

INFRASTRUCTURE FUNDING STATEMENT

Annual statement for Canterbury City Council for
financial year 2025/2026

July 2026



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1. Introduction

- 1.1. This is our seventh 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 2025/2026
- 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 2025/2026.

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 adopted a Community Infrastructure Levy (CIL) Charging Schedule for collecting contributions from developments.

2. Headlines

Key total figures for developer contributions in financial year 2025/2026

2.1 CIL

- CIL set out in Demand Notices (in the reported year): **£1,690,000**
- CIL received (in the reported year): **£1,021,000**
- CIL spent (in the reported year): **£51,000**

The total amount of unspent CIL contributions is **£3,876,000**

2.2 s106

- Total secured or pledged, to be collected (in the reported year): **£933,000**
- Total received (in the reported year): **£1,307,000**
- Total spent/transferred to external bodies: **£1,461,000**

The total amount of unspent s106 contributions is **£5,989,000**

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

3. CIL Report

What is the Community Infrastructure Levy (CIL)?

- 3.1. CIL was introduced nationally in 2010 and has been charged by Canterbury City Council since 1 April 2020.
- 3.2. 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.
- 3.3. 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](#).
- 3.4. 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 2025/2026

- 3.5. The total CIL which was set out in Demand Notices in the reported year is £1,690,252.29
- 3.6. The total CIL receipts received in the reported year is £1,021,073.46

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

Total CIL allocated and spent in 2025/2026

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

Administrative expenses

- 3.8. 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 £51,053.68

'Neighbourhood portion'

- 3.9. 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.

- 3.10. There is, however, an annual cap on the amount that can be passed to those Parish Councils that do not have a Neighbourhood Plan. Currently this annual cap amounts to £100 per existing dwelling within the Parish.
- 3.11. 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.
- 3.12. Those Parish Councils that receive CIL contributions are obliged to report this information (see the appendix for the reports from Blean, Chestfield and Littlebourne).
- 3.13. In unparished areas (Canterbury, Herne Bay and Whitstable towns), at least 15% of CIL must be spent within the town where it was collected.
- 3.14. 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 Surveys.

Strategic infrastructure projects

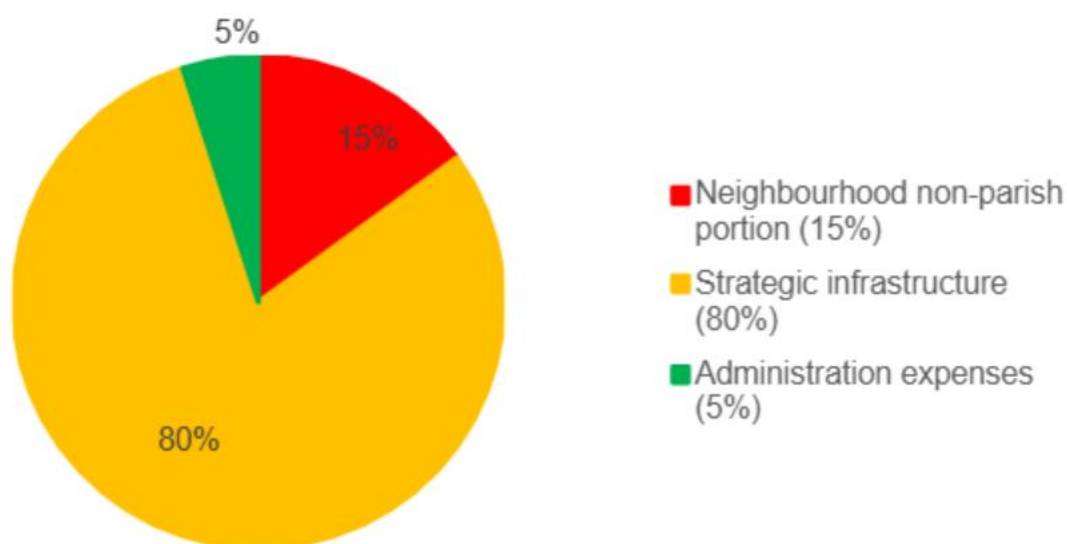
- 3.15. The remaining receipts (80% of total receipts) must be spent on infrastructure needed to support the growth identified in the Local Plan. The money can be used to fund a wide range of infrastructure including schools, transport, open spaces and parks, GP surgeries and other health and social care facilities.
- 3.16. 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.
- 3.17. 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 2025/2026

