

Annual Infrastructure Funding Statement for Section 106 Planning Obligations

Reporting Period:

From 1 April 2020 to 31 March 2021



Contents

Section 1: Introduction	1
Infrastructure Funding Statement Requirements	1
Structure of this Infrastructure Funding Statement	1
Summary of the Key Information Included in this Infrastructure Funding Statement	1
Section 2: Explanation of Planning Obligations and how these link to Infrastructure Provision	2
Infrastructure Provided and Maintained by Eastleigh Borough Council	3
Eastleigh Borough Council's Approach to Securing Planning Contributions	4
Eastleigh Borough Council's Approach to Mitigating Wider Sub-Regional Development Impacts	4
Nutrient neutrality	5
Other Infrastructure Funding Sources	5
Community Infrastructure Levy (CIL)	6
Links to the Infrastructure Delivery Plan (IDP)	6
Section 3: Developer Contributions Reporting for 2020/21	7
Summary of Financial Contributions Entered into in 2020/21	10
Summary of Planning Obligations Entered into for Infrastructure Provision in 2020/21 to be Provided for Directly by Developers	14
Summary of Financial Contributions Received in 2020/21	14
Summary of Financial Contributions Spent in 2020/21	21
Projects Benefitting from Financial Contributions Complete in 2020/21	24
Developer Contributions Returned to Developers in 2020/21	24
Examples of Infrastructure Provision Complete in 2020/21	25
Summary of Infrastructure Provision Complete in 2020/21 Provided Directly by Developers	27
Monitoring Fees	29

Section 4: Eastleigh Borough Local Plan 2016-2036 – Proposed Growth and Future Infrastructure Delivery

30

Tables and Charts

Table 1: Examples of infrastructure provided by Eastleigh Borough Council and Hampshire County Council	3
Table 2: Financial Contributions Data for the 2020/21 Reporting Year	7
Table 3: Key Developer Contributions Data for the 2020/21 Reporting Year – Breakdown by Infrastructure Type	8
Chart 1: Financial Contributions Entered into by Infrastructure Type 2020/21	10
Chart 2: Financial Contributions Received by Infrastructure Type 2020/21	15
Chart 3: Developer Contributions Formally Allocated by the Council by Infrastructure Type 2020/21	18
Chart 4: Financial Contributions Spent by Infrastructure Type 2020/21	21

Section 1: Introduction

Infrastructure Funding Statement Requirements

- 1.1 This is the Council's second Infrastructure Funding Statement (IFS). It has been published in response to the legal requirements arising from the Community Infrastructure Levy Regulations 2019. The Schedule 2 regulations require all local planning authorities to publish an annual report to cover infrastructure funded by the Community Infrastructure Levy (CIL) and that which is funded or provided for through planning obligations. It is important to point out that this IFS does not cover all infrastructure provided across the Borough, but just that funded from planning obligations. This IFS does not cover CIL income or spending as per the regulations.

Structure of this Infrastructure Funding Statement

- 1.2 This Section and Section 2 provide a general introduction to this IFS along with an explanation of planning obligations and other mechanisms used by the Council for funding and providing supporting infrastructure alongside new development. Section 3 provides details of the developer contributions entered into, received, allocated and spent by the Council in 2020/21 including for infrastructure by type. Section 3 also includes details of the infrastructure items provided as a result of developer contributions funding and subsequently completed over the course of 2020/21. This also includes that which has been provided for directly by a developer without a financial contribution being paid to the Council.
- 1.3 Section 4 provides an explanation of why the Council needs to provide new infrastructure to support the growth targets proposed in the submitted Eastleigh Borough Local Plan 2016-2036 which has been subject to a main and additional modifications consultation. This has followed on from the examination hearing sessions which were held between November 2019 and January 2020 (along with an additional hearing session which was held on a site allocation in January 2021).

Summary of the Key Information Included in this Infrastructure Funding Statement

- 1.4 This IFS provides information mainly for the 2020/21 financial year (1st April 2020 – 31st March 2021). In doing so, this covers planning obligations which have been entered into in 2020/21. These are agreements that were agreed and signed between developers and Eastleigh Borough Council in 2020/21. This IFS also provides information on monies received (including through upfront payments in lieu of a Section 106 agreement), allocated and spent on infrastructure provision and information on infrastructure provided for directly by developers in 2020/21 as a result of planning obligations being entered into in 2020/21 or over previous years.
- 1.5 As noted in paragraph 1.1, the Council is not a Community Infrastructure Levy (CIL) charging authority and there are no plans to introduce this as it currently stands.

Section 2: Explanation of Planning Obligations and how these link to Infrastructure Provision

- 2.1 The Council is planning for and delivering major growth in the borough. It takes a proactive approach to bringing forward development to ensure that new homes are delivered in the most sustainable locations alongside the provision of the infrastructure that's needed in order to create an excellent place to live, work and visit. An example of this 'infrastructure first' approach is of a new road (Le Marechal Way) and junction connecting to Bursledon Road being provided in advance of the new housing developments on Kestrel Park, Kingfisher Grange and Heron Walk.
- 2.2 The delivery of the One Horton Heath strategic development also provides an example of the Council's approach and commitment to providing infrastructure first. The first phase of this development involves road improvements currently underway in advance of the first new homes which are expected to be occupied in 2023. There is currently an outline application for up to 2,500 dwellings that reflects the relocation of a proposed secondary school and a revised layout which has been approved in principle by the Horton Heath Development Management Committee. This is subject to a final determination being issued. The Council is also proposing to take a proactive approach to self-delivering the primary school on the site. Future versions of the IFS will report on the infrastructure which will be provided by the Council in support of the One Horton Heath strategic development provided the outline and subsequent reserved matters applications are approved.
- 2.3 Under Section 106 (S106) of the Town and Country Planning Act 1990 a local planning authority (LPA) can seek financial obligations for both on-site and off-site infrastructure connected to new development. They can help to mitigate the impacts of new development proposed, to make it acceptable in planning terms. The obligations may also be provided by the developer "in kind". This is where the developer builds or provides directly the infrastructure necessary to fulfil the obligation. Examples include the delivery of on-site affordable housing and on-site open space provision along with its maintenance in perpetuity.
- 2.4 Planning obligations may only constitute a reason for granting planning permission if they meet the tests that are necessary to make the development acceptable in planning terms whereby these must be:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 2.5 These three statutory tests are set out in Regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework. Further details can also be found on the Planning Practice Guidance [Planning Obligations](https://www.gov.uk/guidance/planning-obligations)¹ webpage.

1 <https://www.gov.uk/guidance/planning-obligations>

Infrastructure Provided and Maintained by Eastleigh Borough Council

- 2.6 This IFS provides information on those planning obligations through which Eastleigh Borough Council is legally responsible for ensuring compliance. There is a two-tier system of local government in Hampshire whereby responsibility for council services are split between Hampshire County Council ('Upper tier' Authority) and each of the 'Lower tier' District Councils including Eastleigh Borough Council. Both Hampshire County Council and Eastleigh Borough Council therefore have specific responsibilities for providing and maintaining certain types of infrastructure.
- 2.7 Developers enter into planning obligations with the Council which can relate to the provision of and maintenance of infrastructure across the broad categories shown in the left sided column in Table 1 below. To provide a wider context, the right sided column shows the broad categories of planning obligations which relate to the provision of and maintenance of infrastructure which Hampshire County Council is responsible for. The Council passes financial contributions received from developers for these categories of infrastructure onto HCC once planning permission is granted.

Table 1: Examples of infrastructure provided by Eastleigh Borough Council and Hampshire County Council

Eastleigh Borough Council (and Parishes)	Hampshire County Council
Affordable housing (not infrastructure but funded through developer contributions)	Highways and transport
Open space and green infrastructure	Education
Children's play areas	Minerals and waste
Sustainable urban drainage systems (SuDS)	Public rights of way
Sustainable transport infrastructure	Flood risk
Community facilities and relating infrastructure	Libraries
Community development workers	
Health facilities (i.e. capital infrastructure as opposed to revenue services)	
Public art	
Air quality monitoring	
CCTV	
'Start-up' business premises and training provision	
Environmental improvements	

* Revenue costs (annual maintenance, staffing of community buildings, staffing of health facilities, bus operator costs) are funded separately usually through various (often public sector) budgeting processes (Council tax, NHS per capita budget formulae, parish receipts, bus fare income).

