

Dartford Infrastructure Funding Statement (IFS)

2024/25

Planning Services

December 2025

Contents

A. Introduction 3

B. CIL Summary 5

 Part I 5

 Part II 7

C. Infrastructure projects / types of strategic infrastructure intended to benefit from CIL funding..... 9

D. Section 106 planning obligations finance 12

Dartford Infrastructure Funding Statement

A. Introduction

1. This is the Infrastructure Funding Statement (IFS) for Dartford Borough produced December 2025. It reports on monies and projects for infrastructure from developer contributions: Community Infrastructure Levy (CIL) and individual section 106 agreements; as at the end of the financial year 2024/25. Dartford introduced CIL in April 2014.
2. National planning practice guidance (PPG) by government states at paragraph 176¹: *Infrastructure funding statements must set out:*
 - *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).*
3. These requirements are each addressed in the following sections B to D, covering data for the 2024/25 financial year. For further explanation, the significant narrative provided through the previous Dartford IFS, of 2023/24², is still relevant.
4. Please note that a range of other data and information is provided by Dartford Borough Council on CIL and infrastructure as a whole, both in terms of income and expenditure on infrastructure projects. More details can be seen on the Council's website³ and are also summarised in Table 1 below.

¹ [Community Infrastructure Levy - GOV.UK](https://www.gov.uk/guidance/community-infrastructure-levy)

² www.dartford.gov.uk/downloads/file/2578/dartford-infrastructure-funding-statement-for-2023-24

³ [Community infrastructure levy – Dartford Borough Council](https://www.dartford.gov.uk/cil)

Table 1: Dartford's CIL overview

CIL Calculation & Collection	
<ul style="list-style-type: none"> Current rates and categories at which CIL is applied in Dartford are updated annually to reflect cost inflation. The £/sqm levy is calculated through indexation of Dartford CIL's 2014 original Charging Schedule rates: 	
www.dartford.gov.uk/downloads/file/2455/annual-cil-rate-summary-2025	
<ul style="list-style-type: none"> Dartford has produced its own guide on CIL collection through a document dealing with 'frequently asked questions'. It gives an overview of the process (including where exemptions may be applied) for, and the information required from, landowners/developers: 	
www.dartford.gov.uk/downloads/download/1368/community-infrastructure-levy---guidance-notes	
CIL Expenditure & New Infrastructure	
<ul style="list-style-type: none"> Dartford has its own infrastructure delivery plan (IDP) to outline proposed new strategic infrastructure and infrastructure that has been provided. The Dartford IDP presents prospective infrastructure projects based on their current funding status in relation to potential CIL finance. Dartford's December 2024 IDP is here (an IDP update is expected in early 2026): 	
www.dartford.gov.uk/downloads/file/2187/infrastructure-delivery-plan-2024	
<ul style="list-style-type: none"> Regarding proposed infrastructure in the Borough seeking CIL funding, a range of documentation is available. The following outlines the steps organisations can take to bid for an allocation of CIL funds towards strategic infrastructure (the projects for which most of CIL is retained under national regulations): 	
www.dartford.gov.uk/policy-1/strategic-cil-expression-interest-guidance	

5. Ebbsfleet Development Corporation (EDC) and Kent County Council (KCC) both have administrative competencies within the Dartford Borough area, and each produce their own annual IFS available to the public. DBC is the collecting authority for CIL in the EDC area and therefore CIL monies collected from development in Ebbsfleet will be included in the reporting here.
6. The IFS forms a snapshot at the start of April 2025. The final part of paragraph 176 of the PPG also states: *It is acknowledged that data on developer contributions is imperfect, represents estimates at a given point in time, and can be subject to change.* The Council is confident that the data in this IFS is the most robust available at the time of writing although CIL finances are always fluid.

B. CIL Summary (as of April 2025)

7. This IFS section focuses on CIL finances and is presented as Parts I and II.

- The first Part sets out recent expenditure on strategic infrastructure, and the level of funding available for allocation of funding to further projects – given the CIL income noted for the year 2024/25.
- Part II includes the breakdown of other projects and expenditure of CIL; and also includes a summary diagram of the use/allocation of CIL received in the year.

Part I

Total CIL received, and CIL allocated or retained by Dartford Borough Council to fund strategic infrastructure for the Borough's economic social and environmental development.

