

INFRASTRUCTURE FUNDING STATEMENT

Annual statement for Canterbury City Council for
financial year 2024/2025

December 2025



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1. Introduction

- 1.1. This is our sixth annual Infrastructure Funding Statement.
- 1.2. The Infrastructure Funding Statement has been produced in accordance with the [Community Infrastructure Levy Regulations 2010 \(as amended\)](#).
- 1.3. The purpose of the statement is to illustrate the income and expenditure relating to developer contributions for the financial year 2024/2025
- 1.4. Along with summary information, the Infrastructure Funding Statement also contains examples of infrastructure projects funded by developer contributions which have been delivered by Canterbury City Council in the financial year 2024/2025.

What are developer contributions?

- 1.5. Developers will be expected to make financial contributions towards new infrastructure that is needed to serve their developments.
- 1.6. The types of infrastructure that developers fund includes and parks, play areas, schools, transport and community facilities.
- 1.7. Financial contributions can be secured through agreements made with the Council under section 106 of the Town and Country Planning Act 1990
- 1.8. In April 2020 the Council introduced a new mechanism for collecting contributions from

2. Headlines

Key total figures for developer contributions in financial year 2024/2025

2.1. CIL

- CIL set out in Demand Notices (in the reported year): **£359,000**
- CIL received (in the reported year): **£890,000**
- CIL spent (in the reported year): **£60,000**

The total amount of unspent CIL contributions is **£2,890,000**

2.2. s106

- Total secured or pledged, to be collected (in the reported year): **£738,000**
- Total received (in the reported year): **£1,156,000**
- Total spent/transferred to external bodies: **£1,509,000**

The total amount of unspent s106 contributions is **£6,920,000**

Please note that the figures are rounded to the nearest thousand.

3. CIL Report

What is the Community Infrastructure Levy (CIL)?

- 4.1. CIL was introduced nationally in 2010 and has been charged by Canterbury City Council since 1 April 2020.
- 4.2. CIL is a set charge on most new development, based on the gross internal area floorspace of buildings, to help to fund the provision and improvement of infrastructure needed to address the cumulative impact of development across the district.
- 4.3. Canterbury Council's CIL Charging Schedule, which sets out the CIL charging rates, is available on the [CIL and Planning Obligations pages on our website](#).
- 4.4. Further information on CIL can be found in the [CIL guidance](#) provided by the Department for Levelling Up, Housing and Communities.

Total CIL secured and received in 2024/2025

4.5. The total CIL which was set out in Demand Notices in the reported year is **£358,731.09**.

4.6. The total CIL receipts received in the reported year is **£880,103.01**.

(These figures include any late payment or other surcharges, and any late payment interest, included in Demand Notices.)

Total CIL allocated and spent in 2024/2025

4.7. CIL collected will be used to provide infrastructure to support growth within the district.

Administrative expenses

4.8. 5% of total CIL receipts collected in the reported year was both allocated to and spent on administrative expenses associated with the levy such as the set up and software costs and ongoing monitoring/operation. This amounts to **£44,000**

'Neighbourhood portion'

- 4.9. The CIL Regulations stipulate that the CIL Charging Authority must pass 15% of local CIL receipts to the parish council for the area where a CIL liable development takes place, rising to 25% if the parish has a Neighbourhood Plan in place. The 'neighbourhood portion' is then transferred to Parish Councils, in October and in April, each year, but a parish may request early release of funds to facilitate a project.
- 4.10. Parish councils may spend the neighbourhood portion on anything that is concerned with addressing the demands that development places on the parish's area. Parish councils are encouraged to work closely with the community and with Canterbury City Council to identify spending priorities.
- 4.11. In the 2024/25, a total of **£17,124.54** was transferred to Parish Councils; £3,152.3 to Sturry Parish Council, £1,051.15 to Upper Hardres Parish Council, and £12,921.06 to Chestfield Parish Council.
- 4.12. Those Parish Councils that receive CIL contributions are obliged to report this information (see the appendix for the reports from Sturry, Upper Hardres, and Chestfield).
- 4.13. In unparished areas (Canterbury, Herne Bay and Whitstable towns), at least 15% of CIL must be spent within the town where it was collected.
- 4.14. Canterbury City Council seeks to engage with communities in these urban areas to understand the spend priorities, for example, through gathering opinion in the Residents Survey in 2023.