* Eastleigh Borough Council often requires facilities from development via planning obligations for which it is not responsible for providing (e.g. library provision which Hampshire County Council provides as a service).

- 2.8 It is important to note that that the information in Table 1 is not intended to be an exhaustive list for infrastructure which developer contributions can help to fund since it is not possible to predict every issue that may need to be dealt with by way of a planning obligation due to the varied and unique circumstances associated with individual sites. It is also not possible for the Council to provide a priority list of planning obligations that may be sought. This is because the relative importance of an obligation will be dependent on the development proposal being considered.
- 2.9 It is also important to be aware that the [HCC 2019/20 IFS²](#) reports separately on details of the S106 planning obligations it has entered into, received, allocated and spent on infrastructure it is responsible for providing and maintaining including that which falls within the Eastleigh Borough administrative boundary. This includes details of the transport infrastructure which is secured and received through Section 278 (S278) agreements between a developer and Hampshire County Council as the Highway Authority to enable works to be carried out on the public highway to facilitate development.

Eastleigh Borough Council's Approach to Securing Planning Contributions

- 2.10 The Council generally secures funding for on-site and off-site infrastructure through upfront payments of developer contributions in lieu of a S106 agreement. The Council also secures the provision of on-site and off-site infrastructure through a formal S106 agreement and through unilateral undertakings pursuant to Section 106 of the Town and Country Planning Act 1990. Put in simple terms upfront payments and unilateral undertakings are the equivalent of a simplified version of a S106 agreement. Further information on these methods for securing developer contributions can be found on the Council's [Planning Obligations³](#) webpage.
- 2.11 The Council secures developer contributions as a result of planning obligations entered into following the granting of planning permission or resolutions to grant planning permission through its [Local Area Committee⁴](#) structure of governance. The Council is planning to review the [Planning Obligations SPD \(July 2008\)⁵](#) following the adoption of the emerging Eastleigh Borough Local Plan 2016-2036 in order to ensure it is fully effective for delivering the infrastructure that is needed to support the new development and growth that is proposed across the Borough. This will enable the Council to maximise the opportunities available for collecting contributions from new development for a wide range of supporting infrastructure.

Eastleigh Borough Council's Approach to Mitigating Wider Sub-Regional Development Impacts

- 2.12 In order to address the potential impacts of development on internationally protected nature conservation sites, some of the developer contributions collected by the Council will help fund strategic projects that cover a larger area. These include [Bird Aware Solent⁶](#), addressing the issue of bird disturbance across the Solent, contributions to projects to address recreational disturbance in the New Forest by providing attractive alternatives within the borough and nutrient neutrality contributions for schemes to compensate for nitrates and/or phosphates from residential and leisure developments harming sensitive European designated sites.

2 <https://www.hants.gov.uk/en/landplanningandenvironment/developer-contributions>

3 <https://www.eastleigh.gov.uk/planning-and-building/planning-permission/planning-obligations/securing-planning-obligations>

4 <https://www.eastleigh.gov.uk/council/your-local-area>

5 <https://www.eastleigh.gov.uk/media/1529/supplementary20planning20document20adopted202008-1.pdf>

6 <https://birdaware.org/>

Bird Aware Solent

- 2.13 Some of the Council's developer contributions are spent on mitigation measures set out in the Bird Aware Solent Strategy. Contributions are collected from developments within 5.6km to the coast. Bird Aware Solent is the public facing body of the Solent Recreation Mitigation Partnership (SRMP) and operates across fifteen local authority areas. This includes Eastleigh Borough Council, along with Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy. Section 3 provides details of the funding which Eastleigh Borough Council has collected towards projects initiated by Bird Aware Solent. Key outputs include the provision of rangers to visit sites across the Solent, including along the Eastleigh borough coastline, positive communication and education methods and site-specific projects. The Council is also using this funding to enhance inland sites within Eastleigh Borough to attract people away from the sensitive shoreline areas.

The New Forest mitigation

- 2.14 The Council is involved in a partnership seeking to deliver a strategy to address the impact of new development on internationally protected sites in the New Forest. This partnership has published research showing where visitors come from and their impact and it will form the basis for a mitigation strategy. The Council currently allocates developer contributions towards improvements in open space, green infrastructure and woodland across the Borough. The intention of these improvements is to provide Suitable Alternative Natural Greenspaces (SANGs) to reduce the overall number of trips made to the New Forest which in turn reduces recreational pressure upon its sensitive international and national nature conservation designations. The Council will maintain this approach for the foreseeable future as opposed to only directly funding mitigation projects across the New Forest, although some such funding may be necessary to address residual trips made to the New Forest.

Nutrient neutrality

- 2.15 Excesses of nutrients such as nitrogen and phosphorous from different man-made sources, including agricultural fertilizers and household wastewater, make their way into bodies of water, the waterways and coastlines of the Solent region, which are protected under a variety of legislation due to their internationally important ecology. The effects of this can be significant for local wildlife, including the growth of thick layers of algae, which deprive the plants beneath of light, reducing levels of oxygen in the water, and causing disruption to the ecosystems they affect. In response to the established problem of nutrient pollutants, and to help ensure that developments achieve nutrient neutrality, Eastleigh Borough Council has put a scheme in place so that developers can offset their nutrient outputs against Council land through the purchase of credits.
- 2.16 To date the nitrate credits being made available by Eastleigh Borough Council are all through the cessation of farming practices and do not rely on any proactive interventions e.g. the creation of wetlands, woodland planting or the installation of nitrate retaining SUDs features.

Other Infrastructure Funding Sources

- 2.17 As explained above, this IFS provides financial information relating to planning obligations entered into with Eastleigh Borough Council as per the Community Infrastructure Levy Regulations 2019. However, it is important to be aware in general terms that it is common for different funding sources to be combined to pay for new infrastructure provision. The high costs of infrastructure can sometimes mean there is a funding gap, which is bridged with other funding sources such as grant funding, revenue budgets and reserves. This funding gap can also mean that there are unavoidable delays in fully allocating and spending funds collected.

- 2.18 External funding can come from a number of different sources such as Government funds (e.g. from non-departmental Government bodies such as Homes England and Sport England), the Solent Local Enterprise Partnership (LEP) and utility companies which have a statutory responsibility to provide for critical and essential infrastructure (e.g. electricity, gas and wastewater connections). One example of where the Council has been successful in bidding for Government funding is through the £10 million it secured towards the Botley Bypass from Homes England through its Housing Infrastructure Fund in February 2018.

Community Infrastructure Levy (CIL)

- 2.19 The Council is not proposing to introduce the Community Infrastructure Levy (CIL) to fund infrastructure at this time in view of the changing regulatory climate and other uncertainties. However, this situation may be reviewed in the future particularly once the recently proposed changes to the planning system and plan making are made clear and finalised through legislation and supporting guidance.

Links to the Infrastructure Delivery Plan (IDP)

- 2.20 The Council's [Infrastructure Delivery Plan Update \(October 2018\)](#)⁷ (IDP) sets out in detail the strategic infrastructure which is required to support the development needs identified in the submitted [Eastleigh Borough Local Plan 2016-2036](#)⁸ along with how this will be funded. This will also identify local infrastructure needs as identified by the Council's Local Area Committees. The IDP will continue to be periodically updated and will in future reflect the progress in delivery of infrastructure as reported in future versions of the IFS.

7 <https://www.eastleigh.gov.uk/media/4122/del-002-infrastructure-delivery-plan-update-oct-2018.pdf>

8 <https://www.eastleigh.gov.uk/media/3484/final-local-plan-document-june-2018-print.pdf>

Section 3: Developer Contributions Reporting for 2020/21

3.1 This Section includes details of developer contributions which have been entered into and secured, received, allocated and spent over the course of 2020/21.

