

INFRASTRUCTURE FUNDING STATEMENT - PRIORITIES

Development and Conservation Advisory Committee - 20 October 2020

Report of: Deputy Chief Executive, Chief Officer Planning & Regulatory Services

Status: For Decision

Also considered by: Cabinet - 5 November 2020

Key Decision: Yes

Executive Summary: This report looks at the proposed priorities for the Council's new Infrastructure Funding Statement (IFS) which we are required to report to the Govt by the end of this year. The requirement for an IFS was laid out in the new Community Infrastructure Levy (CIL) legislation which was introduced in September 2019.

The new legislation requires us to report on our CIL and Section 106 income and expenditure and also on the infrastructure projects or types of infrastructure that we intend to fund wholly or partly by the levy (CIL). This will cover the period for the next year (2020/21) and will exclude the neighbourhood portion sent to Parish and Town Councils. This encourages local authorities to consider their priority for spending over the next year. This does not mean that local authorities are bound by the priorities laid out in the IFS but that it is hoped that it will provide transparency to developers and the community as to what our intentions are.

To assist members this report, firstly, considers the types of projects that can be included in the priority for spending CIL, it then looks at what we have spent money on through Section 106 and CIL over the last few years. It will then consider the priorities we already have for spending section 106 and CIL. It then importantly considers the evidence of infrastructure needs through reviewing our Infrastructure Delivery Plan which supports our Local Plan. It will then conclude by making recommendations for our funding priorities.

This reports support the Key Aim of: of ensuring that Sevenoaks District remains a great place to live, work and visit and that development is supported by the most appropriate infrastructure.

Portfolio Holder: Cllr. Julia Thornton

Contact Officer: Claire Pamberi ex 7221

Recommendation to Development and Conservation Advisory Committee:

That the recommendations to Cabinet are supported.

Recommendation to Cabinet:

To agree and adopt the following:

1. The criteria for prioritising infrastructure projects for funding in the Infrastructure Funding Statement.
2. That the specific projects and types of Infrastructure recommended in the conclusion of this report are identified in the IFS as having a priority for full or partial funding.

Reason for recommendation:

For the Council to agree on spending priorities for the Section 106 and the Community Infrastructure Levy for the next year.

Introduction and Background

- 1 As Members are aware, Sevenoaks District Council has been a CIL (Community Infrastructure Levy) charging authority since 4th August 2014. From this date until middle of September 2020, the Council have collected just over £9.3 million of CIL contributions.
- 2 Since 2014 and up until the end of last year, the Government asked us to report on our CIL income and expenditure, by producing a report for each financial year, which laid out CIL income and expenditure. This document had to be displayed on our website annually.
- 3 As you may be aware, new CIL Regulations came into force on 1st September 2019. As mentioned previously to you in the CIL Governance Report which came to this committee in July, these changes included:
 - removing the requirement to consult on a preliminary draft CIL charging schedule;
 - applying indexation when planning permissions are amended;
 - removing the restriction on the number of planning obligations that can be used to fund a single project;
 - allowing authorities to spend up to 5% of levy receipts on administrative expenses; and
 - most importantly (in relation to this report) the new legislation introduced new reporting requirements through Infrastructure Funding Statements.
- 4 This new way of reporting is required for all Local Planning Authorities and is expected to be issued on or before 31st December this year.

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- 5 One of the new requirements that the legislation has introduced, is a new element to our reporting which asks each Local Authority to report *“on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy.”*
- 6 This report is therefore seeking this committee’s views, after considering the evidence, as to the infrastructure projects that it sees as being a priority and should therefore be listed in the Infrastructure Funding Statement as being intended to be either funded or part funded by CIL.