Strategic infrastructure projects

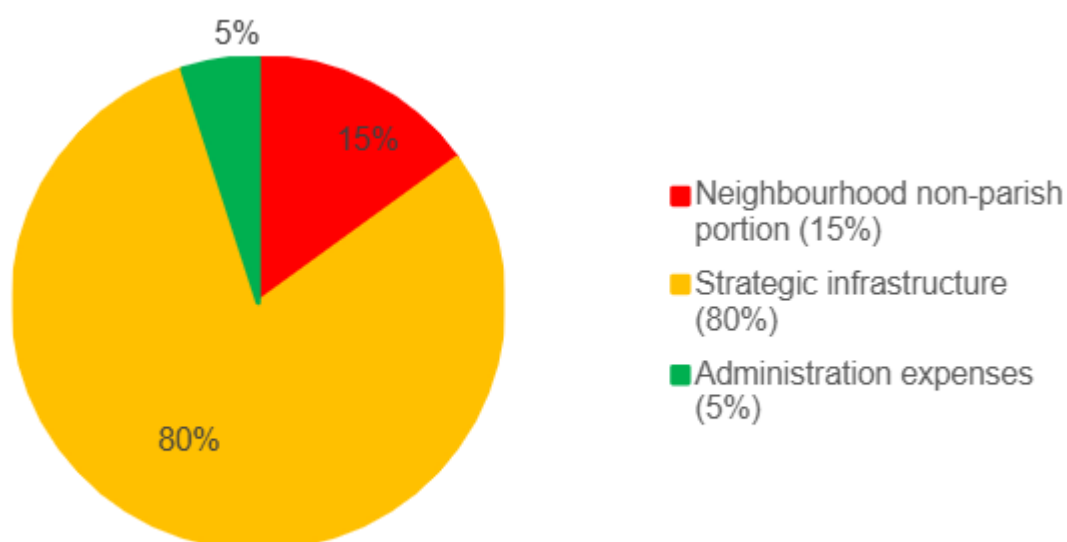
- 4.15. The remaining receipts (80% of total receipts) must be spent on infrastructure needed to support the growth identified in the Local Plan. The money can be used to fund a wide range of infrastructure including schools, transport, open spaces and parks, GP surgeries and other health and social care facilities.
- 4.16. The Infrastructure Delivery Plan sets out what infrastructure is required to deliver the Local Plan will be updated in line with the adoption of the draft Local Plan.
- 4.17. No CIL money has yet been spent on strategic infrastructure projects. Canterbury City Council is in the process of setting up governance arrangements for how CIL receipts are allocated and spent.

CIL receipts for financial year 2024/2025

4.18. The figures are split into the aforementioned headings for the financial year 2024/2025:

CIL Pot	Received	Spent	Retained
Neighbourhood parish portion (15%) (Reg 59A/B)	£7,003.317	£17,124.54	£2,799.83
Neighbourhood non-parish portion (15%) (Reg 59E/F)	£122,926.76	£0.00	£361,672.06
Strategic infrastructure (80%)	£692,960.39	£0.00	£2,515,668.37
Administration expenses (5%)	£57,212.53	£57,212.53	£0.00
Total	£880,103.01	£74,337.07	£2,880,140.26

4.19. The pie chart below depicts the received data in table 4.24



See the [CIL Regulations](#) for further information.

4. Section 106 Report

What are Section 106 agreements or planning obligations?