3.2 Table 2 provides a summary of the key developer contributions data for developments in Eastleigh Borough for the 2020/2 period. It shows the following:

- **Monies entered into** – this is the amount of money agreed in developer contributions in 2020/21. It reflects the number of planning permissions granted and the infrastructure needed to support development.
- **Monies received** – full or partial contributions paid by developers in 2020/21. Contributions are often paid in instalments at different stages in the development. Monies received may therefore include contributions agreed before 2020/21.
- **Monies allocated** – monies received in full and then allocated for a defined project in 2020/21. Monies allocated may include contributions received and agreed before 2019/20.
- **Monies spent** – contributions that were spent in 2020/21. This may relate to contributions allocated, received and agreed before 2020/21.

3.3 Contributions from small developments permitted at the start of the year may be agreed and the monies received, allocated and spent within the year. However, contributions may be collected in instalments, from a variety of developments and it may be a number of years before they can be spent.

3.4 The figures in Table 2 do not take account of direct provision by developers on-site, for example affordable homes or open space.

Table 2: Financial Contributions Data for the 2020/21 Reporting Year

Financial Contributions	Total Amount
Entered into* ¹	£2,240,130
Received	£4,442,080
Allocated	£1,896,547
Spent* ²	£1,642,124

* 1 – This may increase as it does not take account of indexation (inflation / deflation) that may be applied when the monies are due

* 2 – Does not include monies spent by a third party (e.g. Bird Aware Solent / transport contributions – see Table 3 for further details) nor monies internally transferred within Eastleigh Borough Council for supervision and maintenance of open spaces and play areas.

- 3.5 It is recognised that taken on their own that the figures in Table 2 may be difficult to quantify or interpret. In broadly explaining the headline figures in Table 2, the figure of **£2,240,130** relates to financial contributions which are entered into / secured through an upfront payment in lieu of a S106, a formal S106 agreement or unilateral undertaking pursuant to S106 of the Town and Country Planning Act 1990. A total of £557,631 of the £2,240,130 amount has been entered into for off-site sports pitch provision to be provided for directly by the developer through a planning obligation without the need for a financial contribution to be paid to the Council. This is reported on later in this IFS.
- 3.6 A legal agreement sets out all of those financial contributions that will be due to be paid to the Council. In terms of a S106 agreement, these are received by the Council once a certain trigger point is met by a developer. For example, upon the commencement of development or the completion of a certain percentage of homes. Financial contributions received by the Council can also be paid by a developer in separate instalments as a development commences. This arrangement helps the Council meet its objective to provide infrastructure ahead of residential development becoming occupied.
- 3.7 In order to justify and secure contributions in a legal S106 agreement in the first place the Council in many cases will name a specific infrastructure project that the obligation is intended to fund. Up until September 2019, Councils were capped up to a maximum of five S106 contributions to fund the same item of infrastructure due to pooling restrictions that were in place. Funds are often 'earmarked' for specific purposes or projects but will not show in this report as formally 'allocated', which is a subsequent stage in the process, sometimes not until several months later. (See later in this Section for examples of earmarking of funds for purposes or projects.)
- 3.8 The received monies are allocated to an infrastructure scheme by formal decision of the Council's five Local Area Committees but only once these are ready to be spent on a defined project. The gap in timing for financial contributions received to then be formally allocated and subsequently spent may be due to the need to bridge a funding gap, aligning services and priorities with a range of external agencies such that a detailed project plan can be drafted, approved, and then, with the funding at that point, formally implemented.
- 3.9 Table 3 provides a further breakdown of the figures shown in Table 2 by infrastructure type. It is important to note from the outset, and as explained earlier in this IFS, that infrastructure can be provided for directly by the developer through a planning obligation without the need for a financial contribution to be paid to the Council, and subsequently, these are not accounted for in this table. This mostly includes on-site affordable housing and on-site open space and play provision, and as such, is covered separately later in this Section. The amount spent on open space and leisure includes spending on maintenance and supervision of open spaces.

Table 3: Key Developer Contributions Data for the 2020/21 Reporting Year – Breakdown by Infrastructure Type

Infrastructure Type	Entered into (signed) *1	Received	Allocated	Spent
Affordable housing	£0	£0	£0	£2,000
Air Quality	£25,058	£25,866	£15,000	£18,750
BREEAM	£0	£0	£0	£0
Community Building	£85,000	£156,919	£48,130	£173,523
Community Development Worker	£0	£85,354	£0	£37,324

Infrastructure Type	Entered into (signed) *1	Received	Allocated	Spent
Community Infrastructure	£157,465	£839,400	£213,604	£224,638
Ecology	£0	£61,625	£0	£1,400
Economic Development	£0	£39,560	£0	£0
Environmental Improvements	£25,000	£10,650	£21,255	£4,752
Health	£30,034	£194,068	£77,760	£77,760
Monitoring Fee	£0	£6,000	£0	£0
Nitrates Mitigation	£834,000	£94,500	£0	£0
Open Space and Leisure	£875,059*1	£1,851,248	£572,678	£1,132,062*2
Play Areas	£0	£267,227	£600,945	£613,695
Public Art	£34,770	£287,478	£327,560	£219,535
Sites of Importance for Nature Conservation	£0	£172,226	£0	£7,000
Solent Recreation Mitigation Partnership (Bird Aware)	£73,744	£201,061	£0	£64,305
Town Centre	£100,000	£0	£0	£0
Traffic Regulation Order	£0	£20,428	£5,000	£9,337
Transport	£0	£128,470	£14,615	£0
TOTALS	£2,240,130	£4,442,080	£1,896,547	£2,586,080 (£64,305)

* 1 Entered into figures do not take account of indexation (inflation / deflation) that may be applied when the monies are due

* 2 Also includes off-site sports pitch provision to be provided for directly by the developer through a planning obligation without the need for a financial contribution to be paid to the Council. This is reported on later in this IFS

* 3 Open space spending includes £879,651 on maintenance and supervision in addition to £252,411 of capital spending

Note: Figures in brackets are those spent by a third party (i.e. Bird Aware Solent / Hampshire County Council). Some funds will also be passed onto other bodies such as Parish and Town Councils and the NHS Clinical Commissioning Group (West Hampshire CCG ⁹) for health facilities.

⁹ Became part of the Hampshire, Southampton and Isle of Wight CCG on 1st April 2021).

3.10 At the end of 2020/21 Eastleigh Borough Council held **£15.86 million¹⁰** of S106 contributions received in 2020/21 and previous years but not yet spent or transferred to other organisations. These monies have either been formally approved for future spend, allocated for future projects, but may be waiting for additional funding to be received, or consultation to be concluded before being formally approved or transferred, or may have been received and are awaiting allocation to specific projects in line with the Council’s Corporate Objectives and the needs of the community. In addition, the Council held **£2.118 million¹¹** of S106 contributions ringfenced for affordable housing, which will be used to meet affordable housing targets within the Council’s ongoing Housing Programme.

