency;
- Environment Agency;
- Kent County Council;
- Homes England etc.

It is likely that should funding come forward to deliver these projects it may come forward as part of the provider's Capital Forward Programme and/or Asset Management Plan. These documents highlight the delivery of new infrastructure or maintenance/improvements to existing infrastructure provision, how it will be delivered, the potential funding gaps (where applicable) and the timeframes for delivery.

The NPPF places great weight on the Duty to Cooperate between the local authority and other organisations that are integral to the plan-making process to ensure that local and cross-boundary infrastructure issues are addressed adequately. Where funding and support is sought from third party organisations, the delivery of necessary infrastructure is dependent on a national or regional bidding process where a number of criterion may be considered against the need for the infrastructure proposed. This is usually reserved for "stalled" development sites (i.e. sites that are unable to progress unless the necessary infrastructure is provided) or Nationally Significant Infrastructure Projects (NSIPs) (such as the Lower Thames Crossing for example).

5 POTENTIAL DEVELOPMENTS IN THE LOCAL PLAN – STRATEGIC SITES IN THE GREEN BELT

As set out in the Introduction section to this document, we have consulted widely on defining the preferred development strategy for the Local Plan mainly:

- Focusing growth in existing settlements, including at higher densities;
- Redevelopment of previously developed land in sustainable locations; and
- Development of greenfield Green Belt land only in “exceptional circumstances” where social and community infrastructure is being proposed in addition to housing, which could help address evidenced infrastructure deficiencies in the area.

We have been clear throughout the plan-making process that, should development be allocated in the Local Plan on green field Green Belt land, we expect that infrastructure improvements should provide a wider community benefit to meet a defined existing need and not just be confined to the proposed development.

During the Local Plan process, a number of green field Green Belt sites have been submitted to the Council. Overall, twelve strategic sites were consulted on as part of our Draft Local Plan (Regulation 18) consultation during Summer 2018 given the constrained nature of the District (93% Green Belt and 60% Area of Outstanding Natural Beauty).

For the Regulation 19 Proposed Submission Version of the Local Plan, the following strategic sites in the Green Belt have been proposed for allocation:

- Sevenoaks Quarry, Sevenoaks;
- Land at Skinners Land, Edenbridge (formally identified as Land South and East of Four Elms Road, Edenbridge);
- Pedham Place, Swanley (as a Broad Location for Growth)

Despite Pedham Place being located in strongly performing Green Belt, it has been considered that the scheme could have the potential to deliver a comprehensive infrastructure offer, which could assist in the regeneration of Swanley. Whilst the proposed development site have the potential to perform against sustainability objectives, further information is required. Therefore it has been recommended to identify the location as a “broad location for growth”, rather than formally designating it as a development site allocation in this current Local Plan. The site will be reviewed as part of any future Local Plan review.

A summary of the infrastructure offer for the three strategic sites in the Green Belt for potential allocation has been provided. The table also includes the site at Fort Halstead, Halstead as it is a significant mixed-use allocation within the Local Plan. It should be noted that the infrastructure proposed is likely to be secured through S106 agreements, as the on-site delivery is a key part of the rationale for the development of these sites:

Site Name	No. of Units Proposed	Site Area (Ha)	Social & Community Infrastructure Proposed by the promoter
Sevenoaks Quarry	600	94.0	<ul style="list-style-type: none"> • New Leisure Lake/centre for water sports • Mixed use lake-side facilities • Lake-side park and associated open green space for leisure, drainage and nature • New pedestrian and cycle connections within and beyond the site • Improved linkages to improved community infrastructure around Bat and Ball station and employment opportunities on the Vestry estate (as part of the Sevenoaks Northern Masterplan) • Contributions towards education and health facilities
Pedham Place, Swanley	2,500	117.6	<ul style="list-style-type: none"> • New homes including affordable homes and accessible homes for the vulnerable and elderly • A new leisure centre • Revitalised golf course, all-weather sports pitches and other indoor and outdoor leisure facilities • Employment space including village shops and amenities, purpose built office space and a hotel • Village Green and local centre with greenspace, healthcare provision and community use buildings • Junior school, nursery and all-ages special needs (PSCN) school • Green infrastructure/public access open space • Positive enhancement of the wider natural landscape
Land South and East of Four Elms Road, Edenbridge	515	27.2	<ul style="list-style-type: none"> • Land for medical services (a new combined GP surgery and hospital) • Land for education use (a new secondary school) • Public open space (including allotments and provision of a linear greenway)

Agenda Item 4h

Sevenoaks Infrastructure Delivery Plan (March 2019)

			<ul style="list-style-type: none"> • Land and funding for new roundabout junction and internal spine road to the school and medical services sites
Fort Halstead, Halstead	300 (plus 450 with planning permission)	62.5	<ul style="list-style-type: none"> • New primary school • On-site community facilities including village shop, café and space for a satellite GP surgery • Formal and informal open space • Provision and enhancement of pedestrian, cycling and public transport infrastructure