Infrastructure funding Statements (Background)

- 7 Firstly it is considered important to lay out what Infrastructure Funding Statements (IFS) are and what is required from Local Planning Authorities:
- 8 The Infrastructure Funding Statement will impact upon the way we report on our CIL income and expenditure. Looking at the guidance provided from the Ministry of Housing, Communities and Local Government in September 2019, Infrastructure funding statements must set out the following in Paragraph: 176 Reference ID: 25-176-20190901:
- *“A report relating to the previous financial year on the Community Infrastructure Levy;*
 - *A report relating to the previous financial year on section 106 planning obligations;*
 - *A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).”*
- 9 This report focuses on the third bullet point and considers what infrastructure projects or types of infrastructure that this authority intends to fund, either wholly or partly, by the levy or planning obligations. This will not dictate how funds must be spent but will set out the local authority’s intentions and ambitions.
- 10 This is expected to be in the form of a written narrative that demonstrates how developer contributions will be used to deliver relevant strategic policies in the plan, including any infrastructure projects or types of infrastructure that will be delivered, when, and where.
- 11 The main reason that the Government has introduced this new element into reporting is to ensure that there is more transparency over receipts and projected spend of CIL and Section 106s. The aim is to:
- simplify requests for FOIs
 - Improve stakeholder visibility and understanding
 - Promote infrastructure delivered by our Authority
 - Use it throughout the planning system to help inform and provide evidence.

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- 12 It is important to note that this new way of reporting will not impact the process of the CIL Spending Board or how it is run. It is, however, likely to influence the Spending Board when deciding where to allocate money. When the bids are assessed as part of the Spending Board process, if a project meets one of the priorities laid out in this report (IFS), it will be given more weight than projects that are not identified in the IFS.

Discussion

- 13 In considering what Sevenoaks District Councils priorities should be for allocating CIL and Section 106 monies, it is proposed to lay the report out in the following way:
- Firstly, it is considered important to understand what infrastructure is and the types of projects that can be included in the IFS;
 - The report will then consider what Sevenoaks District Council have spent CIL and 106 monies on in the past;
 - It will consider the priorities we have already put in place for CIL and 106 spending;
 - It will then consider the evidence in the Local Plan and the Infrastructure Delivery Plan as to what infrastructure should be prioritised; and then,
 - In light of all the above evidence, it will then propose what the priorities and projects for spending should be.

What is infrastructure?

- 14 Firstly, it is important to identify what infrastructure is and what types of infrastructure there are. This ensures that when we prioritise spending, we are clear as to what we can propose to fund and also that we are aware of what all our options for spending are.
- 15 Infrastructure can be defined as the following:
- “The basic systems, facilities and services which support development in an area. These can include highways and other transport facilities, flood defences, energy, educational facilities, health and social care facilities, community facilities, green blue infrastructure etc”.* (Appendix X1 of the Councils Constitution).

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16 Government Guidance states that for any information reported on developer contributions, infrastructure should be categorised as follows:

- Affordable housing
- Education
 - Primary
 - Secondary
 - Post-16
 - Other
- Health
- Highways
- Transport and travel
- Open space and leisure
- Community facilities
- Digital infrastructure
- Green infrastructure
- Flood and water management
- Economic development
- Land
- Section 106 monitoring fees
- Bonds (held or repaid to developers)
- Other
 - Neighbourhood CIL
 - Mayoral CIL
 - Community Infrastructure Levy administration costs

17 Looking at our Infrastructure Delivery Plan, in addition to the above, the main types of infrastructure that we have identified include the following:

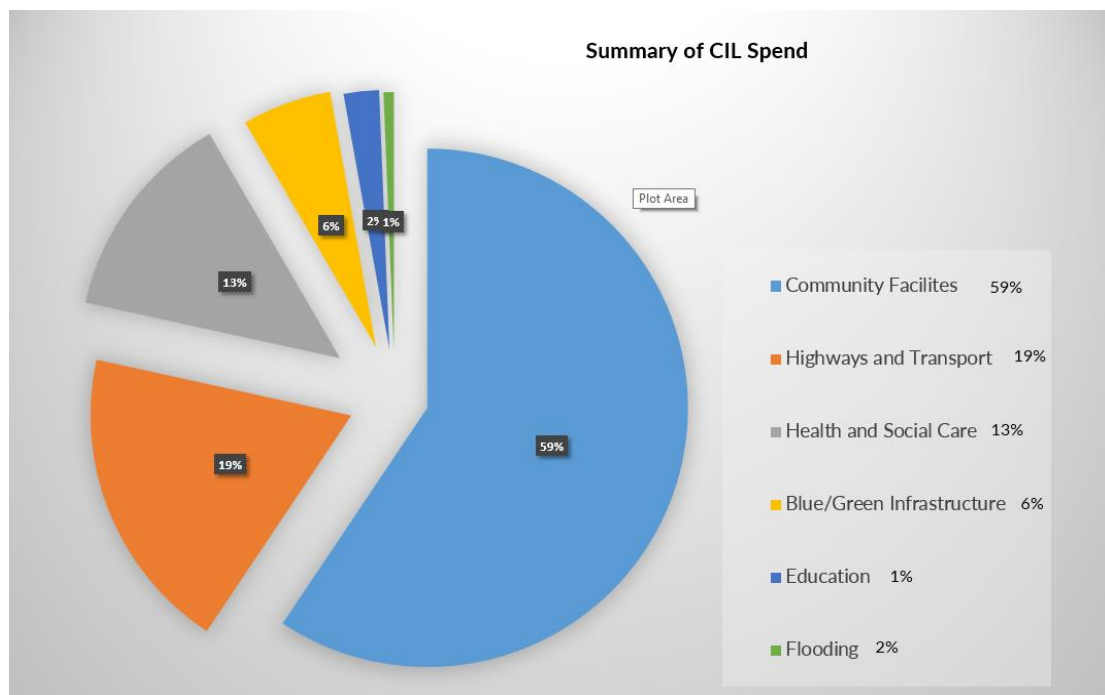
- Highways and Transport
- Flooding
- Utilities
- Communications
- Community facilities (including Tourism)
- Education
- Health and Social Care
- Police and Emergency Services
- Blue/Green Infrastructure

(Please see **Appendix A** for the full list of the types of projects identified through work towards our Infrastructure Delivery Plan).

18 When considering what projects we should prioritise for CIL funding in the future, we need to ensure that the infrastructure we fund falls within the categories above (paragraphs 16 and 17), and clearly supports, and is related to, development in an area. Priority should be given to projects which clearly do this.

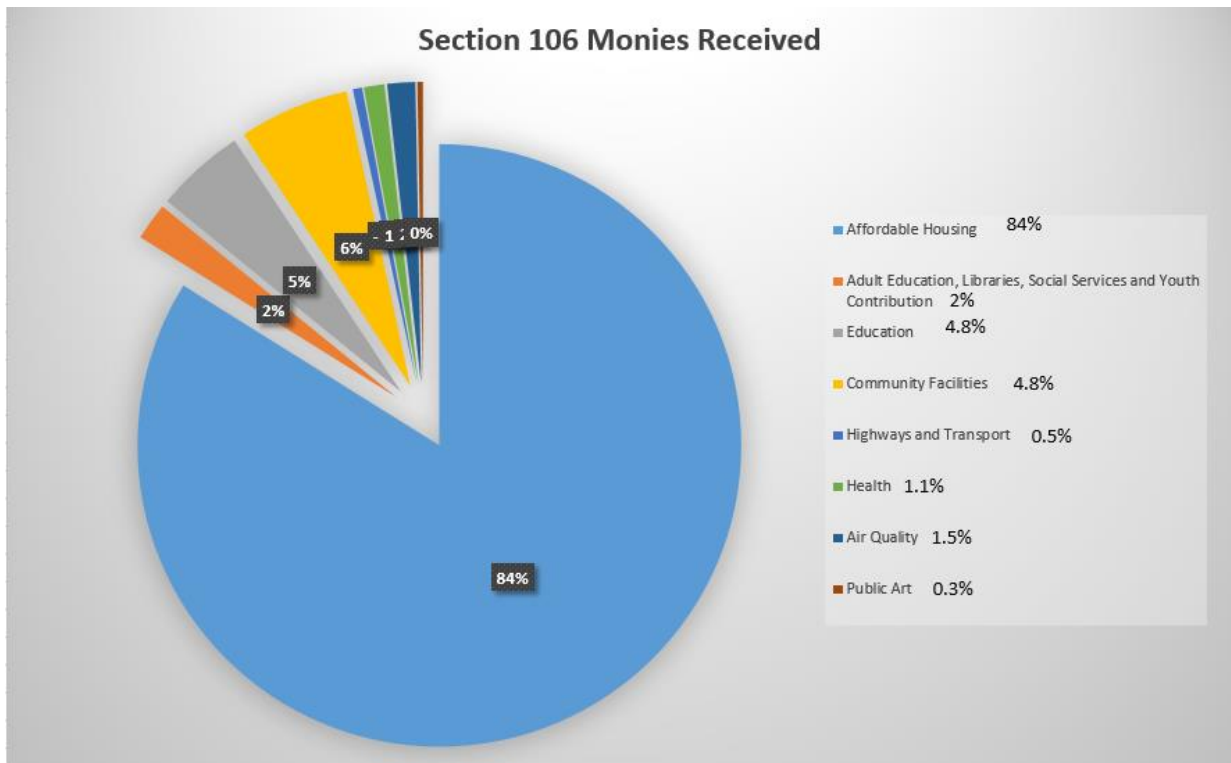
What have we funded so far?