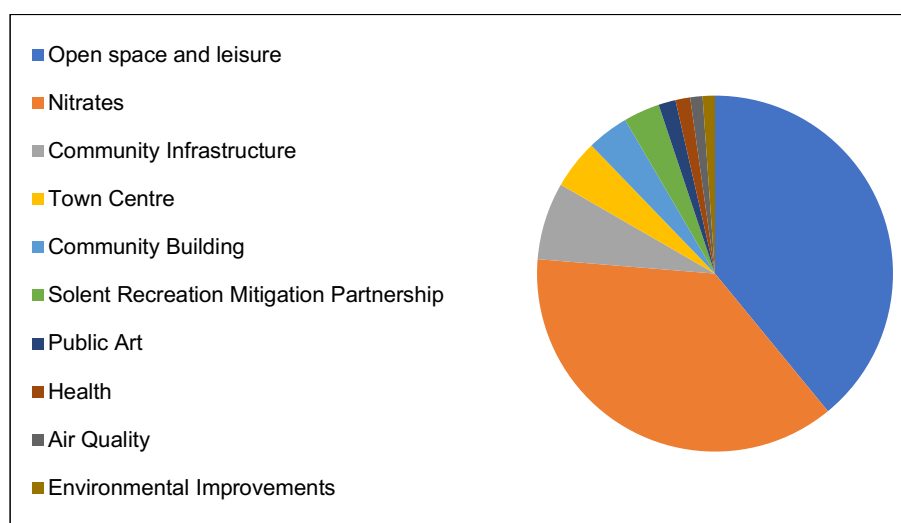
3.11 In addition to the figures provided in Table 3 and in order to ensure ‘infrastructure first’ the Council is sometimes in the position where it chooses to allocate, and in some instances, spend future receipts before they have been received in the form of a developer contribution. This helps to ensure the necessary infrastructure is delivered to the residents who need it most, when it is most needed. Examples of where the Council has front funded projects over the course of 2020/21 are as follows:

- **£534,434** from developer’s contributions allocated for the Woodhouse Lane sports facilities as approved at the Hedge End, West End and Botley Local Area Committee on 28 September 2020
- **£144,514** from developer’s contributions allocated to North Stoneham Park Play Area as approved at the Eastleigh Local Area Committee on 17 November 2020
- **£50,000** from developer’s contributions allocated for the squash club development as approved by the Bishopstoke, Fair Oak and Horton Heath Local Area Committee on 24 June 2020
- **£20,798** from developer’s contributions allocated for the upgrade of the play areas at Turnpike Way as approved at the Hedge End, West End and Botley Local Area Committee on 25 January 2021

Summary of Financial Contributions Entered into in 2020/21

3.12 In further analysing the figures shown in Table 3, Chart 1 shows the breakdown in terms of the infrastructure types which have benefitted from developer contributions entered into between developers and the Council in 2020/21.

Chart 1: Financial Contributions Entered into by Infrastructure Type 2020/21



* £2,240,130 entered into in 2020/21

* The open space and leisure category includes off-site sports pitch provision to be provided for directly by the developer through a planning obligation without the need for a financial contribution to be paid to the Council. This is reported on later in this IFS.

10 Figure includes monies accrued through interest on an annual basis

11 Figure includes monies accrued through interest on an annual basis

3.13 The following sets out further details of the key infrastructure proposed to be provided and improved as a result of financial agreements that were entered into and secured with developers over the course of 2020/21.

Site 2, Land to West of Kings School, Allington Lane, Fair Oak

Construction of 35 dwellings including 12 affordable homes, with associated public open space, landscaping, ecological mitigation, car parking and cycle storage

- **£47,000** plus indexation entered into for community infrastructure in local area of Fair oak and Horton Heath to include Fair Oak Squash Club improvements, Fair Oak village square improvements, Horton Heath community centre improvements
- **£5,367** plus indexation entered into for improvement of Stokewood Surgery or other health infrastructure
- **£25,577** entered into for the provision, maintenance and supervision of public open space and play areas on the local area of Fair Oak and Horton Heath
- **£22,151** entered into for Solent Recreation Mitigation Partnership Contribution (SRMP)
- **£157,700** entered into for Nitrates Mitigation contribution

Land North West of Winchester Road, Boorley Green, Botley

Variation to the outline application for up to 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for two-form entry primary school, formal and informal open space and sports pitches

- **£557,631** plus indexation entered into for the provision of sports pitches at the Woodhouse Lane sports hub or elsewhere within the local area (to be provided for directly by the developer without the need for a financial contribution to be paid to the Council)

Land south of Chestnut Avenue, north Stoneham Park

Outline application with all matters reserved (except for access) - 1100 homes, supporting facilities and infrastructure

- **£185,000** plus indexation entered into for Lakeside Extension Improvement contribution
- **£10,000** plus indexation entered into for footpath and environmental enhancements to Lakeside Country Park
- **£100,000** plus indexation entered into for bus service enhancements to include a half-hourly evening service through the site
- **£40,000** plus indexation entered into for the provision of fixtures, fittings, and equipment in the community building

Eastleigh Police Station, Leigh Road, Eastleigh

80 bedroom care home, 4 close care apartments and a block of 9 residential apartments

- **£202,500** entered into for nitrates mitigation
- **£24,270** plus indexation entered into for public art

Land South of Chestnut Avenue, north Stoneham Park

Construction of 65 dwellings (additional to the 1,100 dwellings granted under outline planning permission O/15/76023) with public open space, including 22 affordable homes

- **£12,350** plus indexation entered into for Lakeside Extension Improvement contribution for works including provision and improvement of public footpaths, footbridge, cycleways and the treatment and removal of Japanese Knotweed and Himalayan Balsam
- **£110,245** plus indexation entered into for contribution towards Stoneham Community Building and/or Eastleigh town centre improvements
- **£84,500** plus indexation entered into for Home Wood Access Public Art and Management contribution for maintaining public access within Home Wood and including footpaths, signage, fencing, public art and staffing
- **£10,000** plus indexation entered into for health facilities in Eastleigh
- **£117,000** or provision of alternative measures entered into for Nitrates Mitigation
- **£37,012** entered into for Solent Recreation Mitigation Partnership

Land at Park Farm/North Stoneham Park, Eastleigh

Creation of community care retirement community

- **£15,000** entered into for Nitrates Mitigation Monitoring contribution
- **£14,667** plus indexation entered into for Health facilities contribution for health provision in the borough of Eastleigh Borough Council
- Provision of a Wellness Suite (including swimming pool and spa facilities) for private members and a restaurant on site open to the public
- Provision of a Transport Services Scheme
- Provision of a Pedestrian Access Scheme for use by the public during daylight hours
- Maintenance and management of the woodland

Former Homebase, Hedge End Retail Park, Hedge End

Extension and external alterations to unit to provide 2 x Class A1 units

- **£25,000** entered into for Environmental Improvements at the West End Local Centre

Land at Netley Firs, Kanes Hill, Hedge End

Erection of 23 employment units

- **£21,258** plus indexation entered into for Air Quality contribution

Oak Lodge, Bridge Road, Bursledon

Construction of 7 dwellings

- **£31,500** entered into for Nitrates Mitigation contribution
- **£6,233** entered into for Solent Recreation Mitigation Partnership

Land South of Maddoxford Lane, Boorley Green, Botley

Reserved Matters for outline planning permission for development of 50 dwellings

- **£220,500** entered into for Nitrates Mitigation contribution

Affordable Housing S106 Agreements Entered into in 2020/21

Affordable Houses – 34

- **12** affordable homes entered into at Site 2, Land to the West of Kings School, Allington Lane, Fair Oak
- **22** affordable homes entered into at Land South of Chestnut Avenue/North Stoneham Park, Eastleigh

All Other Developments

- **£8,348** entered into (signed) for funding the work of the work of the Solent Recreation Mitigation Partnership
- **£90,000** entered into for Nitrates Mitigation contribution

Solent Recreation Management Plan (SRMP) Contributions Entered into in 2020/21

3.14 Developers entered into a total of **£73,744** with the Council over the course of 2020/21 for developments within 5.6km of the coast for the purpose of securing Solent habitat mitigation measures. This includes the scheme for an additional 65 dwellings granted planning permission at Land South of Chestnut Avenue, North Stoneham Park, Eastleigh and 35 dwellings granted planning permission at Site 2, Land to West of Kings School, Allington Lane, Fair Oak. A number of smaller developments granted planning permission across the Borough have secured SRMP contributions through Unilateral Undertakings or Upfront payments of a significantly lesser amount.

Nitrates Mitigation contributions entered into in 2020/21

3.15 Developers entered into a total of **£834,000** with the Council in 2020/21 on mitigation measures for nitrates. This ensures that new development across the borough does not add to existing high levels of nitrates in the Solent which has a detrimental impact on protected habitats and species. To address this issue the Council has completed land purchases for 78.5 hectares on three sites within the borough with the primary purpose of the nitrate offsetting by changing how the land is managed. Since March 2021 developers can purchase credits to use this land as mitigation.