6 SUMMARY OF INFRASTRUCTURE REQUIREMENTS

The following summary is provided on the evidence received by the Council, with a full schedule of infrastructure required over the Plan period in Appendix A. Either this information was provided during the IDP Call for Evidence exercise or representations submitted to previous Local Plan consultations:

- Regulation 18 Local Plan Issues & Options consultation (June 2017)
- Regulation 18 Draft Local Plan consultation (July 2018)
- Regulation 19 Proposed Submission Version of the Local Plan consultation (December 2018)

Representations made to the Local Plan consultations can be found on the Council's Planning Policy consultation portal (<http://planningconsult.sevenoaks.gov.uk/consult.ti/>)

We will continue to work with infrastructure providers and delivery partners throughout the plan-making process. We also commit to continuous engagement with partners to identify and deliver further infrastructure improvements as development comes forward during the lifespan of the plan and during any part of a future Local Plan review.

Infrastructure planning is an inherently uncertain process as infrastructure partners and providers plan to different timeframes to the plan period to be covered by the new Local Plan. Therefore, it has been difficult to ascertain beyond the next five years or to gain information the amount of infrastructure required to deliver the Local Plan. Information on the cost of infrastructure provision has been particularly difficult to gain.

This is the latest version of the IDP accounting for the potential growth in the new Local Plan, since the Core Strategy Infrastructure Delivery Schedule (February 2011). It is anticipated that this IDP will be updated on a regular basis, where further information is made available. This would reflect the changing nature and demands of infrastructure to support the delivery of development within the District. This may include:

- Updating projects where feasibility assessments and studies becomes available to deliver the infrastructure;
- Where bids have been successful for securing funding at a national, regional or local level; and
- Where the infrastructure project has been completed/delivered.

Transport

- **KCC Highways (Jan 2019)** - the local highways authority for Sevenoaks District. KCC Highways recognises the significant growth that is planned across the District, especially concerning the larger potential development sites. It has been commented on that a number of development sites proposed in the Local Plan will create accessibility, capacity issues on the local highway network and at key local junctions.

KCC Highways have identified that further work will be required before development sites are bought forward in the Local Plan. This includes further information from site promoters (i.e. Transport Assessments and modelling) before recommendations for highways improvements can be provided.

- **Transport for London (Jan 2019)** – responsible for cross-boundary bus services and manage the Transport for London Road Network (TLRN). While there are no specific infrastructure improvements, TfL support future devolution of rail services, while looking for financial contributions for bus and rail services from developments located close to the Greater London boundary.
- **Highways England (Jan 2019)** – responsible of managing and operating the Strategic Road Network (i.e. the Trunk Road and Motorway Network in England). It was noted in the response that improvements to M23 Junctions 3-5, M20 Junctions 1-3 and the A21 (from M25 to A225 junction) would need to be considered if development were to go ahead.
- **Network Rail (Sept 2018)** – the statutory organisation that maintains and upgrades the physical railway infrastructure. Network Rail recognise the scale of development proposed in the Local Plan and the impact that it might have on current railway infrastructure (i.e. requirements for new infrastructure, station improvements and increasing capacity through better rolling stock). Network Rail also noted that the Department for Transport will be announcing the winner of the new South Eastern rail franchise in late 2018. Further rail capacity improvements are also likely to come through the new franchisee.

Flooding and water quality

- **Environment Agency (Jan 2019)** – statutory body that has responsibility over managing the environment and flooding from main rivers, reservoirs and estuaries. A number of projects have been identified over the new Plan period including increasing floodplain storage, remedial works to flood relief channels and scoping for the construction of floodwalls in key locations to protect residents and businesses.

Education

- **KCC Education (Jan 2019)** – the local education authority for Sevenoaks District. KCC Education recognises the significant growth that is planned across the District, especially with regards to the larger potential development sites. A number of new schools (both primary and secondary education) would be required, as well as a number of expansions to existing schools over the new Plan period.
- **KCC Community Learning & Skills Services (Jan 2019)** - while there are no specific projects identified to meet the potential demand from proposed development in the Local Plan, it would expect funding to meet the demands.

Health and social care

- **West Kent Clinical Commissioning Group (Sept 2018)** – the body which has delegated co-commissioning responsibilities with general practices and takes a strategic role in planning for medical services across the south of the District. WKCCG recognise the pressures that increased development will bring to their 7 GP practices in the District. Further work is being carried out to assess the impacts of the proposed development sites in the Draft Local Plan.
- **Dartford, Gravesham and Swanley Clinical Commissioning Group (Jan 2019)** - the body which has delegated co-commissioning responsibilities for general practices and takes a strategic role in planning for medical services across the north of the District. DGS CCG is looking to expand medical/health services to address the pressure that increased development will create for their 7 GP practices in the North District. Particularly they are wanting to create of a “health and wellbeing centre” in Swanley and further expand existing GP facilities where required. Further details to be provided once available.
- **Bromley Clinical Commissioning Group (Sept 2018)** – while the Bromley CCG area does not fall within the boundaries of Sevenoaks District, the organisation recognises that a number of potential development sites proposed in the Draft Local Plan would influence a number of Bromley GP practices. Further information might become available as the Local Plan advances.
- **KCC Social Care Services (Jan 2019)** – while there are no specific projects identified to meet the potential demand from proposed development in the Local Plan, it would expect funding to meet the demands.