- 19 As the types and categories of infrastructure have now been identified, it is considered that it may be helpful to show you what has been funded through CIL and 106 over the years. Full details of this can be found at **Appendix B**.
- 20 For CIL since 2014 we have awarded the following different categories of infrastructure projects through the CIL Spending Board:



- 21 The pie chart shows that the greatest amount has been spent on Community Facilities (59%), which has included the White Oak Leisure Centre, village halls, public toilets and play areas. The next largest amount falls under Highways and Transport (19%) which has included train station and footpath improvements. The next is Health and Social care (13%) where money has been awarded to a medical centre/hub and a health pod. These projects have all been awarded funding by following the Councils Constitution regarding CIL Governance (Appendix X1) of the Constitution, which lays out the criteria as to how the bids should be assessed.
- 22 For Section 106s, looking at a period between 2011 and 2016 (as we have the best data over this period) we have secured the following:

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- 23 It is interesting to note here that the money received and spent is different to that allocated through CIL with Affordable Housing being the majority (84%) and with Community Facilities (5.9%) and Education (4.8%) being the next amount. The last two would have been secured before CIL was introduced.
- 24 If we are now deciding what projects should be prioritised, one issue that needs to be considered is whether we follow the patterns of CIL and 106 and ensure that Affordable Housing and Community facilities continue to be a priority for funding or whether we focus on other types of infrastructure which have not seen so much funding.

CIL Spending Board Priorities

- 25 As laid out in Appendix A the CIL Spending Board's key considerations for awarding CIL money are as follows:
- 26 Firstly, there needs to be a clear public and overall community benefit of the proposed scheme for residents in Sevenoaks District. In determining each project put forward, the Spending Board therefore need to consider the following issues in making its recommendation:
- 27 (Note - In assessing priorities, it is considered important to include some of these criteria into our priorities for funding identified in the IFS. These are

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underlined. The criteria that are not underlined are considered to relate to individual projects and will still be considered by the Spending Board).

- Whether sufficient evidence has been provided to demonstrate a strong social, environmental or economic justification for the scheme.
- Whether sufficient evidence has been provided to demonstrate a strong link between new development and the scheme.
- Whether sufficient evidence has been submitted to show that the project involves partnership working.
- Whether the scheme forms part of a planned, local, economic or community strategy to address the need for local or strategic infrastructure. This includes information in the Infrastructure Delivery Plan.
- Whether sufficient evidence has been provided to show that other sources of funding have been maximised.
- Whether there is sufficient certainty that the scheme will be delivered, including considering whether the project has all the necessary permissions in place and evidence has been provided to demonstrate that there are sufficient maintenance arrangements in place.
- Whether the scheme has local support.
- Whether the project has already benefited from CIL funding through the CIL Spending Board or the Parish and Town Councils.
- Whether the bid provides a benefit to the community as a whole

28 The board may also take into account other factors that it considers relevant, but I think this is a helpful guide to help us assess what our priorities for CIL funding should be in the future.