Summary of Planning Obligations Entered into for Infrastructure Provision in 2020/21 to be Provided for Directly by Developers

- 3.16 As well as providing funding for the Council or its partners to provide infrastructure that is needed to support or make a development acceptable in planning terms whether this be through a S106 agreement, upfront payment or unilateral undertaking, developers can also provide this directly themselves as part of a development. This can be provided for both on and off-site. Whilst this does not involve a financial payment to the Council or to any other partner organisation, this will still result in financial costs for developers to factor into their viability margins.

Affordable Housing S106 Agreements Entered into in 2020/21

- 3.17 Developers agreed to directly provide a total of **34** affordable housing units through planning obligations in 2020/21. These will be provided through the Site 2, Land to the west of Kings School, Allington Lane, Fair Oak (**12** affordable homes) and land south of Chestnut Avenue, North Stoneham Park, Eastleigh, Stage 3 (**22** affordable homes) planning approvals. The Council has a strong record of securing affordable housing provision and expects this to continue over future years with recorded annual housing completions (including those for affordable housing) at very high levels over recent years compared to recent historic trends of the last few decades.

Public Open Space and Children's Play Areas S106 Agreements Entered into in 2020/21

- 3.18 Developers agreed to directly provide a total of **1** public open space through planning obligations in 2020/21. This will be provided through Site 2, Land to the West of Kings School, Allington Lane, Fair Oak and will be privately maintained.

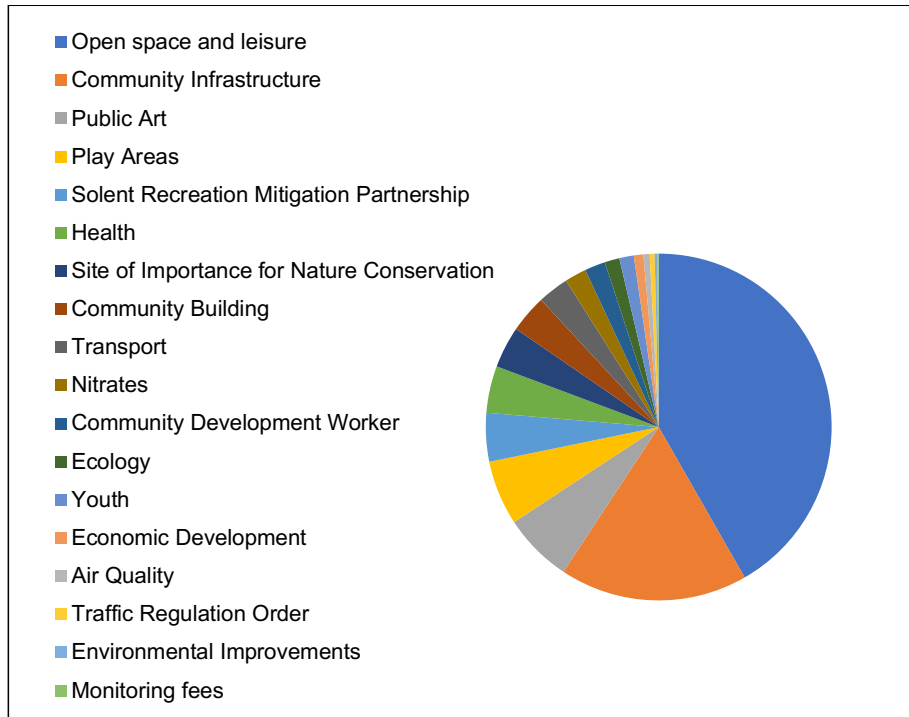
Community Facilities S106 Agreements Entered into in 2020/21

- 3.19 Developers agreed to directly provide a Wellness Suite with a swimming pool and associated spa facilities for use by registered private members, a restaurant open to members of the public subject to availability and during opening hours and a permissive path for use by the public during daylight hours at Land at Park Farm, North Stoneham Park, Eastleigh.
- 3.20 The Council is committed to creating sustainable mixed communities with the provision of new local centres forming part of this ambition for some of the larger strategic development sites which are coming forward or in the process of being developed.

Summary of Financial Contributions Received in 2020/21

- 3.21 In further analysing the figures shown in Table 3, Chart 2 further shows the breakdown in terms of what infrastructure types have benefitted from developer contributions received by the Council.

Chart 2: Financial Contributions Received by Infrastructure Type 2020/21



* £4,442,080 received in 2020/21

3.22 Further information is now provided on the developer contributions received by the Council over the course of 2020/21. It is important to point out that the following does not cover every single planning consent which has resulted in financial contributions being paid to the Council over the course of 2020/21 with the focus instead being on the top ten developments which have resulted in the largest financial contributions being paid to the Council over the course of 2020/21 for the purpose of funding supporting infrastructure.

Land South of Chestnut Avenue, north Stoneham Park

Outline application with all matters reserved (except for access) - 1100 homes, supporting facilities and infrastructure

- **£1,506,428** received for supporting infrastructure including community building, community development worker, community facilities, environmental improvements, health facilities, open space, play area, public art and Solent Recreation Mitigation Partnership

Land east of Dodwell Lane and North of Pylands Lane, Bursledon

Outline application with all matters reserved (except for access) for construction of up to 250 dwellings, Sunday's Hill Bypass and new junctions with Heath House Lane and Dodwell Lane, and associated infrastructure following demolition of existing vehicle repair buildings, Meadow View and structures associated with Salisbury Bungalow

- **£554,074** received for supporting infrastructure including community facilities and open space and leisure

Land to the North and East of Boorley Green, Winchester Road

Outline application with all matters reserved (except for access) for the demolition of golf driving range shelter and groundsman's equipment store and the development of 1400 homes, supporting facilities and infrastructure.

- **£387,314** received for supporting infrastructure including economic development, on-site public open space, play areas, public art and Site of Importance for Nature Conservation (SINC)

Fair Oak Lodge, Allington Lane, Fair Oak

Outline application with all matters reserved (except for access) for up to 50 dwellings, landscaping, open space, parking, highways works, alterations to the existing access and other associated infrastructure

- **£339,751** received for supporting infrastructure including community facilities, health facilities, open space and leisure, play area and public art

Hammerley Farm House, Hammerley Road, Horton Heath

Construction of 67 dwellings with associated car parking, open space, landscaping and enhancements of access from Anson Road and provision of vehicle link to land to the west following demolition of existing buildings

- **£240,631** received for supporting infrastructure including community facilities, community development worker, ecology, health facilities, open space and leisure, public art, air quality monitoring and Solent Recreation Mitigation Partnership

Crows Nest Lane, Botley

Outline Application O/16/78389: Residential development of up to 50 no. dwellings with green infrastructure, hard and soft landscape and associated infrastructure, including internal access roads, footpaths/cycle routes, play space and relocation of gas governor and creation of new access on to Maddoxford Lane.

- **£188,712** received for supporting infrastructure including community facilities, health facilities, on-site and off-site open space, play areas, Solent Recreation Mitigation Partnership and a Traffic Regulation Order

Land to the North of Mortimers Lane, Fair Oak

Residential development of 59 no. dwellings with new vehicular access to Mortimer's Lane, public open space, landscaping, car parking, associated works (including drainage works).