Police and emergency services

No infrastructure proposals or comments have been provided to date from the appropriate infrastructure providers

Community infrastructure

- **KCC Libraries (Jan 2019)** - while there are no specific projects identified to meet the potential demand from proposed development in the Draft Local Plan, it would expect funding to meet the demands.
- **KCC Youth Services (Jan 2019)** - while there are no specific projects identified to meet the potential demand from proposed development in the Draft Local Plan, it would expect funding to to meet the demands.

Communications (including broadband)

No infrastructure proposals or comments have been provided to date from the appropriate infrastructure providers

Blue green infrastructure

No infrastructure proposals or comments have been provided to date from the appropriate infrastructure providers

Other (including utilities)

- **National Grid (Sept 2018)** – operates the high voltage electricity transmission system in England and Wales, as well as the gas transmission system. No infrastructure improvements were indicated.
- **UK Power Networks (Sept 2018)** – a distribution network operator for electricity covering South East England, the East of England and London. The organisation states that there are no infrastructure improvements required for the District.
- **Historic England (Jan 2019)** – statutory body for the historic environment in England. It was noted that no infrastructure requirements are necessary but support the Infrastructure Delivery Plan. Where infrastructure improvements are necessary in historic environments, appropriate assessments are required before works are carried out.
- **Southern Water (Jan 2019)** – statutory wastewater undertaker for the south of the District. Indicated that some additional investment into the wastewater network in Edenbridge would be required following the inclusion of a strategic site in Edenbridge being included in the Local Plan.
- **South East Water (Sept 2018)** – submitted comments through the Local Plan consultations. Published their Draft Water Resources Management Plan in May 2018, which looks at water resources up to 2080. It is noted that little infrastructure will be required as projected housing growth in the District falls broadly within their projected growth forecasts.
- **Thames Water (Jan 2019)** - a water provider to the north of the District. Thames Waters recognise the development ambitions that the Local Plan is seeking to address but has suggested that little infrastructure would be required as the projected housing growth in the District falls broadly within their projected growth forecasts.

It has been demonstrated that a number of infrastructure improvement will be required over the course of the plan period to facilitate development. Furthermore, it is clear there are no large-scale infrastructure requirements which would inhibit development coming forward or be required to unlock development in the Local Plan.

Due to the limited scale of development proposed in the Local Plan, there are no requirements for large scale infrastructure developments or Nationally Significant Infrastructure Projects for this Local Plan. However, large scale infrastructure developments may be required if the infrastructure needs of the District change. The IDP will be under continual review to reflect the needs and infrastructure requirements over the plan period.

7 INFRASTRUCTURE COSTS AND NEXT STEPS

Throughout the process, it was expected that infrastructure providers would be able to provide indicative costs for schemes where known. Appendix A sets out the information that we have received to determine the levels of funding required, as well as how the scheme would be funded.

As a CIL charging authority, SDC does not receive many developer contributions to bring forward necessary infrastructure improvements to meet the demands of development across the District. To reiterate, the Council’s strategy for funding and delivery infrastructure is as follows:

- 1) Using contributions collected through CIL to provide funding to deliver the necessary infrastructure (where funding gaps are identified);
- 2) To secure site-specific improvements (including strategic sites infrastructure) through a Section 106 agreement where justified;
- 3) Look to secure funding to deliver infrastructure through partnership working via third party sources (e.g. central Government programmes, Local Enterprise Partnerships, agencies and other public bodies)

This exercise has demonstrated that there are requirements to upgrade, improve or provide new infrastructure over the Plan period to meet the development needs of Sevenoaks District. The exercise also shows that the delivery of development proposed in the Local Plan would not be undermined, as there are no “showstoppers” with infrastructure delivery.

There are clear links between the strategic sites and the infrastructure suggested to meet a localised need, as demonstrated by the three strategic sites that are proposed to be allocated in the Local Plan:

Site Name	No. of Units Proposed	Key Social & Community Infrastructure Proposed by the promoter
Sevenoaks Quarry	600	Leisure lake, recreation uses and leisure
Pedham Place, Swanley	2500	Leisure centre, local centre, primary and secondary schools and a special needs (PSCN) school
Land South and East of Four Elms Road, Edenbridge	515	Integrated hospital and GP facility, secondary school and improved access to Edenbridge Town station
Fort Halstead, Halstead	300 (plus 450 with planning permission)	New primary school, on-site community facilities including village shop, café and space for a satellite GP surgery, open space, provision and enhancement of pedestrian, cycling and public transport infrastructure

The IDP will play a significant role in how infrastructure will be delivered and the funding mechanisms to support its delivery. Overall, this IDP will help in determining the developer contributions required, as well as providing a rolling evidence base to establish the underlying infrastructure needs of the District.