- 4.1. Section 106 of the Town and Country Planning Act 1990 enables a Local Planning Authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms.
- 4.2. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility, or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments. .
- 4.3. Section 106 agreements or planning obligations are made between the council and developers bind any successors in title to the land.
- 4.4. Canterbury City Council also requires planning obligations for developments affecting Special Protection Areas. These areas cover the Thames, Medway and Swale estuaries and marshes, and Thanet Coast and Sandwich Bay. Following a significant decline in important bird species in Kent, Canterbury City Council has worked with Natural England to create Strategic Access Management and Monitoring Strategies (SAMMS) for these protected sites. If a development is in the SAMMS area, the developer must contribute towards mitigation measures for these areas. The contribution is only paid for new dwellings, including holiday homes, and is paid on the basis of the number of bedrooms proposed in the development.
- 4.5. [Read more about Planning Obligations on the council website.](#)

s106 agreements for financial contributions secured in 2024/5

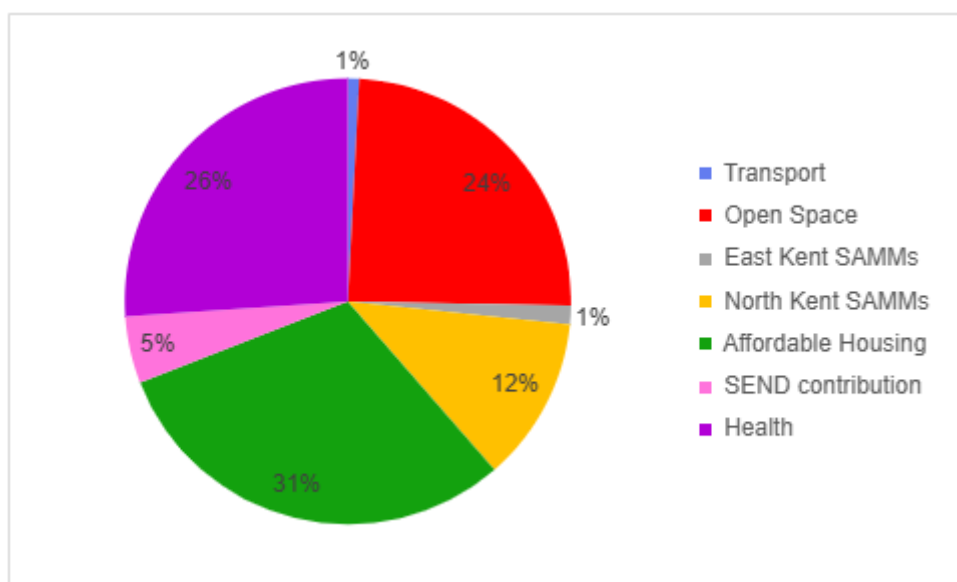
4.6. The following table shows the total developer contributions secured through planning obligations in the 2024/25. Although 'secured' through the legal agreement, these contributions only become payable when a 'trigger' for the obligation (as outlined in the agreement) is met.

4.7. Common triggers include: 'on commencement of a certain phase' or 'when development is occupied by a certain percentage'. If a development is not implemented or not completed, it may not meet the triggers and therefore the obligation is not collected.

4.8. *Obligations secured*

Purpose	Amount
Transport	£6,000.00
Open Space	£180,671.55
East Kent SAMMs	£10,001.69
North Kent SAMMs	£88,200.00
Affordable Housing	£225,000.00
SEND contribution	£35,829.12
Health	£192,420.00
Total	£738,122.36

4.9. The pie chart below depicts the data in table 4.8:



4.10. The figures in the data above do not include money secured for KCC which KCC have collected directly. This information can be found in [Kent County Council's Infrastructure Funding Statement](#).