8. Total CIL receipts collected in the Borough:

TOTAL CIL Receipts received in 2024/25 **= £5,979,231**

CUMULATIVE TOTAL (from 2014 to 31st March 2025) **= £46,354,467**

NB: This is the gross amount of CIL collected since the CIL was introduced in 2014. It does represent the funding the Borough holds now. Much of this funding will have been allocated for infrastructure, paid as the neighbourhood proportion of CIL or used for administrative expenses.

9. Allocation of CIL for strategic infrastructure for the Borough's economic, social and environmental development

The following (Table 2) shows funding allocations of CIL monies in 2024/25 to strategic infrastructure projects.

Table 2: Strategic infrastructure allocations committed 2024/25

<i>CIL allocation in 2024/25</i>	<i>Strategic infrastructure project</i>
£3.8m	New NHS Greenhithe/Stone Medical Centre
£0.0546m	Beacon Wood Country Park improvements, Bean
£7.441m	Dartford Town Centre regeneration (including public realm/highway upgrades)
£11,2956m	TOTAL allocation 2024/25

Adding in the allocations and spend on previous strategic infrastructure projects, this brings the total amount of CIL committed by Dartford to support sustainable growth to almost £20 million at the end of March 2025.

£19.341,391m	TOTAL Dartford CIL allocated to date for strategic infrastructure projects (2014 and 2024/25)
--------------	------------------------------------------------------------------------------------------------------

[Since the 2024/25 financial year reported here, the Council has allocated (between 1 April 2025 to 31st December 2025) a further £11.5 million for strategic infrastructure (major health and education projects) as detailed in the next section of this statement. At the time of writing, therefore, Dartford has in total committed CIL money in excess of £30million to strategic infrastructure projects in the Borough.]

10. Total CIL retained for strategic infrastructure

The amount of CIL available for additional allocations towards strategic infrastructure is an essential outcome of the IFS, and may be central in guiding future infrastructure planning decisions.

Table 3: Summary of 2024/25 and resulting future strategic CIL available

CIL Monies	Total	Refer to
Previous total CIL retained for strategic infrastructure (as of April 2024)	£25,154,783	IFS 203/24
<i>Add: CIL receipts 2024/25</i>	+£5,979,231	Para. 8 of this IFS
<i>Less: CIL allocated to strategic infrastructure 2024/25</i>	-£11.295,600	Table 2 of this IFS
<i>Less: total CIL retained for other projects/ expenditure 2024/25</i>	-£1,484,595	Para. 11 + para. 12 of this IFS
CIL retained and available for strategic infrastructure (as of 1st April 2025)	£18,353,819	Section C of this IFS

These headline figures (Table 3) show how, with the value of CIL committed through 2024/25 allocations to strategic projects in excess of receipts in the year, the very large previous total CIL available for strategic infrastructure allocations reduced to £18.354million for the beginning of 2025/26. *As noted above, there have been further allocations of CIL funding for strategic infrastructure projects in 2025, which reduces the total available CIL funding further – this will be reported in the 2025/26 IFS.*

Part II

CIL given over for neighbourhood projects and other purposes under legislation

11. Amount from total CIL receipts for neighbourhood projects (CIL transferred for local parish/town councils, and the unparished area):

TOTAL CIL 2024/25 passed to Parish/Town Councils **= £1,184,014**

- CUMULATIVE TOTAL (2014 to 2024/25) **= £4,117,620**

Under CIL legislation, a set proportion of CIL from each qualifying development is required to go towards neighbourhood projects. The relevant proportion is passed to the local Town/Parish Council where the development paying the CIL is located and it is for them to allocate to a project in their locality, and to document their expenditure:

- Bean, Longfield & New Barn, and Wilmington Parish Councils received zero CIL in 2024/25 (due to a lack of CIL liable developments in these parishes).
- Swanscombe and Greenhithe Town Council, and Sutton-at-Hone & Hawley, Southfleet and Darenth Parish Councils all received small amounts of CIL funding for local projects: approximately £5,000 or less.
- Stone Town Council received the predominance of the £1.2million funding contributions from developments in the parished parts of the Borough.