- **£165,136** received for supporting infrastructure including community facilities, health facilities, open space and leisure and public art

Land to the North of Cranbury Gardens, Bursledon

Outline application for up to 45 no. dwellings including public open space, landscaping and vehicular access from land to the north & Hamble Lane, pedestrian link to Hamble Lane. All detailed matters except for access reserved. (Amended description)

- **£160,611** received for supporting infrastructure including community facilities, public art, on-site and off-site open space, play areas, Solent
- Recreation Mitigation Partnership, air quality monitoring and a Traffic Regulation Order

Land South of Chestnut Avenue, North Stoneham Park, Eastleigh

Erection of 65 dwellings (additional to the 1,100 dwellings granted under outline permission O/15/76023), public open space, landscaping, boundary treatments, roads and footways, car parking, drainage and other supporting works and infrastructure - Stage 3 (land previously identified as part of parcel 5A of outline permission and subject to subsequent approval for 39 dwellings under permission ref. F/17/81165) (application is for subsequent consent to EIA development with EIA addendum)

- **£145,073** received for supporting infrastructure including health facilities, open space and leisure, public art and Solent Recreation Mitigation Partnership

St Swithun Wells Church and adjacent land, Allington Lane, Fair Oak

Outline application for up to 72 dwellings including new junction with Allington Lane, pedestrian links and reconfiguring of existing Church car park (matters to be considered: means of access only)

- **£128,117** received for supporting infrastructure including ecology, open space and leisure and play area

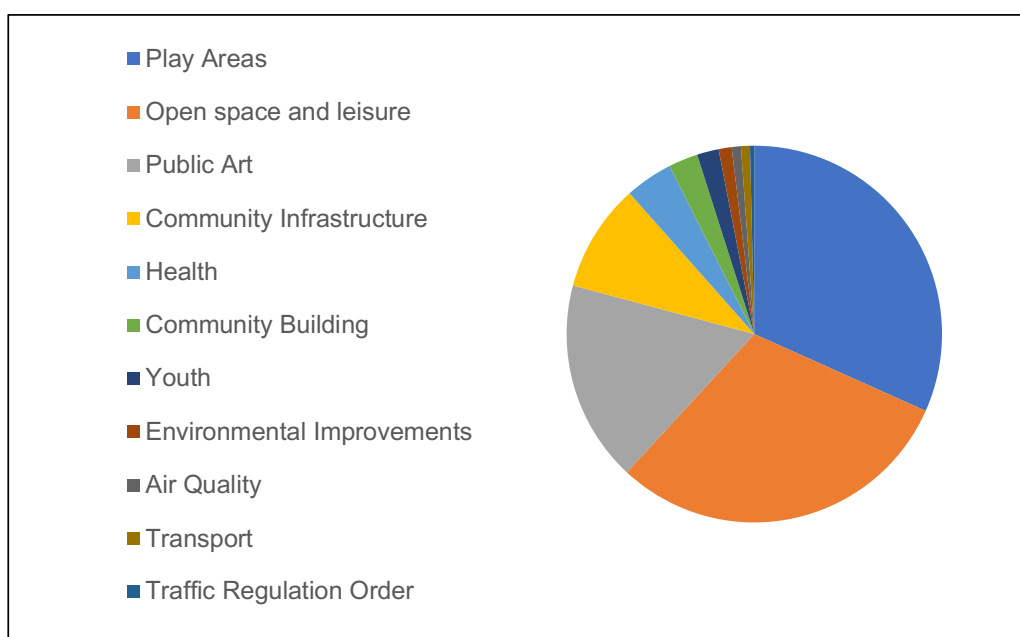
Solent Recreation Management Plan (SRMP) Contributions Received 2020/21

- 3.23 The Council received a total of **£201,061** from developments within 5.6km of the coast for the Solent Habitat mitigation measures over the course of 2020/21. The highest amount received from a single development was **£109,848** from the developers of the land South of Chestnut Avenue, North Stoneham Park, Eastleigh (permitted for 1,100 dwellings).

Summary of Financial Contributions Allocated in 2020/21

- 3.24 In further analysing the figures shown in Table 3, Chart 3 further shows the split in terms of what infrastructure types have benefitted from developer contributions allocated in 2020/21:

Chart 3: Developer Contributions Formally Allocated by the Council by Infrastructure Type



* £1,896,547 allocated in 2020/21

3.25 The following constitutes the key infrastructure items that were allocated funds by Eastleigh Borough Council over the course of 2020/21 across a number of identified categories.

Play area

- **£215,935** allocated for the North Stoneham Park play areas
- **£70,486** allocated for the Hatch Farm Play Area, West End
- **£70,479** allocated for the Play area on land East of Dodwell Lane and North of Pylands Lane, Bursledon
- **£67,230** allocated for the Bow Lake Gardens Play Area, Bishopstoke
- **£57,000** allocated for the Lawn Road Play Area improvements, Eastleigh
- **£41,126** allocated for the upgrade of the play areas at Botley Recreation Ground
- **£33,544** allocated for the upgrade of the play areas at Turnpike Way, Hedge End
- **£20,672** allocated for the upgrade of the play areas at Moorgreen Recreation Ground, West End
- **£15,000** allocated for the Market Street South Play Area, Eastleigh
- **£7,971** allocated for the Play Area Horton Heath
- **£1,500** allocated for the Lawn Road basket swing, Eastleigh

Open Space and Leisure

- **£534,434** allocated to the Woodhouse Lane development, Hedge End
- **£10,650** allocated to the Lakeside Extension Land, Eastleigh
- **£10,555** allocated to upgrades to the pathways at Pudbrook open space in Botley
- **£10,000** allocated to the Planney Woodland Improvement Works
- **£7,039** allocated to the St. John's Recreation Ground, Hedge End

Public Art

- **£280,317** allocated to North Stoneham Park Public Art
- **£47,242** allocated to Public Art at Hatch Farm, West End

Community Infrastructure

- **£50,000** allocated for Fair Oak Squash Club to contribute to the phase 2 development of the clubhouse
- **£30,000** allocated for Coronation Parade Phase 2, Hamble
- **£25,000** allocated for the automation of the village clock and upgrades to the clock tower in Botley
- **£18,000** allocated for the Freespace Skate Bowl, Eastleigh
- **£13,132** allocated for toilet upgrades at either the Old School House or the Town Centre in Hedge End
- **£12,800** allocated for annual Play Area Improvement Programme - Leigh Road Recreation Ground Play Area, Eastleigh
- **£7,553** allocated for illegal encampment prevention for the Lakeside Estate, Eastleigh
- **£5,000** allocated for Litter Bin Reserve
- **£5,000** allocated for Wildern Leisure Centre, Hedge End
- **£4,925** allocated for Bursledon Station Car Park
- **£2,583** allocated for Hedge End Train Station Car Park Security Measures
- **£2,040** allocated for the Dog Bin at Ramalley Woods, Chandler's Ford
- **£2,000** allocated for the Netley Station Platform Seat

Health

- **£30,840** allocated for Eastleigh GP surgery improvements - Boyatt Wood Surgery
- **£29,000** allocated for the stated projects at Hedge End Medical Centre
- **£10,000** allocated for Eastleigh GP surgery improvements - St. Andrews Surgery
- **£7,920** allocated for Stokewood Surgery Extension, Bishopstoke

Community Buildings

- **£25,810** allocated for upgrades at West End Parish Centre
- **£22,320** allocated for upgrades to the Drummond Centre in Hedge End

Community Facilities - Youth

- **£35,571** allocated for Youth Facility in Eastleigh

Environmental Improvements

- **£20,000** allocated to Bursledon, Hamble and Hound History and Wayfinding Trail project
- **£1,255** allocated to a study into the flooding issues Telegraph Woods, West End

Air Quality

- **£15,000** allocated for the Air Quality Strategy

Transport

- **£7,705** allocated for the Controlled Parking Zone (CPZ) Mount View, Eastleigh
- **£1,890** allocated for the purchase of a Speed Indicator Device for Bursledon, Hamble-le-Rice and Hound (BHH)
- **£1,890** allocated for the purchase of a Speed Indicator Device for Bishopstoke, Fair Oak and Horton Heath (BiFOHH)
- **£1,650** allocated for the purchase of a Speed Indicator Device for Chandler's Ford and Hiltingbury (CFH)
- **£1,200** allocated for the purchase of a Speed Reminder Sign for Eastleigh (ELAC)
- **£280** allocated for Dragons Teeth