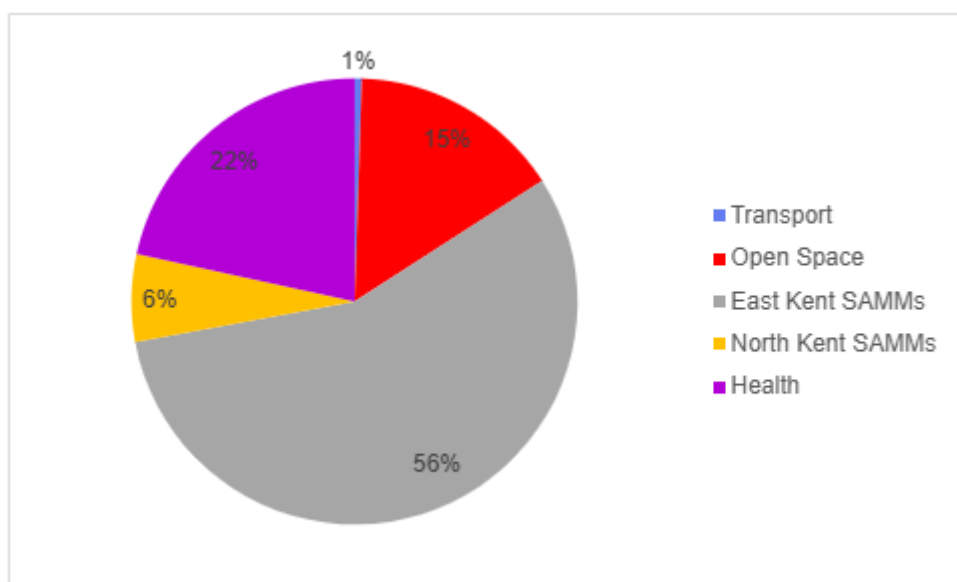
s106 agreements for financial contributions received in 2024/25

4.11. The following table shows the total developer contributions received through planning obligations in the reported year.

4.12. Obligations received

Purpose	Amount
Transport	£6,000.00
Open Space	£177,786.30
East Kent SAMMs	£649,594.56
North Kent SAMMs	£73,324.67
Health	£249,403.66
Total	£1,156,109.19

4.13. The pie chart below depicts the data in table 4.12:



4.14. Developer contributions for Kent County Council that have been collected directly by Kent County Council are set out within Kent County Council's Infrastructure Funding Statement. [\[08\]](#)

s106 agreements for financial contributions allocated but not spent before 2024/25

This section contains information on developer contributions which have been allocated by Canterbury City Council and external parties.

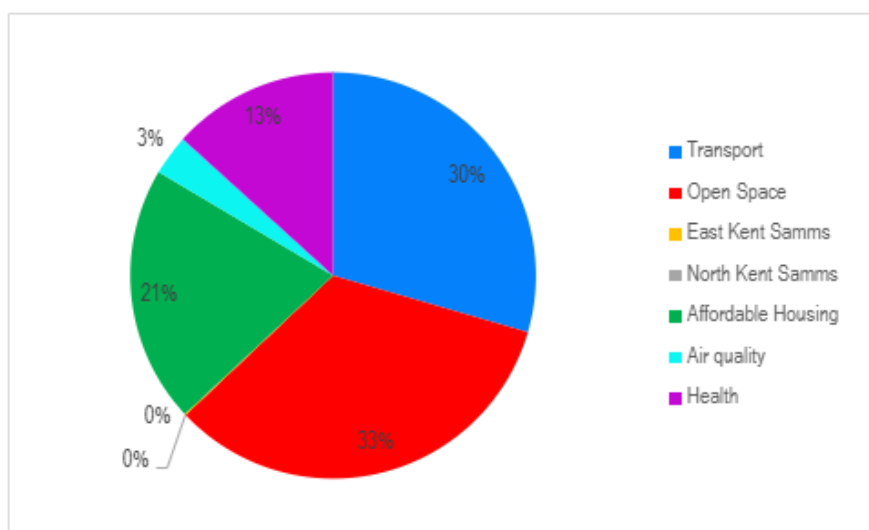
4.15. These external parties include Kent County Council, East Kent SAMMS, North Kent SAMMS and the NHS Kent and Medway Clinical Commissioning Group (Health).