However, this means that the delivery of an infrastructure scheme could benefit from a variety of funding sources in the future should one source not be sufficient. This could include the pooling of funding from a number of schemes or sources to fund strategic infrastructure improvements, as appropriate. We will continue to engage with infrastructure providers to ensure that costs are considered and reviewed when determining funding through developer contributions.

The Sevenoaks IDP forms one part of the overall evidence base to support the emerging Local Plan. As the delivery of infrastructure is dependent on the delivery of housing, it is essential to ensure that the IDP is kept up to date and reviewed regularly when new information becomes available.

Appendix A – Schedule of Infrastructure Requirements

The following schedule is a result of information that is currently available. The schedule will be updated accordingly where new information is provided or there is an update to the existing scheme. The criteria used to determine the priority, timescale, risk to delivery and funding position can be found in Section 3 “Infrastructure Planning Context”.

Infrastructure Type	Project Title	Project Justification	Priority	Timescale	Delivery Body	Risk to Delivery	Estimated Associated Costs (if known)	Funding Mechanism
Community Facilities (CF)								
CF	New Library Provision at Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Community Learning and Skills, Youth Services and Families & Social Care.	Low	16-20 years	KCC Libraries	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
CF	Enhancement of Swanley Library	The additional demand could be accommodated through the enhancement of facilities at Swanley Library and the provision of additional Book stock.	Medium	16-20 years	KCC Libraries	Medium	£214,800	Community Infrastructure Levy and other funding sources.
CF	New Library Provision in the Halstead/ Knockholt area	The nearest existing library is Riverhead, but this would be incapable of meeting the expected demand from this development. Funding could be used to enhance facilities and book stock at Sevenoaks Library, but this is some distance from the proposed development. Alternatively, it may be possible that additional provision could be made	Low	11-15 years	KCC Libraries	Medium	£106,900	Community Infrastructure Levy and other funding sources.

		through the delivery of community facilities on-site.						
CF	Enhancements of Libraries in Sevenoaks area	The nearest libraries are Riverhead and Seal. On their own, these libraries may not be capable of meeting the expected demand from development. Whilst some enhancement of facilities and book stock might be possible at Riverhead and Seal libraries, the alternative would be to enhance the facilities and book stock at Sevenoaks Library.	Medium	11-15 years	KCC Libraries	Medium	£264,000	Community Infrastructure Levy and other funding sources.
CF	Enhancement of Edenbridge Library	Facilities and book stock at Edenbridge Library could be delivered to meet the demand generated by development.	Medium	11-15 years	KCC Libraries	Medium	£85,500	Community Infrastructure Levy and other funding sources.
CF	Enhancements of libraries in the New Ash Green/Hartley area	Facilities and book stock at New Ash Green and Hartley libraries could be delivered to meet the demand generated by development.	Medium	11-15 years	KCC Libraries	Medium	£33,000	Community Infrastructure Levy and other funding sources.
CF	Provision of New Youth Service Facilities - Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Library Services, Community Learning & Skills and Families & Social Care.	Low	16-20 years	KCC Youth Services	Medium	Unknown	Community Infrastructure Levy and other funding sources.
CF	Youth Services - Swanley/Hextable area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£51,600	Community Infrastructure Levy and other funding sources.

CF	Youth Services - Hartley/New Ash Green area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£7,500	Community Infrastructure Levy and other funding sources.
CF	Youth Service Provision - Halstead/ Knockholt area	Provision of new facilities on site through any community facilities that are delivered, or as stand-alone building located centrally to the development.	Low	16-20 years	KCC Youth Services	Medium	£18,500	Community Infrastructure Levy and other funding sources.
CF	Youth Service Facilities - Sevenoaks area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£72,000	Community Infrastructure Levy and other funding sources.
CF	Youth Service Facilities - Edenbridge area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£17,700	Community Infrastructure Levy and other funding sources.
Education (E)								
E	Primary Education - Edenbridge	Number of dwellings proposed in Edenbridge planning area is 442, resulting in a generated demand of up to 118 pupils. The Commissioning Plan for Education in Kent 2018-22 currently shows that the requirement for up to 0.6 FE additional provision to meet the demand generated by this planned development could be accommodated within the Sevenoaks Rural South West planning group for primary schools.	Medium	11-15 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.