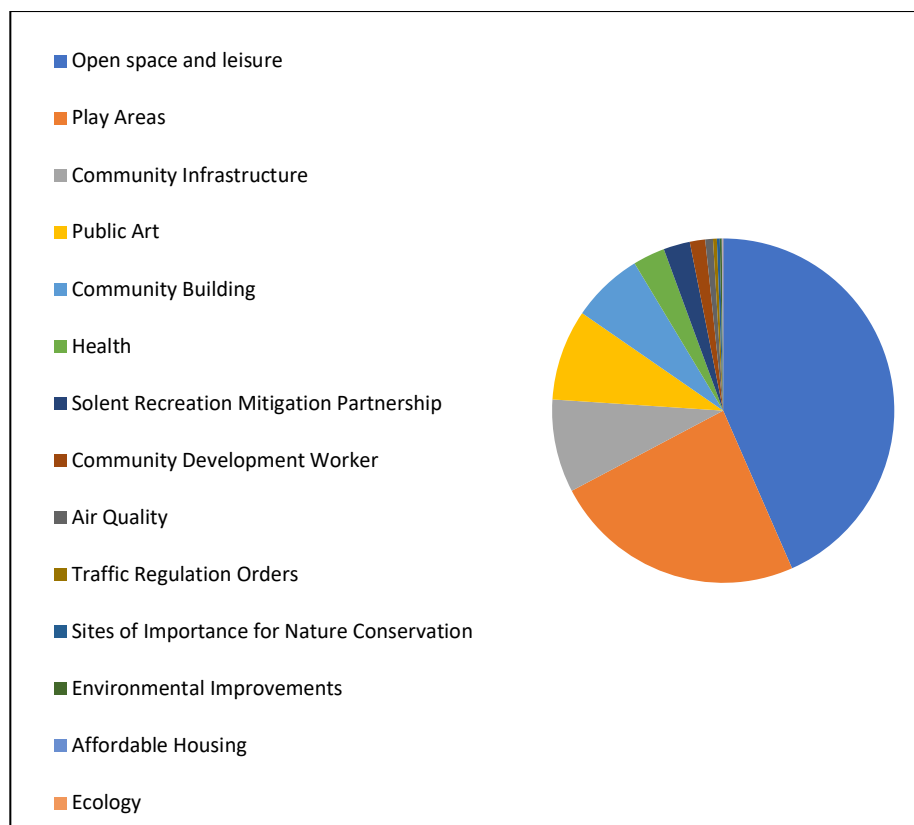
Traffic Regulation Orders

- **£5,000** allocated for Beach Lane traffic regulation order (TRO), Netley

Summary of Financial Contributions Spent in 2020/21

3.26 In further analysing the figures shown in Table 3, Chart 4 shows the split in terms of what infrastructure types have benefitted from developer contributions spent in 2020/21:

Chart 4: Financial Contributions Spent by Infrastructure Type 2020/21



* £2,521,775 spent in 2020/21 (plus £64,305 transferred to the Solent Recreation Mitigation Partnership). Includes £879,651 transferred internally for open space and play area maintenance and supervision.

3.27 Further information is now provided on the developer contributions spent by the Council over the course of 2020/21. It is important to point out that the following does not cover every single planning consent which has resulted in financial contributions being spent by the Council over the course of 2020/21 with the focus instead being on the top ten developments which have resulted in the largest financial contributions being spent by the Council over the course of 2020/21 for the purpose of funding supporting infrastructure. It is also important to note that whilst the following planning applications have resulted in spending on this infrastructure provision, this is not always directly provided for on-site and can often constitute off-site provision but that which is linked to the development. with the focus instead being on the top ten developments which have resulted in the largest financial contributions being spent by the Council over the course of 2019/20 for the purpose of funding supporting infrastructure. It is also important to note that whilst the following planning applications have resulted in spending on this infrastructure provision, this is not always directly provided for on-site and can often constitute off-site provision but that which is linked to the development.

Land South of Chestnut Avenue Stoneham Park

Outline application with all matters reserved (except for access) - 1100 homes, supporting facilities and infrastructure

- **£992,677** spent on community building, community development worker, community facilities, environmental improvements, open space (maintenance and supervision), play areas, public art and SINC.

Prysmian Cables (Former Pirelli Factory Site), Leigh Road, Eastleigh

Construction of 312 dwellings and flatted block incorporating D1 use (eg Creche, community hall, training establishment) with associated vehicular accesses from Dew Lane, Passfield Avenue, George Raymond Road and Great Farm Road, pedestrian accesses, parking, landscaping, open space including public art, and retention of existing office building, following demolition of existing buildings and associated structures

- **£424,928** spent on supporting infrastructure including community facilities, health, open space and leisure, play areas and public art.

Land to West of Hamble Lane, Bursledon

Construction of 150 dwellings with associated access off the Hamble Lane/Jurd Way roundabout

- **£175,946** spent on supporting infrastructure including air quality monitoring open spaces and play areas (maintenance and supervision).

Land at Hatch Farm, North of Barbe Baker Avenue, West End

Construction of 98 dwellings with access from Barbe Baker Avenue and Barnsland, associated parking, new footpath, children's play area, attenuation pond and diversion of 3 number public rights of way

- **£141,355** spent on supporting infrastructure including health facilities, open space and leisure, open space maintenance and supervision and play areas.

Land at Winchester Road, Fair Oak

Outline: Residential development of up to 330 new dwelling units, new community building, open space and provision of new vehicular access from Winchester Road

- **£96,469** spent on supporting infrastructure including play areas (including maintenance and supervision) and public art.

Land to the North and East of Boorley Green, Botley

Outline application with all matters reserved (except for access) for the demolition of golf driving range shelter and groundsman's equipment store and the development of 1400 homes, supporting facilities and infrastructure.

- **£89,824** spent on supporting infrastructure including community development worker and play areas.

Stoke Park Farm, Stoke Common Road, Bishopstoke

Outline application for up to 60 dwellings, allotments, extension to existing cemetery and public open space with access off Stoke Common Road including additional bridleway link.

- **£75,818** spent on supporting infrastructure including community facilities, open space and leisure, off-site play area maintenance and supervision and public art.

Land West of Church Road, North of Breach Lane, Bishopstoke

Outline application for residential development, community allotments and orchard, open space, car parking, details of vehicular access arrangements and associated works.

- **£68,719** spent on open space provision (maintenance and supervision) and play areas.

Land off St John's Road, South of Foord Road and West of Dodwell Lane, Hedge End

Construction of up to 94 dwelling units with new link road, new vehicular access to St John's Road, pedestrian and cycle links through Greenfield Close, drainage, landscaping and public open space.

- **£55,449** spent on supporting infrastructure including community facilities, ecology and play areas.

Land East of Dodwell Lane and North of Pylands Lane, Bursledon

Outline: Construction of up to 250 dwellings, Sunday's Hill Bypass and new junctions with Heath House Lane and Dodwell Lane, public open space including equipped children's play area, associated landscaping and diversion of electricity cables underground.

- **£42,287** spent on play area maintenance and supervision.

Solent Recreational Mitigation Partnership – Contributions Spent 2020/21

- 3.28 The Solent Recreation Mitigation Partnership spent **£64,305** on behalf of Eastleigh Borough Council over the course of 2020/21 on mitigation measures identified in the Bird Aware Solent Strategy. Contributions from each of the member local authorities have helped to fund a team of full-time and seasonal rangers, monitoring, information, marketing and communications and a Partnership Coordination post. Some of this funding will be spent across the Borough. For example, some of this funding has previously been spent on Access Management Assessments in 3 locations across the Borough including Hamble Common.

Projects Benefitting from Financial Contributions Complete in 2020/21

3.29 Further details are now provided on those schemes which were complete in 2020/21 as a result of developer contributions being spent by the Council over the course of 2020/21.