4.16. Contributions for these external organisations are counted as allocated, as per the definition of 'allocated' on page 4.

4.17. ***Total monies received and allocated as at March 2025***

Purpose	Amount
Transport	£2,041,882.10
Open Space	£2,314,744.41
East Kent Samms	£4,232.03
North Kent Samms	£1,266.04
Affordable Housing	£141,6957.96
Air quality	£222,214.08
Health	£918,983.91
Total amount received	£6,920,280.53

4.18. The pie chart below depicts the data in table 4.17:



- 4.19. The Infrastructure Funding Statement requires councils to provide a summary of details of items of infrastructure to which the funds have been allocated. Please see the appendix for this summary. One planning application can fund several items of infrastructure so the summary includes a line for each of these specific allocations.
- 4.20. The Infrastructure Funding Statement also requires councils to provide information on money which was received before the reported year which is due to be allocated. All funds received prior to the reported year are either allocated or spent.

Developer contributions held at the end of financial year 2024/2025

- 4.21. The table below shows the total s106 developer contributions that Canterbury City Council retained by 31 March 2024:

Information	Total
Total allocated by end of the financial year (see 5.23)	£6,920,280.53
Total received before FY24/25 which is due to be allocated	£0.00
Total retained	£6,920,280.53

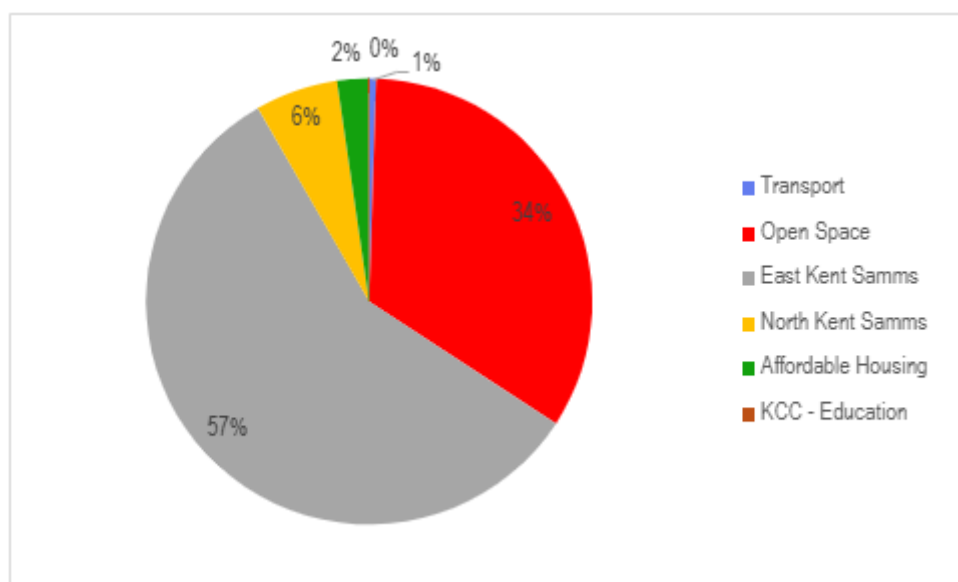
Developer contributions spent in financial year 2024/2025

4.22. This section of the s106 Report includes all developer contributions that have either been spent by the council (e.g. the Environment team) or they have been transferred to external parties (e.g. KCC) to spend.

4.23. Total contributions spent

Purpose	Amount
Transport	£7,542.40
Open Space	£508,677.82
East Kent Samms	£867,471.61
North Kent Samms	£90,530.34
Affordable Housing	£34,198.06
KCC - Education	£477.12
Total spent	£1,508,897.35

4.24. The pie chart below depicts the data in table 4.23:



4.25. Please refer to KCC's Infrastructure Funding Statement for the reported year for further information on the s106 developer contributions which KCC received and details of how these contributions have been allocated or spent.