- 3.18. The figures are split into the aforementioned headings for the financial year 2025/2026:

CIL Pot	Received	Spent	Retained
Neighbourhood parish portion (15%)	£43,597.50	£0.00	£43,597.50
Neighbourhood non-parish portion (15%)	£106,158.91	£0.00	£461,761.66
Strategic infrastructure (80%)	£820,263.36	£0.00	£3,370,289.21
Administration expenses (5%)	£51,053.68	£51,053.68	£0.00
Total	£1,021,073.45	£51,053.68	£3,875,648.37

- 3.19. The pie chart below depicts the received data in Table 3.18.



- 3.20. 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.](#)

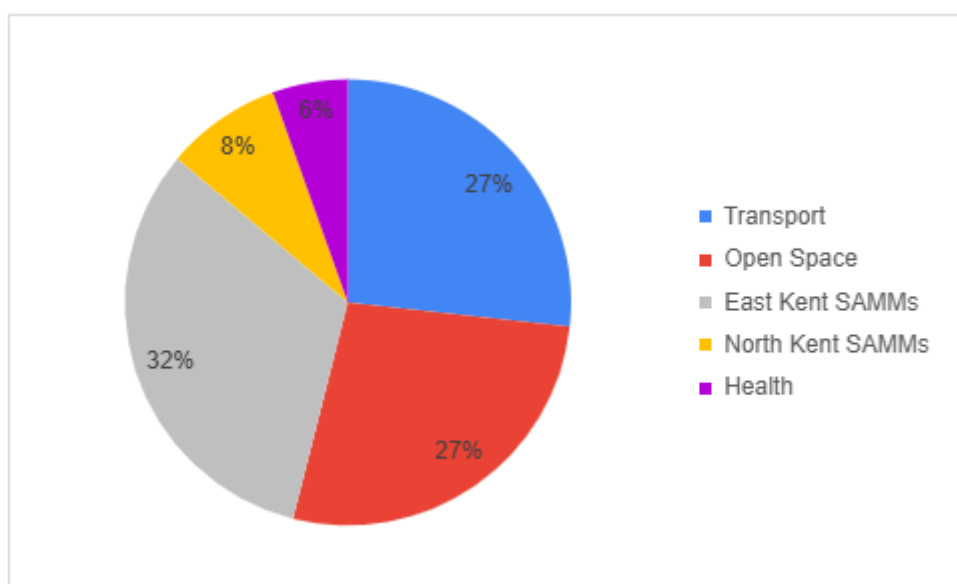
s106 agreements for financial contributions secured in 2025/26

- 4.6. The following table shows the total developer contributions secured through planning obligations in the 2025/26. 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.

Obligations secured

Purpose	Amount
Transport	£249,500.00
Open Space	£254,203.99
East Kent SAMMs	£300,465.00
North Kent SAMMs	£78,220.56
Health	£50,976.00
Total	£933,365.55

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



4.9. 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](#).

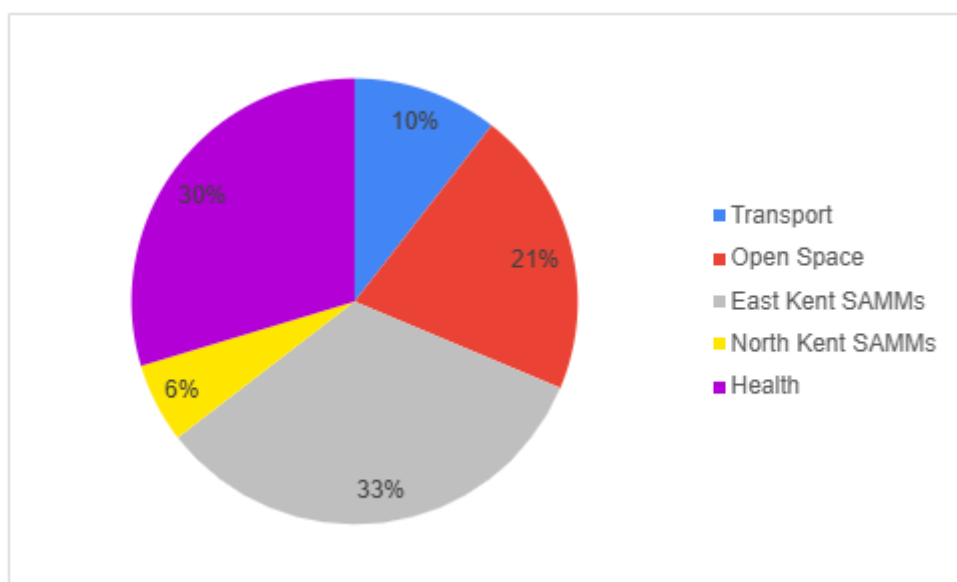
s106 agreements for financial contributions received in 2025/26