E	Primary Education - New Ash Green/Hartley	Up to 164 new dwellings in the Hartley/Fawkham/New Ash Green, area would generate up to 46 primary pupils. The Commissioning Plan for Education in Kent 2018-22 currently shows that the requirement for up to 0.2 FE additional provision to meet the demand generated by this planned development could be accommodated within the West Kingsdown, Hartley & New Ash Green planning group for primary schools.	Low	16-20 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.
	Primary Education - Sevenoaks Urban Area	Up to 1,287 new dwellings would generate up to 360 primary pupils. Requirement for up to 1.7FE additional provision to meet the demand generated by planned development. Suggestion that a new primary school could be provided within any future development of the Sevenoaks Quarry site (ST2-13)	Medium	11-15 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.
E	Primary Education - Swanley/Hextable	Up to 1,021 new dwellings would generate up to 286 primary pupils. Requirement for up to 1.4FE additional provision to meet the demand generated by planned development. Development in the Swanley & Hextable area has the potential to impact on both primary and secondary schools within the Dartford area. There are 3 primary and 3 secondary schools within the Wilmington and Joydens Wood areas closest to Swanley and Hextable whilst slightly further afield there are an additional 6 primary and 3 secondary schools.	Medium	11-15 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.

E	Primary Education - Pedham Place (Broad location for growth)	Number of dwellings proposed at Pedham Place is 2500 units, resulting in a generated demand of up to 700 pupils. The development would require the provision of up to 3.3FE. It is also of a sufficient scale and size to be capable of on-site provision of 2 new 2FE schools which could some of the demand generated by allocated development within the Swanley & Hextable Area.	Low	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
E	Primary Education - Halstead / Knockholt area	Up to 563 new dwellings would generate 158 primary pupils. The Commissioning Plan for Education in Kent 2018-22 currently shows that there is some spare capacity within the Halstead & Knockholt planning group for primary schools. However, the requirement for up to 0.75 FE additional provision to meet the demand generated by this planned development would, in conjunction with the consented development for DRA Fort Halstead, would exceed this capacity requiring up 1.5FE new provision within the area.	Low	16-20 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.
E	Secondary Education - Sevenoaks Urban Area	Up to 563 new dwellings would generate up to 257 secondary pupils. Requirement for up to 1.7FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.

E	Secondary Education - Pedham Place (Broad location for growth)	Number of dwellings proposed at Pedham Place is 2500 units, resulting in a generated demand of up to 500 pupils. The development would require the provision of up to 3.3FE and justify the provision of a new 4FE school. However, It is of a sufficient scale and size to be capable of delivering a 6FE school on-site provision that would provide additional capacity to accommodate demand from allocated development across the wider North Sevenoaks area.	Low	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
E	Secondary Education - Edenbridge	Number of dwellings proposed in Edenbridge planning area is 442, resulting in a generated demand of up to 84 pupils. Requirement for up to 0.6FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
E	Secondary Education - Swanley/Hextable	Up to 1,021 new dwellings would generate up to 204 secondary pupils. Requirement for up to 1.4FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development. Development in the Swanley & Hextable area has the potential to impact on both primary and secondary schools within the Dartford area. There are 3 primary and 3 secondary schools within the Wilmington and Joydens	Medium	16-20 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.

		Wood areas closest to Swanley and Hextable whilst slightly further afield there are an additional 6 primary and 3 secondary schools.						
E	Secondary Education - New Ash Green/Hartley	Up to 164 new dwellings would generate up to 33 secondary pupils. Requirement for up to 0.2FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	16-20 years	KCC Education	Medium	Community Infrastructure Levy and other funding sources.
E	Secondary Education - Knockholt/Halstead	Up to 563 new dwellings would generate up to 113 secondary pupils. Requirement for up to 0.75FE additional provision to meet the demand generated by planned development along with a further 0.55FE to meet the demand generated by the consented development for DRA Fort Halstead. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	16-20 years	KCC Education	Medium	Community Infrastructure Levy and other funding sources.
E	New Community Learning Facility at Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Library Services, Youth Services and Families & Social Care.	Low	16-20 years	KCC Community Learning & Skills	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.

E	Community Learning Facilities - Hartley/New Ash Green area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Community Learning & Skills	Medium	£5,100	Community Infrastructure Levy and other funding sources.
E	Community Learning Facilities - Swanley/Hextable area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Community Learning & Skills	Medium	£32,500	Community Infrastructure Levy and other funding sources.
E	Community Learning Facility - Halstead/Knockholt area	Provision of new facilities on site through any community facilities that are delivered or as stand-alone building located centrally to the development.	Low	16-20 years	KCC Community Learning & Skills	Medium	£17,100	Community Infrastructure Levy and other funding sources.
E	Community Learning Facilities - Sevenoaks Urban Area	Enhancement of existing facilities to accommodate demand generated by development.	Medium	16-20 years	KCC Community Learning & Skills	Medium	£38,400	Community Infrastructure Levy and other funding sources.
E	Community Learning Facilities - Edenbridge	Enhancement of existing facilities to accommodate demand generated by development.	Medium	16-20 years	KCC Community Learning & Skills	Medium	£13,100	Community Infrastructure Levy and other funding sources.
Flooding (F)								
F	Upper Darent Flood Alleviation Scheme	The communities of Westerham, Brasted and Sundridge are all at risk of flooding from the River Darent. A suite of local, low cost interventions are the most cost effective way of reducing flood risk to these communities. Some works have already successfully been implemented in partnership with Kent County Council and local communities but further works are required to reduce the risk further.	High	6-10 years	Environment Agency	Low	£330,000	Granted CIL funding from the CIL spending Board to complete the scheme.