4.26. For information on the ways in which SAMMS payments contribute to mitigating potential disturbance to bird populations on the Thanet coast, please visit [Birdwise website](#).

Projects on which developer contributions (under s106 agreement) have been spent in 2024/25 and the planning application in respect of which the contribution was secured

Affordable Housing

Professional fees and survey work towards Warwick Road and East Street	£34,198.06	CA/15/01414	134 Cromwell Road, Whitstable
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Open Space

Blean Village * Repair and maintenance of existing play equipment * Reviving and planting up of the 5 large planters	£3,100.68	CA//13/01314	Honey Hill Farm, Honey Hill, Blean
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Bishopstone path improvements	£111.16	CA//13/01210	114A High Street, Herne Bay
	£252.59	CA//14/00276	26 Daytona Way, Herne Bay
	£100.39	CA//14/00322	85 High Street, Herne Bay
	£101.03	CA//14/01762	11 Richmond Drive, Herne Bay
	£18,254.42	CA//15/02786	St Philip Howard School, Herne Bay

Cherry Orchard Play area	£100,000.00	CA/22/00941	Herne Bay Golf Driving Range
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Columbia Avenue * Improvements to grounds and pathways * Refurbishments to play area	£77,997.59	CA/21/01696	Adj Old Thanet Way, Whitstable
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Curtis Wood Park management plan	£2,275.00	CA/22/00941	Herne Bay Golf Driving Range
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Dane John Gardens * Seating project * Play area refurbishment	£4,982.36	CA//12/01818	90-91 Northgate, Canterbury
	£1,868.48	CA//14/01025	54 Northgate, Canterbury
	£1,562.56	CA//14/01196	63 Whitstable Road, Canterbury
	£186.52	CA//17/00800	11 Dover Street, Canterbury
	£133.80	CA/12/00731	Broad Oak/Farleigh Road
	£3,786.34	CA//14/00535	Polo Farm Sports Club, Canterbury

Duncan Down - New grassland and scrub management project and a Norman Motte and Bailey Castle play feature	£52,100.23	CA/20/00925	Montpelier, Clapham Hill
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Hersden Recreation Ground improvements	£22,968.25	CA//18/00868	Broad Oak Farm
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Keirs Meadow pond improvement works	£102.36	CA//13/01314	Honey Hill Farm, Honey Hill, Blean
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Kingsmead Field and Wincheap * Play area refurbishments * Provision of enhanced landscaping and amenities	£2,617.20	CA//13/00659	Adj 173 Ashford Road, Thanington
	£56,755.73	CA//17/02092	Canterbury Riverside, Canterbury

Mariners View Field new equipment at the outdoor sports facility	£19,229.50	CA/20/00925	Montpelier, Clapham Hill
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Memorial Park improvements	£380.70	CA//14/00322	85 High Street, Herne Bay
* Pond works and grounds	£10,607.33	CA/22/00941	Herne Bay Golf Driving Range
* Sports improvements to MUGA	£1,199.85	CA//14/00001	108 High Street, Herne Bay
* Sports facilities	£1,365.75	CA//14/00276	26 Daytona Way, Herne Bay
* Play equipment	£151.55	CA//14/00580	Adj 49 Q'bridge Drive, Herne Bay
	£418.89	CA//13/01210	114A High Street, Herne Bay
	£380.70	CA//14/01762	11 Richmond Drive, Herne Bay
	£7,832.82	CA//15/02786	St Philip Howard School, Herne Bay

