

# Planning Obligations Supplementary Planning Document

Adopted June 2026



<b>Contents</b>	<b>Page</b>
1. Introduction	1
2. Legal and Planning Policy Context	2
2.1 Planning Legislation	2
2.2 Other Legislation	2
2.3 National Policy	3
2.4 Local Policy	3
3. Development Mitigation	5
4. Section 106 Planning Obligations	6
5. Pre-Application Discussions	8
6. Monitoring of Planning Obligations	9
7. Allocating Developer Contributions	9
8. Section 106 Process	10
9. Viability	10
10. Types of Planning Obligation	11
11. Other Infrastructure	12
12. Affordable Housing	12
13. Open Space and Play Provision	13
13.1 Public Open Space and Play Standards	13
13.2 Public Open Space	15
13.3 Sustainable Drainage Systems (SuDS)	15
13.4 Children's and Young People's Play Areas	16
13.5 Open Space and Play Provision and Maintenance	17
13.6 Commuted Open Space and Play Area Maintenance Sums	17
13.7 Unadopted Open Space and Play Areas	18
13.8 Allotments	18
14. Sports Infrastructure	19
15. Community Infrastructure	20
16. Community Development Workers	21
17. Commercial Facilities	22
18. Healthcare Infrastructure	22
19. Employment And Skills Plans	23
20. Air Quality	24
21. Public Art	24

22. Carbon Fund	24
23. Biodiversity and Habitat Mitigation	25
23.1 International Nature Conservation Designations	25
23.2 Nature Conservation Areas	25
23.3 Solent Recreation Mitigation	26
23.4 New Forest Recreation Mitigation	26
23.5 Southern Damselfly	27
23.6 Great Crested Newts	27
23.7 Nutrient Neutrality	28
23.8 Biodiversity Net Gain	28
24. Hampshire County Council Obligations	29
25. Primary and Secondary Education	29
26. Early Years	29
27. Highways and Transport Infrastructure (including Public Rights of Way)	29
28. Green Infrastructure	30
29. Mayoral CIL	30
Glossary	31

## **Tables**

Table 1: Typical ways of securing necessary mitigation	5
Table 2: Examples of infrastructure provided by Eastleigh Borough Council and Hampshire County Council	7
Table 3: Open Space standards	14
Table 4: Open Space and Play obligations in relation to development size	17

## **Appendices**

Appendix 1 Contributions Schedule	33
Appendix 2 Planning Obligations SPD 2026 Background Paper	37
Appendix 3 Open space and play specifications and adoption requirements	55

# 1. Introduction

- 1.1 This Supplementary Planning Document (SPD) provides practical guidance on the requirement for, and provision of, planning obligations and replaces the previous adopted Planning Obligations SPD (July 2008).
- 1.2 Engagement with stakeholders and Council officers has informed the development of this SPD. This has helped to understand issues, priorities, and aspirations relating to planning obligations. Key priorities for the update included:
  - Inclusion of Biodiversity Net Gain planning obligations
  - Inclusion of New Forest Recreational impact obligations
  - Inclusion of Bird Aware (Solent Recreation Mitigation Project) obligations
  - Reference to Nutrient Neutrality requirements
  - More detailed guidance on health contributions
  - Simplified guidance and updated tariffs for open space and play
  - Detailed guidance on calculating carbon fund contributions
  - New sport infrastructure contributions
  - Further guidance on Employment and Skills Plans and monitoring
  - Monitoring fee information
- 1.3 Planning obligations are used to make otherwise unacceptable development acceptable where it is not appropriate to use planning conditions and to control development in certain ways. Eastleigh Borough Council negotiates financial or other obligations for site related infrastructure improvements that may be required to mitigate adverse impacts of new developments and enable planning permission to be granted.
- 1.4 An SPD does not form part of the development plan and cannot introduce new planning policies into the development plan, but builds upon and provides more detailed advice or guidance on policies in an adopted local plan. It is a material consideration in decision-making and plays a key role in demonstrating how adopted planning policies should be applied through the development management process.
- 1.5 Almost all development has an impact on the local environment, local amenities, or on the need for infrastructure and services. The Eastleigh Borough Local Plan (2016-2036), adopted in 2022, sets out a framework to assess impacts from development and this SPD provides additional guidance for the preparation and assessment of planning applications. In doing so, this SPD will also assist in implementing local objectives in respect of the provision of sustainable development and infrastructure across the Borough by contributing towards the delivery of the Eastleigh Borough Local Plan and the Infrastructure Delivery Plan. More broadly, it is also consistent with national planning policy, as outlined in the National Planning Policy Framework (NPPF, December 2024).
- 1.6 This SPD sets out the most common planning obligations which may be required as part of any legal agreement. These have been identified through the policies set out in the Eastleigh Borough Local Plan. The SPD covers

Borough Council, County Council and any statutory obligations. Not all the obligation types within this SPD will apply to all types of development, and this guidance will not cover every possible circumstance and/or obligation that may need to be considered. Pre-application advice should be sought in all circumstances where planning obligations are likely and they will be assessed on a site-by-site basis with the individual circumstances of each site being taken into consideration.