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

Obligations received

Purpose	Amount
Transport	£137,513.32
Open Space	£272,097.90
East Kent SAMMs	£434,413.25
North Kent SAMMs	£75,474.44
Health	£387,801.29
Total	£1,307,300.20

- 4.11. The pie chart below depicts the data in Table 4.10:



- 4.12. 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.

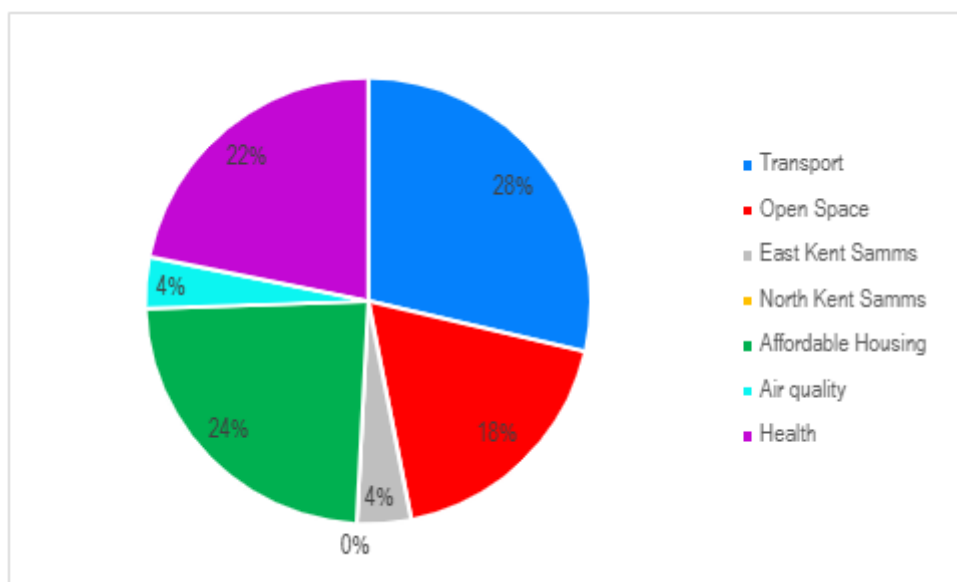
s106 agreements for financial contributions allocated but not spent before 2025/26

- 4.13. This section contains information on developer contributions which have been allocated by Canterbury City Council and external parties.
- 4.14. These external parties include Kent County Council, East Kent SAMMS, North Kent SAMMS and the NHS Kent and Medway Clinical Commissioning Group (Health).
- 4.15. Contributions for these external organisations are counted as allocated, as per the definition of 'allocated' in Appendix 1.

Total monies received and allocated as at March 2026

Purpose	Amount
Transport	£1,715,300.02
Open Space	£1,094,224.74
East Kent Samms	£232,973.72
North Kent Samms	£577.35
Affordable Housing	£1,416,957.96
Air quality	£222,214.08
Health	£1,306,785.20
Total amount received	£5,989,033.07

- 4.16. The pie chart below depicts the data in the above table:



- 4.17. 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.
- 4.18. 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 2025/2026

- 4.19. The table below shows the total s106 developer contributions that Canterbury City Council retained by 31 March 2025:

Information	Total
Total allocated by end of the financial year	£5,989,033.07
Total received before FY25/26 which is due to be allocated	£0.00
Total retained	£5,989,033.07