Prospect Field signage and path/grounds	£2,183.01	CA//15/02180	Whitstable and Seasalter Golf Club
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Sturry Park View Improvements to multi games area outdoor and play equipment	£49,539.40	CA//16/00554	Royal Oak Caravan Park, Sturry
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Toddlers Cove - additional furniture	£1,485.12	CA//15/02291	Tannery Square, Canterbury
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Tourtel Road - Enhance and improve pedestrian link to include tree thinning, shrub clearance, planting, widening, rationalisation of existing footpath and improvements to lighting	£17,639.72	CA//17/00648	57-61 Military Road, Canterbury
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West Beach Tennis improvements	£1,020.09	CA//12/00938	Essex Street / Forge Lane, Whitstable
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Westgate Gardens	£700.56	CA//15/02291	Tannery Square, Canterbury
* Planting work	£9,501.31	CA//19/00514	28-30 St Peters Street, Canterbury
* Access and interpretation enhancement project			

Westmead's recreation ground	£5,440.91	CA//12/00938	Essex St / Forge Lane, Whitstable
* Refurbishments	£1,894.23	CA//13/01811	5 Railway Avenue, Whitstable
* Plants, trees, shrubs and flowers	£5,682.69	CA//13/02430	Land at Invicta Road, Whitstable
* Upgrading of the existing multi-use games area	£20,593.40	CA//15/01414	134 Cromwell Road, Whitstable
* Welcome signage	£2,173.60	CA/21/01696	Adj To Old Thanet Way, Whitstable

Transport

Bus Shelter installation	£3,030.79	CA/14/01244	Adj to 34 Puffin Road, Herne Bay
	£4,293.17	CA/15/01520	31 Ulcombe Gardens, Canterbury

Herne Bay Cycle route	£218.44	CA/17/02907	Land South of Greenhill Road
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Amount of money spent in respect of monitoring s106 contributions

- 4.27. Canterbury City Council is required to report the amount of money received under planning obligations spent in respect of monitoring in relation to the delivery of planning obligations.
- 4.28. Monitoring refers to tracking progress of developments to understand if they have reached a 'trigger' for payment as set out in their legal agreement e.g. to pay a certain sum prior to commencement or prior to first occupation.
- 4.29. Monitoring activities mostly involve communication between council officers and developers but can also involve site visits as well as accessing council tax and building control data.
- 4.30. On 1st April 2021 Canterbury City Council started charging s106 monitoring fees to cover the administrative costs of monitoring and reporting on s106 agreements. In the reported year £37,106.00 was received. [Read more about s106 monitoring fees on our website.](#)

Non-monetary contributions during 2024/25

- 4.31. In Community Infrastructure Levy Regulations (as amended), Regulation 121A states that for the purpose of the Infrastructure Funding Statement: 'a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation'.
- 4.32. Non-monetary contributions are typically for affordable housing units. The delivery of affordable housing units is set out in the Annual Monitoring Statement
- 4.33. Most on-site infrastructure provisions are secured through conditions imposed on the planning permission as opposed to planning obligations. In financial year 2024/2025, there were no instances in which infrastructure provisions were provided pursuant to a planning obligation.

5. Future spending priorities

- 1.1. Canterbury City Council's Infrastructure Delivery Plan (IDP) (2019) sets out the future spending priorities on infrastructure and provides information on the infrastructure schemes necessary to deliver the Canterbury District Local Plan (2017).
- 1.2. The IDP includes information relating to timing, phasing, delivery, costs, and funding of these key infrastructure requirements. Moreover, it outlines how developer contributions such as s106 agreements and the Community Infrastructure Levy (CIL) will be used to deliver planned infrastructure provision.
- 1.3. It is anticipated that infrastructure provision will be increasingly funded by CIL, except for infrastructure required for site-specific mitigation which will continue to be subject to s106 planning obligations.
- 1.4. Alongside the IDP, the Council's Infrastructure List (2020) specifies the types of infrastructure that may be funded wholly or partly through CIL and that which will be funded through s106 planning obligations.
- 1.5. The publication of the Infrastructure List is intended to provide transparency on how an authority intends to use CIL funds.
- 1.6. Both the Infrastructure List and the Infrastructure Delivery Plan will be reviewed alongside the emergence of the draft Local Plan. [Read more about the new Local Plan on our website.](#)