List of Schemes Completed in 2020/21 as a Result of Developer Contributions Spending Over the Course of 2020/21

- **£314,305** spent on maintenance of open spaces at Pirelli, Eastleigh
- **£156,919** spent on maintenance of buildings at North Stoneham Local Centre
- **£111,423** spent on improvements to St Nicholas Church, North Stoneham
- **£71,421** spent on maintenance at Stoneham Play Area
- **£67,230** spent on construction of the Bow Lake Gardens Play Area, Bishopstoke
- **£65,364** spent on construction of the Hatch Farm Play Area, West End
- **£54,946** spent on fees for the IVCP Masterplan consultants
- **£54,336** spent purchasing equipment for the Boorley Park Play Area
- **£48,166** spent on maintenance at Grantham Green, Eastleigh
- **£36,940** spent on capital funding for the St Paul's community building, Bishopstoke
- **£30,840** spent on capital funding for the Boyatt Wood Surgery improvements
- **£29,000** spent on capital funding for the Hedge End Medical Centre

Developer Contributions Returned to Developers in 2020/21

3.30 Less than **£2,000** was refunded to developers in 2020/21. This was through SRMP contributions which were returned in instances where a development previously granted planning permission has not been implemented.

Examples of Infrastructure Provision Complete in 2020/21

North Stoneham Community Building, Nursery and Café (now known as YMCA Eastleigh)

3.31 YMCA Eastleigh is the first building in Hampshire to combine a community centre, nursery, and café to support local residents as well as the wider Eastleigh town. This was completed over the course of 2020/21 and opened its doors to the public in May 2021. This project has benefitted from developer contributions provided through the North Stoneham Park development which continues to progress.



Wildern School Swimming Pool Roof and Spectator Seating

3.32 As reported in the 2019/20 IFS a major project has been completed over the course of 2020/21 at Wildern Leisure Centre with the installation of a new pool roof and spectator seating. The improvements represent a significant upgrade to the facility. The developer contributions were provided through numerous permitted developments in Hedge End.



Stoneham Lane Football Complex (Hampshire FA)

3.33 The Stoneham Lane Football Complex was completed and opened for public use during the course of 2019/20. This high-class facility also saw the opening of the grass football pitches over course of 2020/21. The project has benefitted from developer contributions provided through the nearby North Stoneham Park development which continues to progress.



Hatch Farm Play Area

- 3.34 This new play area was completed in September 2020. It has been funded from financial contributions from the developers of The Willows housing scheme and was installed by Vita Play Limited who are a local company based in Winchester.



Summary of Infrastructure Provision Complete in 2020/21 Provided Directly by Developers

Affordable Housing Completed from Planning Obligations 2020/21

- 3.35 The Council continues to strive to support the delivery of a continual supply of affordable homes to meet the needs of those registered on Hampshire Home Choice as well as those seeking low cost home ownership. Last year in conjunction with the Council's partners **247** new homes for affordable housing were completed through on-site provision (of which **191** were completed as a result of S106 contributions).
- 3.36 There are a number of larger developments in the Borough that are contributing to affordable housing provision some of which are already under development with homes completing and others are just starting on site. These larger sites together with the other developments in the pipeline will support the supply of new affordable housing throughout next year and beyond.
- 3.37 The following provides examples of sites which are contributing to the provision of much needed affordable housing across the Borough.

Kestrel Park Hamble Lane

3.38 A total of **70** affordable homes for rent and shared ownership were completed on this development with the last homes completing in summer 2021. Taylor Wimpey was the developer for this site providing the affordable homes in conjunction with Vivid.



Hammerley Farm, Horton Heath

3.39 A total of **37** affordable homes for rent and shared ownership will be delivered in Phase 1 of this development. Foreman Homes are the developer for this site in conjunction with Abri (formerly Radian). The homes are phased through to Summer 2021 with some already completed in Winter 2020.



St Swithun Wells Church and adjacent land, Allington Lane, Fair Oak

3.40 A total of **25** affordable homes were completed by summer 2020 by private developers Linden Homes in conjunction with housing provider Sovereign. The affordable housing element of the scheme consists of both rental and shared ownership properties.



Cranbury Gardens (Heron Walk) Bursledon

3.41 A total of **16** affordable homes for rent and shared ownership will be delivered on this site and the first homes were completed in late 2020/21. The remaining homes are due in winter 2021. Heron Walk is being built by Taylor Wimpey in conjunction with Aster.



Monitoring Fees

3.42 For planning applications submitted on or after 1st January 2021 that have an associated Section 106 agreement with them, a S106 monitoring fee has been applied to the legal agreement. This is a charge that the applicant/developer pays to the Council and covers the officer's time in processing the legal agreement once it becomes "live", monitoring the obligations of the applicant to ensure that they are fulfilled at the relevant trigger point and then the Council's undertaking of their covenants within the agreement. The fee ranges from £500 to a maximum of £10,000, depending on the size (number of dwellings) of the development. Further information on the proposed S106 monitoring fees is set out in Table 4 below.

Table 4: Proposed Monitoring Fees

Category	Type of Development	Monitoring Fee
1	Small Minor (1 – 3 dwellings or creation of up to 100 sqm of floorspace)	£500
2	Large Minor (4 – 9 dwellings or creation of 100 – 999 sqm of floorspace)	£1,000
3	Major (10 – 49 dwellings, creation of up to 1000 – 4999 sqm of floorspace)	£3,000
4	Large Major (50 - 499 dwellings or 5000 – 9,999sqm of floorspace)	£5,000
5	Strategic Major (500+ dwellings or 10,000+ sqm of floorspace)	£10,000

Section 4: Eastleigh Borough Local Plan 2016-2036 – Proposed Growth and Future Infrastructure Delivery

- 4.1 As noted in Section 3, it is important to state that not all money received by the Council over previous years prior to 2020/21 has been spent. However, much of this money has been earmarked or allocated to infrastructure schemes and projects which will be delivered in future years. Further information on housing and development sites which have been completed, in the process of being developed or subject to planning approval and development commencing can be found on the [Council's website](#)¹².
- 4.2 Delivering infrastructure to support planned new development across Eastleigh Borough beyond the 2020/21 reporting year is also vital for implementing the vision and objectives of the submitted [Eastleigh Borough Local Plan 2016-2036](#)¹³.
- 4.3 The strategic housing sites along with smaller major development sites and unexpected windfall sites will require contributions towards the provision of significant new infrastructure such as new schools or extensions to existing schools, community facilities (e.g. community centres and health facilities), local centres and open space. The majority of the key strategic housing sites identified in the submitted Eastleigh Borough Local Plan 2016-2036 have been built out, under construction or going through the planning process meaning that much of this will come forward over the earlier part of the Plan period. The Council will look to provide this infrastructure upfront where possible which will be reflective of its 'Infrastructure First' approach.
- 4.4 In addition to this planned housing growth, the emerging [Eastleigh Borough Local Plan 2016-2036](#) as submitted in July 2018 also proposes to provide for 103,500sq.m of new net employment floorspace (this to include 56,800sq.m of office / research and development floorspace¹⁴). New employment floorspace is expected to be provided through a combination of existing planning consents and allocations in the submitted Eastleigh Borough Local Plan 2016-2036. This further highlights the need for new infrastructure to support this new development across the Borough.
- 4.5 It is important to note that the Council cannot identify the precise cost of every piece of infrastructure which will be required to support the delivery of each housing allocation nor when it will come forward. However, policy mechanisms are in place in the emerging [Eastleigh Borough Local Plan 2016-2036](#) such as Policy DM40 'Funding Infrastructure'¹⁵ (and the supporting site allocations) which relates specifically to the delivery of infrastructure and supports the provision of contributions in support of new development.
- 4.6 This provision of infrastructure required to support the development of key development sites including the identified strategic housing sites across the Borough will build upon the success of the Council over recent years in bidding for and funding infrastructure.

12 <https://www.eastleigh.gov.uk/planning-and-building/housing-and-development>

13 <https://www.eastleigh.gov.uk/media/3484/final-local-plan-document-june-2018-print.pdf>

14 These are the latest figures as proposed in the main modifications which were consulted upon between 9 June and 21 July 2021.

15 Now proposed to be Policy DM38 as shown in the main modifications consulted on between 9 June and 21 July 2021.

EASTLEIGH
BOROUGH COUNCIL