		Works proposed as part of the scheme include the following improvements: New channels and watercourses; Improved drainage; Enhanced flood embankments; and natural flood management measures at a number of locations						
F	Brasted Floodplain Storage	Investigation and modelling into increasing floodplain storage using low level floodplain embankments	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Chipstead flood remedial works	Investigation into remedial works to the flood relief channel in Chipstead to revert to the original 'dry channel' design if this is shown to have a significant flood risk benefit.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Dunton Green/Riverhead Flood Protection Measures	Investigation of a flood wall in Dunton Green/River Head to protect businesses and the care home as well or property level protection of business units and care home.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Otford/Greatness Flood Protection Measures	Investigation of the feasibility of de-culverting the Watercress Stream. Additional work in investigating flood storage on the Watercress and Honeypot Streams.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Sevenoaks Flood Capacity Upgrade	Investigation of working with Kent Wildlife Trust to add storage to the West Lake in the Sevenoaks Wildlife Reserve	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Eynsford Flood Defence Scheme	Investigation of a bypass channel at Old Mill Close in Eynsford	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.

Health & Social Care (HSC)								
HSC	Family & Social Care - Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Library Services, Youth Services and Community Learning & Skills	Low	16-20 years	KCC Social Care	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
HSC	Family & Social Care - Swanley /Hextable area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Social Care	Medium	£81,800	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care - Hartley/ New Ash Green area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Social Care	Medium	£14,200	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care - Halstead /Knockholt area	Provision of new facilities on site in conjunction with any GP practice or Health Clinic delivered and utilising any multi-agency space provided as part of any new Primary Schools	Low	16-20 years	KCC Social Care	Medium	£48,700	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care - Sevenoaks Urban Area	Enhancement of existing facilities to accommodate demand generated by development	Low	16-20 years	KCC Social Care	Medium	£93,300	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care - Edenbridge area	Enhancement of existing facilities to accommodate demand generated by development	Low	16-20 years	KCC Social Care	Medium	£32,400	Community Infrastructure Levy and other

									funding sources.
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<p>HSC</p>	<p>Northern Sevenoaks Health Services – Swanley, Hextable, Farningham, New Ash Green, Hartley, Fawkham, South Darenth</p>	<p>Overall there is a slight reduction in the total number of homes for our area in this plan (from 4,220 to 4,017 homes), however over the life time of the plan there will be 9,641 new population (based on 2.4 persons per dwelling). It is also noted that in years one to five, 979 Homes will be built equating to a population increase of 2,350. This will require an additional GP workforce of 5.4WTE (based on a GP to patient ratio of 1,800 patients) and in the next 5 years the 2,350 new population will require an additional 1.3WTE GP workforce. In terms of impact on General Practice, the significant difference in this plan is an increase of 471 homes in the Swanley area. This area will see an increase of 3,516 homes and therefore 8,438 new population over the life of the local plan. It is noted that only 722 homes (equating to 1,733 new population) will be built in the first five years. I have attached an updated table that identifies the proposed settlement sites linked to GP practices.</p> <p>However, it must be noted that the current GP medical facilities within the Swanley area and across the other main areas of Hextable, Farningham, New Ash Green, Hartley, Fawkham and South Darenth, do not have capacity to support the growth in the population expected. Therefore, if the public consultation and Council determine support for these proposed housing developments, the CCG would only be able to support delivery of associated increases to healthcare services if sufficient CIL funding is provided to deliver the additional capacity required in these areas.</p>	<p>High</p>	<p>6-10 years</p>	<p>Dartford, Gravesham & Swanley CCG</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources.</p>
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<p>HSC</p>	<p>Expansion of GP Practices in Sevenoaks Urban Area</p>	<p>The proposed development at the Sevenoaks Quarry site is in years 10-15 of the plan period. Whilst additional capacity will need to be created it is not possible at this stage to detail a specific project as specific impacts and needs will have to be assessed and planned for at the appropriate time in the plan period. The expected need will be for c 1400 patients arising from the 600 dwellings (based on average occupancy of 2.34).</p> <p>Please note that general practice premises plans will be kept under review and may be subject to change as the CCG must ensure appropriate general medical service capacity is available as part of our commissioning responsibilities.</p>	<p>High</p>	<p>11-15 years</p>	<p>West Kent Clinical Commissioning Group</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources.</p>
<p>HSC</p>	<p>Otford Health Services</p>	<p>Using average occupancy of 2.34 per dwelling, Otford Medical Practice would also take a large proportion of the growth To put this into context this would be an additional c.3260 new patient registrations during the plan period; an increase of 30.7% increase on the current registered patient list.</p> <p>There is an existing pressure on services and Otford Medical Practice have plans to reconfigure the main surgery at Otford (\$106 funding will be contributing to this work) and have developed plans to extend the branch surgery at Kemsing for which capital is currently being explored. A bid may be put forward through the next CIL bidding round to support this development. This will allow the workforce to be expanded and will go some</p>	<p>High</p>	<p>6-10 years</p>	<p>West Kent Clinical Commissioning Group</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources.</p>