Appendices

1. Definitions

2. List of projects that will be funded by s106 Contributions

Appendix 1 - Definitions

Status of contributions

- 1.7. **Secured** - in CIL, this means that the demand notice has been issued and the developer is now required to pay all or part of their CIL liability. In terms of s106 agreements, a contribution is secured when it is included within a signed legal document attached to a planning permission. For both CIL and s106, these contributions have not been collected/delivered and if the planning permission is not implemented, they will never be received.
- 1.8. **Received** - contributions received, either monetary or non-monetary (in kind) to Canterbury City Council.
- 1.9. **Allocated** - contributions that have been received and allocated to specific projects. It also includes sums which will be knowingly passed to an external organisation, but which are yet to be transferred.
- 1.10. **Spent/delivered** - Monetary or non-monetary contributions that have been spent or delivered. In the case of s106 contributions collected for external organisations such as Kent County Council or NHS, the contribution is deemed as spent once it has been transferred to the receiving body.

Infrastructure types

- 1.11. **Affordable housing** - commuted sums/a financial contribution which is allocated by Canterbury City Council's Property and Regeneration team, to be used for the purpose of enabling affordable housing in the district, either by the council or by a Registered Provider.
- 1.12. **Business support** - 'one to one' or group support to help local businesses with issues (e.g. social media, website, and property issues etc).
- 1.13. **East Kent SAMMS** - contributions made to Bird Wise East Kent, a partnership of local authorities and conservation organisations, who mitigate the potential recreational disturbance to bird populations on the Special Protection Area of the Thanet Coast and Sandwich Bay.
- 1.14. **Health** - contributions that are secured and received for and spent and allocated by NHS Kent and Medway Clinical Commissioning Group (CCG).
- 1.15. **KCC** - contributions secured, received, and transferred to Kent County Council (KCC).

- 1.16. **North Kent SAMMS** - contributions made to Bird Wise North Kent, otherwise known as the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) board. It is a partnership of local authorities, developers, and environmental organisations, who mitigate the potential recreational disturbance from development on bird populations on the Thames, Medway and Swale estuaries, which are designated Special Protection Areas and Ramsar sites.
- 1.17. **Open Space** - contributions that are secured and received for and spent and allocated by Canterbury City Council's Environment team, to be used for the purpose of open spaces, gardens and parks in the district.
- 1.18. **Sustainable transport** - contributions that are secured and received for and spent and allocated by Canterbury City Council's Transportation team on sustainable transport initiatives. Other transportation schemes are funded by KCC Highways.

Appendix 2 - List of projects that will be funded by s106 Contributions

The following table shows how the s106 contributions, that we hold, will be spent:

Type of Infrastructure	Amount Held (March 25)	Spend
Transport	£2,041,882.10	This money is allocated through the section 106 agreements to fund specific projects such as improvements to cycle routes and the public realm within the vicinity of a new development.
Open Space	£2,314,744.41	Most projects are to build or improve play facilities within the vicinity of a new development, to improve nature reserves and increase biodiversity on land that the Council owns
Affordable Housing	£1,416,957.96	The money has been earmarked to be spent on the development of Warwick Road and East Street sites in Canterbury which together will provide 22 affordable homes
Air Quality	£222,214.08	The funding that we hold to deliver air quality improvements mainly through monitoring and education.

Type of Infrastructure	Amount Held (March 25)	Spend
Health	£918,983.91	Northgate Medical Practice refurbishment (c£138,808) St Annes Surgery improvements (c£99,837), Heron Medical Practice investment (£430,934) Beltinge Surgery extension of medical facilities at (£249,403)
Birdwise	£722,919.23	To manage access on the coast to reduce the impact of recreational pressure on the bird population