29 As you are aware, limited CIL funding is available to support all projects that are put forward. Therefore, it is important to note that when we make a decision to prioritise projects, it does not mean that we fund all of the scheme, it just means that these projects will be a priority when considering funding. The inclusion of a project in the IFS will be a consideration that is material to the assessment of bids to the CIL Spending Board, but does not necessarily mean that all of these projects will be funded. This is because the allocations in the Infrastructure Funding

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Statement are not binding and also there are other criteria that the Spending Board will consider, as listed above, when allocating the money.

Infrastructure Delivery Plan (IDP)

- 30 A review of the IDP is also helpful as it lays out the priorities for infrastructure spending and also identifies projects that have been put forward by Infrastructure providers to support the Local Plan.
- 31 It has been demonstrated, through the IDP, that a number of infrastructure improvements will be required over the course of the plan period to facilitate development and meet future needs. Furthermore, it also makes it clear that there are no large-scale infrastructure requirements which would inhibit development coming forward or be required to unlock development in the Local Plan.
- 32 In collecting evidence of the infrastructure as part of the IDP and also to assist in considering the needs for the Local Plan, infrastructure providers and delivery partners were contacted and provided with details of the potential development sites that could be taken forward within the Draft Local Plan. Any responses received as part of the Draft Local Plan consultation were assessed and categorised to provide a full infrastructure Schedule to support the Local Plan. (The full schedule is available in full in Appendix C)
- 33 The responses were categorised as follows:
- *Timescale - infrastructure providers giving an estimate to when an 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*

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- *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 are 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 are 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.*

34 Therefore, based on the above criteria it is considered that priority should be given to infrastructure projects for the following:

- The project needs or will be expected to be delivered within the next 5 years.
- That there is a critical or high infrastructure need where the project has to be delivered prior to or in tandem with any development to support it.

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- That there is a Low risk to the project, meaning that the project is likely to be delivered, 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.

Conclusion

35 Looking at the evidence above and the existing criteria we have put in place it is suggested that infrastructure projects should be prioritised for funding if they meet the following criteria:

- The projects fall within the infrastructure types/projects identified above.
- The projects have been identified in our Infrastructure Delivery Plan. This ensures that the infrastructure prioritised supports the Local Plan.
- The projects clearly relate to proposed or allocated development in the Local Plan. There is therefore a strong link between development and the proposed project.
- That there is a strong social, environmental or economic justification for the scheme.
- Whether the scheme addresses a clear local need for infrastructure.
- That the specific projects have not received CIL previously.
- The scheme has support from infrastructure providers
- That 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.

36 With this in mind, this report will now consider the projects put forward in the IDP (**Appendix C**) under each category:

Highways and Transport

37 There are a number of projects identified as a high priority for Highways or Transport. Whilst ideally, in light of the above, we would require timescales for their implementation, it is clear that they are a high priority, that they fall within the definition of infrastructure and that they would support

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development proposed in the Local Plan. Therefore, it is considered appropriate to provide timescales of 1-5 years and the need for these projects and their progress will be monitored annually.

38 In light of the evidence in the IDP and the criteria above, it is considered that the following projects are considered as a priority for funding in the Councils IFS:

1. Swanley Transport Improvement Measures
2. Junction 3 M25 Swanley - improvements required to address increased capacity and accessibility for pedestrians
3. Improvements to bus services in and around Swanley
4. Junction improvements to Bat & Ball
5. Edenbridge Junction improvements
6. Edenbridge - sustainable transport improvements

This supports the preferred development strategy laid out in the Local Plan which seeks to focus growth in existing settlements, including at higher densities.