		way to supporting some of the future growth but will not support all of the growth outlined above; it is expected that at a point in the future a further extension to the Kensing surgery would be required. The critical aspect for Otford and any other premises development is that the infrastructure and workforce is in place prior to or in parallel to the new population registering for general practice services.						
HSC	Edenbridge Health Services	<p>There is an existing need in Edenbridge and the combined hospital/ GP surgery project is progressing and is recognised as a requirement in the draft Local Plan. Using the average occupancy figure of 2.34 per dwelling the growth in Edenbridge is expected to be c. 3000 new patient registrations; the project would allow for the proposed growth arising from the local plan to be accommodated. To put this into context this is a 25% increase on the current registered patient list. The CCG, KCHFT and Edenbridge Medical Practice have indicated that developer contributions will be sought through CIL as a contribution towards the new infrastructure (plan to submit in next CIL round).</p> <p>Please note that general practice premises</p>	Critical	1-5 years	West Kent Clinical Commissioning Group / Kent Community Health NHS Foundation Trust (KCHFT)	Medium	£13.2 million	Partial application for CIL funding has been secured from the District Council's CIL Spending Board in December 2018 (£600k). Further funding streams identified but currently unconfirmed.

		plans will be kept under review and may be subject to change as the CCG must ensure appropriate general medical service capacity is available as part of our commissioning responsibilities.						
HSC	Westerham Health Services	Whilst the patient pressure indicator from the premises survey is 'high' there is not an existing need leading the general practice exploring options for new premises at this time. More detailed discussions would be required to develop detailed plans for a new practice. . Any new premises developments regardless of funding source, are required to be submitted for consideration through CCG governance due to the revenue implications.	Low	11-15 years	West Kent Clinical Commissioning Group	Medium	Unknown	Community Infrastructure Levy and other funding sources.
Highways & Transport (HT)								
HT	Swanley Transport Improvement Measures	Measures as identified in the Swanley Transport Study. To include localised widening, ghosted right turn lanes on London Road, where appropriate - to improve pedestrian and cycling accessibility and access congestion issues.	High	Unknown	KCC/Developer	Low	Unknown	Section S278/CIL
HT	Junction 3 M25 Swanley	Improvements required to address increased capacity and accessibility for pedestrians, cyclists and buses.	High	Unknown	Highways England/KCC/Developer	Medium	Unknown	Section 106/S278/CIL
HT	Crockenhill Lane / Wested Lane	Provision of bus route and emergency access between Pedham Place and Swanley	High	Unknown	KCC/Developer	Medium	Unknown	Section 278

HT	Improvements to bus services in and around Swanley	Increased sustainable transport and associated reduction in congestion.	High	Unknown	KCC/Developer /Bus Operator/CIL	Medium	Unknown	CIL/Section 106
HT	Swanley Station improvements	Bus terminal and parking improvements to improve access to train stations.	Medium	Unknown	Network Rail/KCC/Developer	High	Unknown	CIL/Section 106
HT	Improvements to junction of London Road B2173 with Hockenden Lane and Birchwood Road	Existing safety crash cluster site. Accommodation of additional movements.	High	Unknown	KCC/Developer	Low	Unknown	Section 106/CIL/S278
HT	Localised widening of roads south of New Ash Green and junction improvements of A20/South Ash Road	Existing roads are constrained in terms of width and forward visibility. Additional capacity and safety features are required.	High	Unknown	KCC/Developer	High	Unknown	Section 278
HT	Bus improvements between New Ash Green and Longfield railway station	Improved sustainable transport.	High	Unknown	KCC/Bus operator/Developer	Medium	Unknown	Community Infrastructure Levy and other funding sources.
HT	Kemsing - localised highway widening / passing places /visibility improvements	Accommodate additional traffic by increasing capacity and safety.	High	Unknown	KCC/Developer	Medium	Unknown	Section 278/38

	and junction improvements along the rural road network							
HT	Kemsing - Sustainable transport improvements	Improvements to bus services, pedestrians, and accessibility at train station	High	Unknown	KCC/Developer /Bus Operator/Network Rail	High	Unknown	Community Infrastructure Levy and other funding sources.
HT	Junction improvements to Bat & Ball	Bat & Ball junction is already over capacity, and any additional development will add to congestion, queues and delays.	High	Unknown	KCC/Developer	High	Unknown	Section 278
HT	Cycle route - Otford to Sevenoaks	Included in Sevenoaks Cycle Strategy and provides a useful link between the two communities.	Medium	Unknown	KCC/Developer	High	Unknown	Section 106/CIL
HT	Access roads between A25 and Sevenoaks Quarry site	Junction improvements and traffic/parking management to Greatness Lane and Mill Lane.	High	Unknown	KCC/Developer	High	Unknown	Section 106/CIL
HT	Sustainable transport accessibility improvements	Footbridge at Watercress Drive requires improved safety and accessibility. Access to the station to be improved. Bus services required between Sevenoaks Quarry and Sevenoaks town centre. Cycle improvements between Seal School, Knole Academy and Trinity School.	High	Unknown	KCC/Developer /Bus Operator	High	Unknown	Section 106/CIL
HT	Capacity improvements to mini roundabouts at Riverhead	Existing congestion and additional traffic flows will add to congestion, queues and delays.	Medium	Unknown	KCC/Developer	Medium	Unknown	Community Infrastructure Levy and other funding sources.