- 1.7 This SPD is accompanied by a Contributions Schedule ([Appendix 1](#)) which will be updated annually in line with the Retail Price Index (excluding mortgages). [Appendix 2](#) is a Planning Obligations SPD Background Paper which provides further detailed information and the calculations for costs where appropriate. [Appendix 3](#) provides details for the specifications and adoption of open space and play areas.
- 1.8 This document applies to the whole of Eastleigh Borough and will be updated as required to ensure it is in line with changes in national or local policy on planning obligations.

## **2. Legal and Planning Policy Context**

### **2.1 Planning Legislation**

2.1.1 The Community Infrastructure Levy Regulations 2010 (as amended) set out the tests that planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) must fulfil in order to be a reason for granting planning permission. Regulation 122 (repeated in the National Planning Policy Framework 2024) states that they can only be used where they are:

- 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

### **2.2 Other Legislation**

2.2.1 Where development requires work to be carried out on the existing adopted highway, an agreement under Section 278 of the Highways Act 1980 will need to be completed between the developer and either the Secretary of State for Transport (for the strategic road network) or Hampshire County Council as the Local Highway Authority (for the local road and Public Rights of Way Network).

2.2.2 An agreement under Section 38 of the Highways Act 1980 can be used when a developer proposes to construct a new estate road for residential, industrial or general purpose traffic or a Public Right of Way that may be offered to the Highway Authority for adoption as a public highway.

## 2.3 National Policy

- 2.3.1 The [National Planning Policy Framework](#) (NPPF, December 2024) sets out the national planning policies for England. Paragraphs 56-59 deal with the use of planning conditions and planning obligations. It provides the framework for using planning obligations to make development acceptable. The NPPF advises that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition”.
- 2.3.2 The Planning Practice Guidance (PPG) on [Planning obligations](#) (updated September 2019) supports the NPPF regarding the purpose and use of obligations. It states in Paragraph 004 that “policies should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability”. It goes on to state: “Whilst standardised or formulaic evidence may have informed the identification of needs and costs and the setting of plan policies, the decision maker must still ensure that each planning obligation sought meets the statutory tests set out in regulation 122”.