TOTAL CIL 2024/25 Retained for unparished northwest of the Borough **= £133,109**

- CUMULATIVE TOTAL (2014 – 2024/25) **= £3,628,701**

The rest of the Borough, outside of the parishes named above is unparished. Here, 15% of CIL collected from each qualifying development in the unparished area also goes towards neighbourhood projects. This ‘funding pot’ is administered by the Borough Council working in partnership for local delivery, for example with Kent Community Foundation or individual community organisations. This is focused on an area in the north-west of the Borough, including in and around Dartford town centre. See the next section of this statement on funding arrangements.

12. Amount from total CIL receipts used for CIL administrative expenses

TOTAL 2024/25 **= £167,473**
(2.8% of receipts)

- CUMULATIVE TOTAL (2024/25 plus previous years) **= £916, 940**

Under CIL legislation, up to 5% of receipts can be used for its necessary administration, which as well as collection includes the consideration of bids for funding and monitoring of spend. In 2024/25, £167,473 of CIL costs towards its administration were claimed by the Borough Council; this equates to 2.8% of receipts for that year. This makes a vital contribution towards the costs of operating the CIL regime for infrastructure funding, especially as CIL is not a mandatory function to provide.

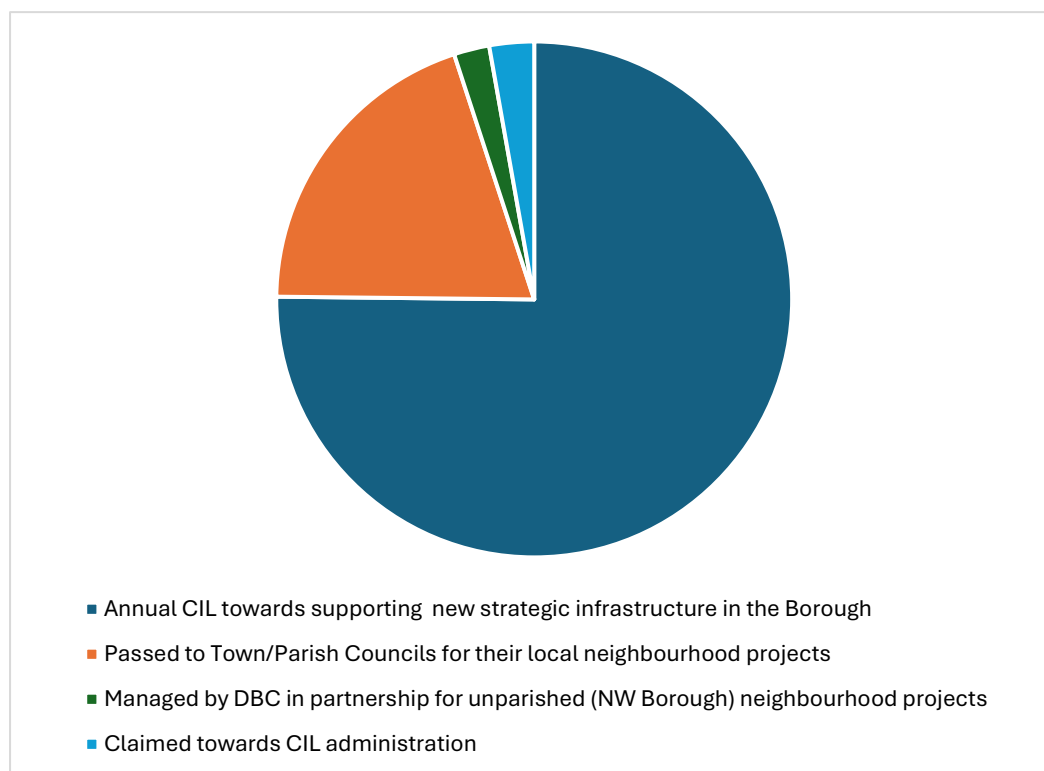
13. Amount of levy applied to repay money borrowed

Zero CIL was applied to repay money borrowed.

14. Summary of CIL usage

The use of CIL from 2024/25 as outlined above is illustrated in Figure A, showing three quarters of the nearly £6 million received will go towards new strategic infrastructure provided for the Borough. The second most significant element of expenditure, which at one-fifth is significantly less, is for neighbourhood projects in parished areas.