HT	Edenbridge - junction improvements	Increased capacity required due to additional traffic movements	High	Unknown	KCC/Developer	Medium	Unknown	Section 278/CIL
HT	Edenbridge - sustainable transport improvements	Improvements to sustainable transport accessibility - walking, cycling, buses and trains	High	Unknown	KCC/Developer /Bus Operator/Network Rail	High	Unknown	Section 106/Section 278/ CIL
HT	Northern District Transport Improvements - North West of District / boundary to Greater London Authority & TfL area	Enhancement to rail and bus services	Low	Unknown	Transport for London	Low	Unknown	Community Infrastructure Levy and other funding sources.
Utilities (U)								
U	Sewerage network reinforcements in Edenbridge	To increase capacity in the sewerage network in order to accommodate additional foul flows from the above developments. Provision of the infrastructure should be phased with development occupation in order to limit the risk of foul flooding. Projects will commence once Southern Water receive a firm commitment to commence construction from the relevant developers, provided planning approval has been granted.	Medium	6-10 years	Southern Water	Medium	Unknown	Community Infrastructure Levy and other funding sources.
U	Badgers Mount - Water Supply Upgrades	Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of development.	High	Unknown	Thames Water	Medium	Unknown	Community Infrastructure Levy and other funding sources.

U	Swanley - Water Supply Upgrades	The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to capacity. Consequently it is likely that the developer will be required to provide an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this.	High	Unknown	Thames Water	Medium	Unknown	Community Infrastructure Levy and other funding sources.
U	Pedham Place - Water and Wastewater Network Upgrade	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered. The scale of development/s in this catchment is likely to require upgrades of the water supply network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to	Low	Unknown	Thames Water	Medium	Unknown	Community Infrastructure Levy and other funding sources. Possible consideration of S106 agreement but will need to be justified.

		ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development .						
Water Quality (WQ)								
WQ	River Eden Catchment Improvements	Opportunities exist to improve the River Eden catchment that runs through the Borough, in particular with regards to water quality, geomorphology and ecology. The Environment Agency are supporting plans to improve/restore Bay Pond in Godstone Surrey, which is connected to the Eden catchment and lies adjacent to it.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.

Appendix I - Schedule of submitted bids

Bids to be considered by the CIL Spending Board:

Applicant	Project
Kent Wildlife Trust	Sevenoaks Wildlife Reserve redevelopment project
KCC Public Rights of Way	Public Rights of Way improvements
Swanley Town Council	New sewerage connection at Swanley Park
West Kingsdown Village Hall Management Committee	West Kingsdown Village Hall car park
Sevenoaks Town Football Club & Sevenoaks Town Council	Greatness community pavilion
Crockenhill Parish Council	Harvestfield Park play facilities improvement

Unsuccessful bids that will not be considered by the CIL Spending Board at this stage:

Applicant	Project
St Mary's Church Sundridge Parochial Church Council	Tea point in St Mary's Church
Knockholt Village Centre Council	Knockholt Village Centre Refurbishment – phase 2 (completion of eastern end)
Sevenoaks Town Council	Provision of an electric bus for the #8 bus route
Eynsford Parish Council	Harrow Meadow village hall & new football pitch
KCC Libraries	Sevenoaks Museum improvements

Agenda Item 4i

Applicant	Project
The Stag Community Arts Centre	New theatre lighting
Friends of Hever Primary School	Hever School sports pitch / playground improvements
Sevenoaks Town Council	Wayfinding signage for Sevenoaks Town
Sevenoaks Indoor Bowls Club	Sevenoaks Indoor Bowls Club heating replacement
Horton Kirby & South Darenth Parish Council	Heathside Park public access improvements
Bees & Refugees	Bees & Refugees Sevenoaks Farm and community space renovation project
North Kent Mind	Swanley weekly wellbeing / mental health support group
Fawkham & Hartley Parochial Church Council	Re-surfacing of St Mary's car park, Fawkham

Withdrawn bids:

Applicant	Project
Westerham Town Council	Installation of a perimeter footpath around King George's Field

All bids were assessed in accordance with the 'Guidance Note for Submitting Bids to the Sevenoaks District Council CIL Spending Board'. This note states that the applications for the unsuccessful bids can be revised and resubmitted for consideration.