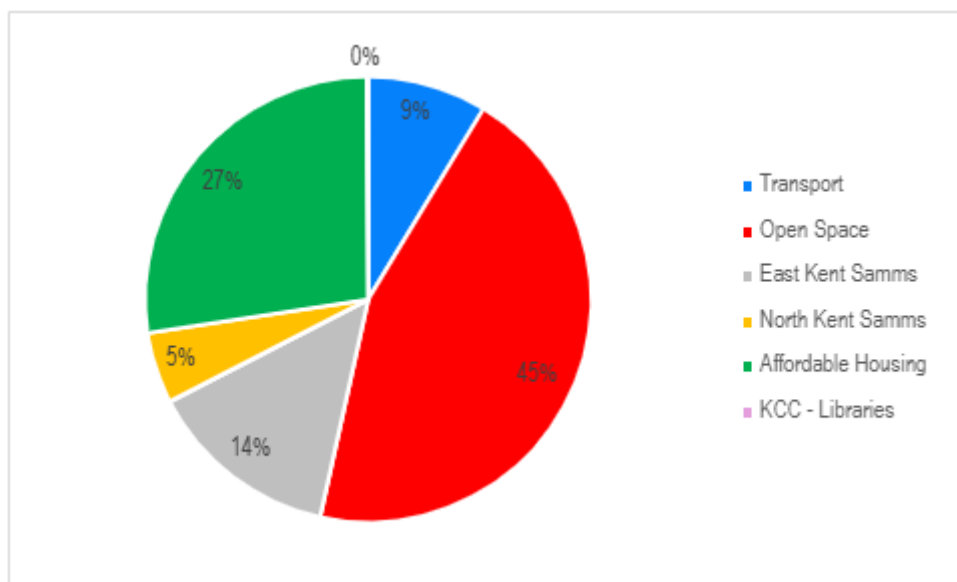
Developer contributions spent in financial year 2025/2026

- 4.20. 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.

Total contributions spent

Purpose	Amount
Transport	£126,471.44
Open Space	£654,540.57
East Kent Samms	£204,331.56
North Kent Samms	£75,491.17
Affordable Housing	£399,178.39
KCC - Libraries	£1,296.43
Total spent	£1,461,309.55

- 4.21. The pie chart below depicts the data in the above table:



- 4.22. 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.
- 4.23. 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 2025/26 and the planning application in respect of which the contribution was secured

Project money spent on	Amount Spent	Developments from which contributions were received
Affordable Housing		
Professional fees and survey work towards Warwick Road and East Street	£213,645.10	St Lawrence Cricket Ground, Canterbury (CA//15/02558)
	£185,533.29	134 Cromwell Road, Whitstable (CA//15/01414)
Open Space		
Altira Herne Bay - Public Realm Improvements	£1,554.00	Altira Business Park, Herne Bay (CA//12/02097)
Bekesbourne Parish Council - Improvements to recreation ground including play area improvements, improvements to sports ground and improvements to the amenity areas	£35,788.00	Land Adj to Aspinall Close Bekesbourne (CA//19/00451)
Beverley Meadow - Friends of Beverley Meadow - purchase of noticeboard	£694.98	The Marlowe Centre, Canterbury (CA//13/02285)
Columbia Avenue Rec Ground Refurbishments to Columbia Avenue play area	£6,143.24	Land Adjacent To Old Thanet Way, Whitstable (CA/21/01696)
Curtis Wood Grounds and tree works to the woodland including thinning of trees and coppicing works	£9,035.23	Herne Bay Golf Driving Range (CA/22/00941)
Dane John Improvements - Works to the play area, consultant fees for gate design, project management costs	£6,752.86	Former St Mary Bredin School, Rhodas Town (CA/22/00941)
Duncan Down ongoing maintenance of the Duncan Down land	£362,928.06	Land north of Thanet Way, Whitstable (CA//15/01296)
Herne Bay Memorial Park	£406.76	Herne Bay Golf Driving Range (CA/22/00941)