Figure A: How 2024/25 CIL is to be used



C. Infrastructure projects / types of strategic infrastructure intended to benefit from CIL funding

15. Planning for prospective new infrastructure in the Borough is a focus of Dartford Council. Identification of expected future strategic infrastructure through working with service providers and infrastructure agencies is undertaken through the Dartford IDP. It is the IDP that should be consulted and is the best source of information on forthcoming strategic infrastructure in the Borough. However, the government requires the IFS to also address forthcoming infrastructure projects, therefore some detail is provided here.

16. Table 4 below provides information required to be set out in an IFS, including the official categorisation of types of infrastructure, plus location and main organisations who may be involved in delivery. It confirms that, as of December 2025, six strategic projects have been awarded CIL funding by the Council (the first three are in delivery/showing significant progress).

Table 4: Allocated strategic infrastructure projects at 31st December 2025

Project Title	Address / Area	Type of Project (national categories)	CIL allocation/ 2025 progress	Likely main delivery organisation
Dartford Town Centre regeneration	Dartford town centre	Highways + transport and travel; Green infrastructure + open space and leisure	£7.441M <i>Allocated</i> 28.10.21 & 20.02.25	DBC
Stone recreation ground upgrade	Stone Rec., Hayes Rd, Stone	Green infrastructure + open space and leisure	£3.8M <i>Allocated</i> 21.9.23	Stone Town Council
Beacon Wood Country Park improvements	Beacon Wood, Southfleet Road, Bean	Green infrastructure + open space and leisure	£0.0546M <i>Allocated</i> 24.10.24	Bean Parish Council
New NHS Greenhithe/ Stone Medical Centre	Steel Avenue, Stone	Health	£3.6M <i>Allocated</i> 23.1.25	NHS/DBC
Darent Valley Hospital intensive care unit	Watling St, Dartford	Health	£7M <i>Allocated</i> 23.4.25 (i.e. after the IFS year)	NHS
Sir Geoffrey Leigh Academy extension	Green Street Green Rd, Dartford	Education	£4.5M <i>Allocated</i> 30.10.25 (i.e. after the IFS year)	KCC

17. Table 4 points:

- The first three projects are in delivery following CIL allocations by DBC between 2021 and 2024. Accessibly located at Dartford Town Centre, Stone, and the Country Park at Bean, they are providing improvements to open spaces/green infrastructure (including the urban public realm). In the town centre this is part of wider investment in regeneration through renewing the town's streets and highways.
- Three more strategic allocations of CIL were agreed in 2025 for health and education. Totalling approximately £15 million, these are currently at planning/design or preparation for construction stages.
- There has been an acceleration in funding allocations and new proposals. In this context of increased project 'competition', Table 3 showed a recent reduction in the Dartford CIL balance available for funding infrastructure.

18. Looking ahead from the six allocated projects in Table 4, the Dartford IDP is structured around a categorisation of expected projects against their status and delivery prospects, and the implications for potential support through CIL funding. Table 5 summarises these categories and includes some example projects in the current IDP.

Table 5: Dartford IDP future project categories

IDP Funding Category	IDP Status	Example Projects in the IDP
2b	Considered CIL funding has potential to unlock project's delivery (in the next 5yrs)	<i>Dartford Grammar School Expansion A226 London Rd Sustainable Transport</i>
3a	Project being defined/with ongoing feasibility studies	<i>River Darent Bridge Central Park Athletics Pavilion</i>
3c	Recognised strategy has objectively identified the future strategic infrastructure need	<i>New/Improved Community Facilities Such facilities would deliver enhanced or additional services and could include:</i> <ul style="list-style-type: none"> • <i>leisure and recreation;</i> • <i>sporting facilities meeting a wider community need.</i>

19. Figure B below summarises CIL funding arrangements/ local programmes in Dartford across the Borough and strategic and neighbourhood levels, with a variety of organisations involved.