39 The following are identified as high need in the IDP, however as they are linked to sites still to come forward in the local plan they are not considered to be a priority at the current time:

1. Access roads between A25 and Sevenoaks Quarry site
2. Sustainable transport accessibility improvements to Quarry Site

40 Projects identified as high need, but support sites that were not taken forward in the Local Plan have not been included.

Utilities

41 In light of the evidence in the IDP and the criteria above, it is considered that the following projects are considered as a priority for funding in the Councils IFS:

- Badgers Mount water supply upgrades
- Swanley supply water upgrades

42 Again looking at timescales for this, none have been provided by the Infrastructure providers, so it is proposed that these be made a priority and implemented for the next 1-5 years. A consideration of their progress and need will be reviewed annually.

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Education

- 43 Looking at the projects put forward for Educational infrastructure, they do not fall within the priority timescales above. Most are proposed for a time scale of 11-15 or 16-20 years, and have been given a medium to low priority. A number also relate to sites that have not yet come through the Local Plan process.
- 44 It is therefore proposed that the provision of CIL towards education facilities or infrastructure projects is not a priority for the Sevenoaks District Council in this year's IFS.

Community Facilities

- 45 As stated above all the infrastructure projects proposed for community facilities within the IDP do not fall within the priority timescales above. Most are proposed for a time scale of 16-20 years, and been given a medium to low priority. In addition to this, a large amount of CIL has been provided to community projects through the CIL Spending Board for example towards new village halls, and the White Oak Leisure Centre.
- 46 It is therefore proposed that the provision of CIL towards large scale or general community facilities is not a priority for the Sevenoaks District Council in this year's IFS as insufficient evidence has been provided to show that this form of development is currently a priority.

Flooding

- 47 The Upper Darent Flood alleviation scheme is identified as a high priority through the IDP. This project has already been allocated funding through the CIL Spending Board, but the money has not been transferred to the Environment Agency as there appears to be some issues in regard to land ownership and whether the entire project can be implemented. We are however still in discussion regarding this.
- 48 As CIL money had already been allocated to this project which has the highest priority and all the other schemes are either for 16-20 years or their timescales are unknown and are of medium to low priority, it is my view that there are no further schemes where CIL is required as a priority. It is therefore proposed that whether the Upper Darent Flood alleviation scheme can go ahead or not, as no other priority projects have been put forward, that the provision of CIL towards flooding facilities or infrastructure is not a priority for the Sevenoaks District Council in this year's IFS.

Health and Social Care

- 49 The IDP has identified a number of Health and Social Care projects that are of a high priority. Whilst some of these are not required immediately, they have been identified as high priority projects and the expansion of GP practices and increased health care services are vital to support the increase of development in the District and they provide a clear benefit.

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50 Taking into account the criteria above it is considered that Health and Social care be identified as a priority for CIL Spending over the next year. In particular, the following projects have been identified:

1. CIL funding is provided to deliver the additional capacity required in the next 6 - 10 years to health services in the following areas:

- Northern Sevenoaks Health
- Swanley,
- Hextable,
- Farningham,
- New Ash Green,
- Hartley,
- Fawkham,
- South Darent

2. Expansion of GP Practices in the Sevenoaks Urban Area (Time scale 11-15 years).

3. To increase the capacity of Otford Health Services (related to Fort Halstead) (Timescale 6 - 10 years).

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.

51 Whilst Edenbridge Health Services are also mentioned as a high priority, partial funding towards this project has already been approved through the CIL Spending Board in December last year towards the Edenbridge Health hub. It is therefore proposed that this is not identified as a priority for this year's IFS.

Affordable Housing

52 This is proposed to follow our current planning policies and Supplementary Planning Document. See update to Affordable Housing Policy in **Appendix D**. The income will be spent in light of the portfolio holder's decision as to how we spend the money allocated to affordable housing.

52 The first priority should always be for developers to provide affordable units on site and to work with Housing Providers to identify the right number, size and tenure. However, when a financial contribution is sought through a section 106 agreement, it will be ring fenced and the priority will be to use the money to meet the Council's affordable housing objectives. This money will therefore 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);

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- 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.