* Improvements including tennis courts, basketball courts, Multi Use Games Area and football provision * Inclusive play area project including engineers fees for plans and utility information, printing for stakeholder engagement events, project management costs	£8,283.38	St Philip Howard School, Herne Bay (CA//15/02786)
	£10,709.69	Herne Bay Golf Driving Range (CA/22/00941)
	£67,226.70	Herne Bay Golf Driving Range (CA/22/00941)
	£68,456.11	Land At Northwood, Herne Bay (CA/22/02012)
Hersden Recreation Ground - Consultant fees for plans, procurement fees, surveys and netting the area near the boundary hedge, project management costs	£8,447.56	Broad Oak Farm (CA//18/00868)
Kingsmead Field - Provision of enhanced landscaping and amenities within Kingsmead Field open space	£4,461.80	Canterbury Riverside (CA//17/02092)
Larkey Valley Wood - New welcome signage at the main entrance to the reserve	£105.62	Lesser Knowlesthorne, Barton Mill Road, Canterbury (CA//14/00716)
	£165.60	Rear of 10 Station Road West, Canterbury, CT2 8BP (CA//14/01609)
	£248.40	Land rear of 7 Victoria Road, Canterbury, CT1 3SG (CA//12/00137)
	£248.40	38B St Dunstan's Street, Canterbury, CT2 8BY (CA//12/00678)
	£248.40	Land rear of 36 St Martin's Road, Canterbury, CT1 1QW (CA//12/02108)
	£248.40	Land adjacent to 6 The Avenue, Hersden, Sturry, CT3 4HL (CA//11/02145)
	£248.40	Land adjacent to 40 Park View, Sturry, CT2 0NR (CA//14/01204)
	£331.20	Land on corner of Broad Oak Road and Farleigh Road, Canterbury (CA//12/00731)
	£496.80	1-6 Manwood Hospital,, St. Stephens Green,, Canterbury (CA//13/02201)

	£847.58	Kent County Cricket Ground, Old Dover Road, Canterbury (CA//12/01561)
	£2,400.00	The Marlowe Centre, St Peter's Lane, Canterbury (CA//13/02285)
Tankerton Slopes - costs of Environment team producing content for new sign; and cost of sign maker producing design for the sign	£744.94	Land at Invicta Road, Whitstable, CT5 1PN (CA//13/02430)
Westgate Gardens/parks - Purchase of plants to improve the physic garden area and improve the interpretation of this area	£1,280.14	28-30 St Peters Street, Canterbury, CT1 2BL (CA//19/00514)
Westmeads Recreation Ground * Refurbishment at Westmead's recreation ground * Upgrading of the existing multi-use games area situated at Westmead's recreation ground	£9,712.26	134 Cromwell Road, Whitstable, CT5 2AA (CA//15/01414)
	£30,240.43	Land Adjacent To Old Thanet Way, Whitstable (CA/21/01696)
Whitstable Castle Trust - improvements to play area	£16,085.63	Land Adjacent To Old Thanet Way, Whitstable (CA/21/01696)
Transport		
Canterbury * Cycle route signage * Cycle parking compounds and Canterbury Car Club * Pedestrian access improvements located where Rhiems Way meets the great Stour - new paths & access ramp * To upgrade the pavement along St Radigunds and Pound Lane; Widen the footway St Radigunds Street * Purchase and erection of two cycle shelters (with cycle stands therein), lighting and some groundworks at Burgate	£520.00	Land adjacent to 6 The Avenue, Hersden, Sturry, CT3 4HL (CA//11/02145)
	£4,773.00	Abbots Barton Hotel, 36 New Dover Road, Canterbury, CT1 3DT (CA//09/00778)
	£16,000.00	Buildings 1-7, Former St Mildreds Tannery, Stour Street CT1 2PH (CA//19/00299)
	£36,455.64	The Garth, St Stephens Road, Canterbury, CT2 7HT (CA//16/01429)
	£20,881.75	5/5a Rhodaus Town (CA//19/01858)

Lane and St Johns Lane in accordance with the Councils transport strategy.		
Greenhill Cycle Route - Works to improve/extend the cycle network, which works shall be carried out on a dedicated route, between the edge of the land and Eddington Lane, Herne Bay	£1,450.35	Land South of Greenhill Road (CA//17/02907)
Wincheap Park and Ride - design work	£46,390.70	Land off Cockering Road, Thanington (CA//15/01479)

Amount of money spent in respect of monitoring s106 contributions

- 4.24. 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.
- 4.25. 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.
- 4.26. 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.
- 4.27. 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 £34,966.29 was received. [Read more about s106 monitoring fees on our website.](#)

Non-monetary contributions during 2025/26

- 4.28. 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'.
- 4.29. Non-monetary contributions are typically for affordable housing units. The delivery of affordable housing units is set south the Annual Monitoring Statement
- 4.30. Most on-site infrastructure provisions are secured through conditions imposed on the planning permission as opposed to planning obligations. In financial year 2025/2026, there were no instances in which infrastructure provisions were provided pursuant to a planning obligation.