Figure B: Illustrative Summary of Dartford CIL infrastructure delivery arrangements



20. Figure B points:

- Strategic infrastructure is the largest component of CIL, covering most of the CIL funding pool shown in yellow in Figure A.
- Neighbourhood level projects can be very impactful within local communities. Under legislation, 15 to 25% of CIL income is reserved for this and cannot fund strategic infrastructure.
- In the Borough several arrangements are now in place to deal with neighbourhood CIL accruing from the unparished area in the north-west of the Borough (see paragraph 11 above), which is centred on the priority location for development of Dartford town centre. This includes a partnership in 2025/26 and 2026/27 with Kent Community Foundation applying criteria to offer small CIL grants for appropriate projects (shown in red above).
- Where there is a parish or town council, the proportion of CIL is passed to them to decide on which projects to fund (blue in Figure A). In the Borough as a whole, this was more than £1 million in 2024/25 (see paragraph 11). CIL legislation means parishes/towns usually receive 15% of CIL. The only location where 25% is transferred is Stone, as this is the only Neighbourhood Development Plan area in the Borough. Stone is also in the urban area north of the A2, a focus of development as featured in Dartford's Local Plan, adopted 2024.

D. Section 106 planning obligations finance (as of April 2025)

21. CIL has largely replaced the negotiation of individual section 106 agreements as the principal means by which financial contributions are collected from developers for off-site infrastructure. Section 106 and similar agreements can fund specific identified projects related to direct mitigation of the development or requiring on site provision. It cannot be pooled for general infrastructure funding across the Borough and section 106 for infrastructure is generally reducing.

Table 6: Existing section 106 agreements contributions held by DBC (current totals by development)

Planning App. Ref.	Site	Section 106 total
DA/18/00190	Land At Trafalgar Road	£23,869
DA/18/01611	Stone Pit 1, Cotton Lane	£107,403
DA/19/00600	Land East of Lowfield Street - Phases 2 & 3	£953,381
DA/19/00748	Land to Rear of Two Brewers, Dartford	£95,371
DA/20/00043	Land South of Crossways & North of St Mary's Road	£929,579
DA/21/00723	Former Croxton & Garry, Clare Tiltman Avenue	£1,168,955
DA/21/01005	Littlebrook Power Station, Phase 3 & Phase 4 s106s	£540,870
DA/21/01812	North End Farm Park Corner Road, Betsham	£41,396
DA/22/00205	53 Watling Street, Dartford	£89,321
DA/22/00553	Stone Lodge Development Complex	£656,099
DA/22/01130	Unit 2 Clipper Boulevard, Crossways	£33,421
DA/22/01183	Phase 1 Stone Pit 2, St James Lane	£1,742,030
DA/22/01184	Phase 2 Stone Pit 2 St James Lane	£553,520
DA/22/01250	Phase 3 Stone Pit 2 St James Lane	£697,208
DA/22/01278	Former Mercedes Benz Burnham Road, Dartford	£34,015
DA/23/00334	84 Elm Road Dartford	£2,080
DA/23/00356	46-58 Lowfield Street, Dartford	£422,332
DA/23/00616	Old West Barn Westwood Farm	£35,839
DA/23/00976	Unit 10 Rennie Drive, Littlebrook	£60,825

22. Table 6 points:

- If aggregated together, the amounts in Table 6 total £8,187,511 (April 2025).
- There was expenditure on transport of £81,700 from the s106 agreements related to the former Littlebrook Power Station.

Table 7: New legal agreements in 2024/25 (by development)

Planning App. Ref.	Site	Date signed (agreement type)
DA/23/01434/FUL	North Kent College, Wilmington	15.11.2024 (section 106)
DA/23/00994/FUL	Orchard House, Dartford	17.04.2024 (unilateral undertaking)
DA/23/01430/FUL	Turnagain Farm	13.05.2024 (unilateral undertaking)
DA/23/00298/FUL	Swanley Church Hall	30.07.2024 (unilateral undertaking)

23. Table 7 points:

- Legal agreements may include financial or infrastructure provisions which are documented here; or other necessary commitments and actions which do not relate to infrastructure and are not therefore detailed below).
- At North Kent College, contributions secured include: £78,760 improvement of PROW DB27; £20,000 to be paid to sustainable transport initiatives in local area; dropped kerb crossing to bus stop on Oakfield Lane; 28 dwellings (30%) to be affordable housing; make open space publicly available (and manage and maintain); and complete restoration works to Kingsfield House prior to occupation of 46 dwellings in accordance with details (to be submitted).
- At Orchard House contributions secured include up to £3,000 for Traffic Regulation Orders.