53 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.

Local Infrastructure Projects

54 Looking at the criteria that have been agreed to assess the bids put to the CIL Spending Board, as well as the large strategic projects, there is a clear aim by the Council to support local community projects. These local projects include those submitted by infrastructure bodies and also those submitted by Parish and Town Councils or local community groups who put forward projects to benefit their local community.

55 Whilst not listing any specific projects, in addition to the above, it is suggested that one of the Council's priorities for infrastructure, for the next year, should be to partially fund local community or infrastructure projects that show a clear public benefit or support a clear local need. Therefore, this means that CIL priorities will not only be made with reference to the Local Plan. If a local body comes forward with a worthy CIL application the Board must be free to consider it as long as it is of community or local benefit, it supports new development in their area and is infrastructure.

56 Whilst community projects or infrastructure to address flooding issues have not been identified above as being a priority, any local project that provides evidence to show that it addresses a clear community need or provides a clear community benefit will be considered a priority. This could include the provision of community, flood or education (inc. nurseries etc.) infrastructure.

Net Zero 2030

57 The leader of the Council brought a report to Full Council on 19th November 2019. The report set out a clear ambition for the Council to achieve net zero greenhouse gas emissions by 2030. The Cabinet working group which was set up to oversee and lead on this ambition agreed that the Council

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would be a “community leader” and encourage low carbon measures across the District through education, best practice, incentives, policy and opportunities.

- 58 It is therefore suggested, 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.

Broadband

- 59 In looking at the requirements in the Local Plan, and also in light of the current Covid situation, there is a clear need in this District for improvements to our rural broadband. It is recognised that some areas have poor connection.
- 60 Currently there is 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 be also considered as a priority.

Notes

- 61 It should be noted that whilst the proposals above have been given a high priority, an application to the CIL Spending Board for funding will still need to be made and therefore this does not guarantee the schemes will be fully or partly funded. However, the fact that they have been identified as priority projects in the IFS will mean that this will give weight to the consideration of these bids at the Board.
- 62 Members will also be aware of the new Government White Paper, currently out for consultation, which sets out the Governments vision for a new planning process. Pillar 3 of this legislation looks particularly at Infrastructure, CIL and Section 106s. The vision of the Government is to remove CIL and Section 106 and bring together all payments through one contribution “The Infrastructure Levy.” This will mean that all income will be brought under the Levy and therefore this will change how we report and prioritise in the future.

Other options Considered and/or rejected

- 63 Officers have based their decision on the evidence before them and through discussion with officers and Members across the Council and therefore consider that there is no alternative to those put forward.
- 64 The Committee could determine that these priorities or projects put forward are not acceptable. This could result in an incomplete IFS being

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produced by the Council or the committee could recommend other priorities that they consider others are more suitable.

Key Implications

Financial

There are no financial implications regarding this report.

Legal Implications and Risk Assessment Statement.

There are no legal implications regarding this report.

Equality Assessment (Compulsory heading - do not delete)

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Net Zero

This has been addressed in the main report.

Conclusions

It is requested that the Committee agree to the following:

1. The criteria for prioritising infrastructure projects for funding in the Infrastructure Funding Statement.
2. That the specific projects and types of infrastructure recommended in the conclusion are identified in the IFS as having a priority for full or partial funding.

Appendices

Appendix A - Categories and projects identified as infrastructure

Appendix B - Full details of CIL expenditure and Section 106 monies received

Appendix C - Infrastructure requirements assessed in the Sevenoaks Infrastructure Delivery Plan.

Appendix D - Updates to affordable housing Policy December 2019.

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Background Papers

[Governance of the Community Infrastructure Levy \(CIL\) \(Cabinet - July 2020\)](#)

(Appendix X1) of the Council's Constitution.

Infrastructure Delivery Plan March 2019

Sevenoaks District Council's Supplementary Planning Document; Affordable Housing.

Richard Morris

Deputy Chief Executive, Chief Officer - Planning & Regulatory Services