5. Future spending priorities

- 5.1. 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). 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.](#)
- 5.2. 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.
- 5.3. The Council's Infrastructure List (2026) specifies the types of infrastructure that may be funded wholly or partly through CIL and that which will be funded through s106 planning obligations. The publication of the Infrastructure List is intended to provide transparency on how an authority intends to use CIL funds. The Infrastructure List is appendix 3.

Appendices

1. Definitions
2. List of projects that will be funded by s106 Contributions
3. List of projects that will be funded by Community Infrastructure Levy

Appendix 1: Definitions

Status of contributions

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.

Received - contributions received, either monetary or non-monetary (in kind) to Canterbury City Council.

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.

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

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.

Business support - 'one to one' or group support to help local businesses with issues (e.g. social media, website, and property issues etc).

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.

Health - contributions that are secured and received for and spent and allocated by NHS Board.

KCC - contributions secured, received, and transferred to Kent County Council (KCC).

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.

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.

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 26)	Spend
Transport	£1,715,300.02	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	£1,094,224.74	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 26)	Spend
Health	£1,306,785.20	Northgate Medical Practice refurbishment (c£295,542), St Annes Surgery improvements (c£99,837), Heron Medical Practice investment (c£430,934), Beltinge Surgery extension of medical facilities (c£249,403) Chestfield Medical Centre extension (c£231,066)
Birdwise	£233,551.07	To manage access on the coast to reduce the impact of recreational pressure on the bird population

Appendix 3: List of projects that will be funded by Community Infrastructure Levy

Introduction

1. This document is produced in accordance with the Community Infrastructure Levy (CIL) Regulations (2010) (as amended). It specifies the projects and/or types of infrastructure which may be funded wholly or partly through the CIL monies collected by CCC as Charging Authority.
2. As set out at CIL Regulation 122, planning obligations such as a section 106 agreements, can continue to operate alongside the CIL to secure site specific infrastructure improvements or mitigation which is necessary to make a development acceptable in planning terms.
3. Policies SS6 and DS15 of the Canterbury District Local Plan (Regulation 19) 2042/43 (March 2026) set out the council's approach to developer contributions, including the application of s106 and CIL.
4. As set out at DS15 (3) and (4), reflecting the council's viability evidence, the council will apply Section 106 planning obligations secure appropriate mitigation for all types of infrastructure provision, in line with the Section 106 tests, to all development sites of 300 or more homes in the district and to all greenfield site allocations at Whitstable.
5. For the avoidance of doubt, the specific site allocation policies within the Canterbury District Local Plan (Regulation 19) 2042/43 (March 2026) to which this applies are set out in the table below and are defined as Strategic Development Sites for the purposes of this Infrastructure List. This approach will also apply should development come forward on non-allocated sites of 300 or more homes.
6. The Strategic Development Sites are:

Policy Reference	Site Name
C10	Land at Merton Park
C15	Land south of Littlebourne Road
C16	Land south of Bokesbourne Lane
C18	Wincheap
W4	Land at Brooklands Farm
W5	Land south of Thanet Way
W6	Land at Golden Hill
W7	Bodkin Farm
R9	The Hill, Littlebourne
CF1 (Site 1)	South Canterbury
CF1 (Site 2)	Land at Sturry/Broad Oak
CF1 (Site 3)	Land at Hillborough, Herne Bay
CF1 (Site 4)	Herne Bay Golf Course

CF1 (Site 5)	Strode Farm
CF1 (Site 6)	Land at Greenhill, Herne Bay
CF1 (Site 7)	Land north of Thanet Way, Whitstable
CF1 (Site 8)	Land north of Hersden
CF1 (Site 9)	Land at Howe Barracks, Canterbury
CF1 (Site 10)	Land at Ridlands Farm and Langton Field, Canterbury
CF1 (Site 11)	Land at and adjacent to Cockerling Farm, Thanington
CF1 (Site 12)	Land South of Ridgeway (John Wilson Business Park), Whitstable

7. Section 106 planning obligations will continue to be applied to all development sites to secure appropriate provision for site specific mitigation necessary to make an individual development acceptable in planning terms for the following types of infrastructure provision:
 - Affordable housing;
 - Environmental mitigation including SAMMS and Nutrient Neutrality;
 - Highways and sustainable transport infrastructure;
 - Contributions towards land for education infrastructure (secondary, primary and SEND);
 - Open space and sports provision; and
 - Flood risk management and mitigation including SuDs;
8. The CIL will therefore be used to mitigate the impacts of developments in the district which are not Strategic Development Sites, and to address the cumulative impacts of development in line with the council's Infrastructure Delivery Plan (2026).
9. This approach reflects the council's viability evidence and will support the sustainable delivery of planned growth as set out in the Draft Canterbury District Local Plan 2042/43 (March 2026).
10. The Infrastructure List will be kept under review and may be updated in the future.

Infrastructure List (2026)

Category (infrastructure type or project)	Infrastructure to be funded through s106 planning obligations, s278 of the Highway Act, other legislation or planning condition	Infrastructure types/projects which may be funded wholly or partly through the CIL
Affordable housing	Affordable housing	
Environmental mitigation	Mitigation for Thanet Coast and Sandwich Bay Special Protected Area through Strategic Access Management and Monitoring Strategy (SAMMs). Mitigation for Thames, Medway and	

Category (infrastructure type or project)	Infrastructure to be funded through s106 planning obligations, s278 of the Highway Act, other legislation or planning condition	Infrastructure types/projects which may be funded wholly or partly through the CIL
	Swale Estuaries (North Kent) through Strategic Access Management and Monitoring Strategy (SAMMs). Mitigation for Stodmarsh Special Area of Conservation through Nutrient Neutrality.	
Sustainable transport and highways	Highways and sustainable transport infrastructure required to support delivery of the Strategic Development Sites and any other development of 300 or more homes. Highways and sustainable transport infrastructure necessary to make any individual development acceptable in planning terms, including but not limited to: • On-site provision of new or enhanced access from the highway or public transport facilities to a development site; • Changes to, or introduction of, local traffic management or controlled parking; • Removal, relocation or replacement of street furniture, dropped curbs, crossovers, street trees; • Improvements or measures related to Public Rights of Way; • Parking restrictions; and • Travel plans and car clubs.	Highways and sustainable transport infrastructure required to support the delivery of development sites which are not Strategic Development Sites and any other development of fewer than 300 homes and to address the cumulative impacts of development in the district.
Education	<u>Land Costs</u> Provision of and/or financial contributions towards land for the delivery of secondary, primary and SEND education infrastructure. <u>Build Costs</u> Primary, secondary and SEND education infrastructure required to support delivery of the Strategic Development Sites and any other development of 300 or more homes. Health infrastructure required to support delivery of the Strategic Development Sites and any other development of 300 or more homes.	<u>Build Costs</u> Primary, secondary and SEND education infrastructure required to support the delivery of development sites which are not Strategic Development Sites and any other development of fewer than 300 homes and to address the cumulative impacts of development in the district.

Category (infrastructure type or project)	Infrastructure to be funded through s106 planning obligations, s278 of the Highway Act, other legislation or planning condition	Infrastructure types/projects which may be funded wholly or partly through the CIL
Health		Health infrastructure required to support the delivery of development sites which are not Strategic Development Sites and any other development of fewer than 300 homes and to address the cumulative impacts of development in the district.
Social and community infrastructure	Social and community infrastructure including social care infrastructure, libraries, community learning, youth services, waste management facilities and community facilities required to support delivery of the Strategic Development Sites and any other development of 300 or more homes.	Social and community infrastructure including social care infrastructure, libraries, community learning, youth services, waste management facilities and community facilities required to support the delivery of development sites which are not Strategic Development Sites and any other development of fewer than 300 homes and to address the cumulative impacts of development in the district.
Open space and sports	Open space and sports infrastructure or improvements necessary to make any individual development acceptable in planning terms.	Open space and sports infrastructure required to address the cumulative impacts of development in the district.
Flood management	Flood risk management and mitigation including SuDs required to make any individual development acceptable in planning terms.	Flood management infrastructure required to address the cumulative impacts of development in the district.