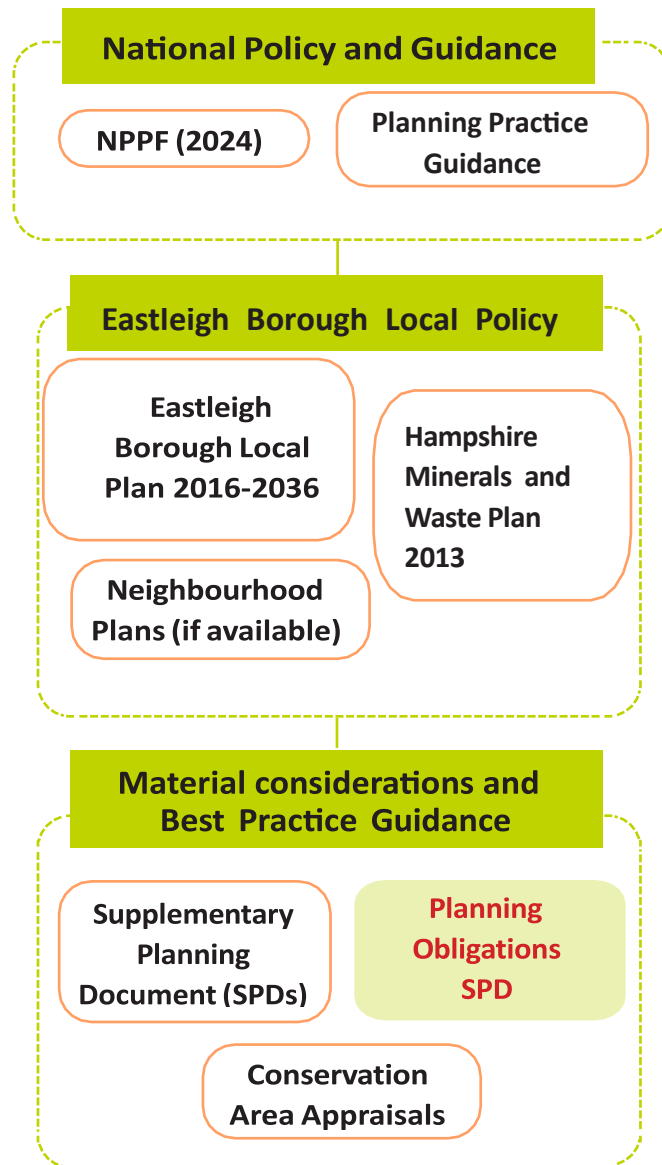
## 2.4 Local Policy

- 2.4.1 This SPD will support the delivery of the Eastleigh Borough Local Plan (2016-2036), and its strategy for new development supported by infrastructure, thereafter referred to as the “Local Plan”.
- 2.4.2 The Local Plan is the Council’s approach to future development and identifies three strategic priorities:
- A Green Borough: tackling congestion; developing green infrastructure; an excellent environment for all; and minimising waste and managing resources.
  - A Healthy Community: enabling healthier lifestyles/wellbeing; and tackling deprivation.
  - A Prosperous Place: increased provision and more diverse mix of housing; ensuring appropriate infrastructure including employment land; enabling the right skills and employment mix; and reinvigorating town and local centres.
- 2.4.3 Key policies include:
- Strategic policy S1 Delivering sustainable development
  - Strategic policy S2 Approach to new development
  - Strategic policy S9 Green infrastructure
  - Strategic policy S10 Community facilities
  - Strategic Policy S11 Transport Infrastructure
  - Strategic Policy S12 Footpath, cycleway and bridleway links
  - Policy DM1 General criteria for new development
  - Policy DM2 Environmentally sustainable development
  - Policy DM8 Pollution

- Policy DM11 Nature Conservation
- Policy DM13 General development criteria- transport
- Policy DM16 Workforce training requirements and new jobs
- Policy DM28 Delivering affordable housing
- Policy DM29 Dwellings with higher access standards
- Policy DM33 Provision of recreation and open space facilities with new development
- Policy DM36 Community, leisure and cultural facilities
- Policy DM37 Cemetery provision
- Policy DM38 Funding infrastructure
- Site-specific policies.

2.4.4 These provide the overarching policy basis for securing mitigation and the framework for seeking planning obligations to fund infrastructure required to make development acceptable in planning terms.

2.4.5 The following flowchart summarises the relevant planning policy context:



Planning Policy Flowchart (May 2026)

### 3. Development Mitigation

- 3.1 It is important that the infrastructure is provided in advance of, or at least alongside development so that it is delivered at the right time to mitigate the impact from the development. The determination of planning applications and the setting of the obligations and trigger points within the legal agreements will be agreed to ensure timely delivery. The Council has identified known mitigation projects in the Infrastructure Delivery Plan (IDP) that supports the Local Plan for allocated sites and in respect of the cumulative impact of other development: [Infrastructure Delivery Plan Background Paper \(June 2018\)](#) and [Infrastructure Delivery Plan Update \(Oct 2018\)](#). This in turn has included information within Hampshire County Council's Hampshire Strategic Infrastructure Statement 2017 (SIS) and Eastleigh Borough Council's Community Investment Programme (CIP) which is informed by the lists of projects and schemes identified by Local Area Committees.
- 3.2 While the IDP and Local Plan specifically identify the key infrastructure likely to be needed in relation to allocated development sites, all new residential development generates pressures and demands on facilities, and all new residential development must make provision, irrespective of its size, for environmental mitigation (nutrients, New Forest and Solent recreational impacts and Biodiversity Net Gain). Some mitigation is based on catchment zones. Additionally, those development of 10 dwellings and above are required to contribute towards other infrastructure projects.
- 3.3 There are three ways in which a Council can seek to mitigate against the impact of development:
- Conditions
  - Section 106 obligations
  - The Community Infrastructure Levy (CIL).
- 3.4 However, at this current time Eastleigh Borough Council has not chosen to adopt CIL.
- 3.5 Planning conditions are requirements made by the Local Planning Authority for actions that are needed in order to make a development acceptable in planning terms. They cannot be used to secure financial contributions but can be used to ensure that certain elements related to the development proposal, and which may benefit the wider community, are carried out.

**Table 1: Typical ways of securing necessary mitigation**

<b>Mechanism</b>	<b>Mitigation</b>
S106	Affordable Housing
S106	Open Space
S106	Sports Provision

<b>Mechanism</b>	<b>Mitigation</b>
S106	Transport improvements
S106	Schools
S106	New Forest and Solent mitigation
S106	Community Infrastructure
Condition	Nutrient mitigation
Condition	Construction impact mitigation
Condition	Landscaping and Ecology
Condition	Climate change mitigation
Condition	Contaminated land mitigation
Condition	Flood risk mitigation

## **4. Section 106 Planning Obligations**

4.1 Section 106 planning obligations are legal obligations that bind land and its owner(s) in order to mitigate the direct impacts of a specific development being granted planning permission. They are set out within legal documents referred to as Section 106 (S106) agreements or unilateral undertakings and are registered as a land charge, forming part of the planning register which is available for public inspection. As such, they are enforceable against the original landowner and anyone who subsequently acquires an interest in the land.

4.2 Planning obligations can take different forms including:

- In-kind works. These could include, for example, the provision of land, facilities, or works that enable the delivery of development related infrastructure. The works could be phased through the development process on large, multi-phase sites.
- One-off financial payments, phased payments, pooled contributions and commuted payments. These could include, for example, funds provided to be invested to enable land and facilities to be provided and maintained to agreed specifications over a period of time.
- Controls or mechanisms on the use of land and facilities

4.3 Planning obligations may be:

- Unconditional or subject to conditions
- Positive, requiring the developer to do something specific.
- Negative, restricting the developer from doing something.
- Related to specific financial payments based on a formula and often referred to as a commuted sum when they are for management and maintenance of infrastructure.
- Restrict the development or use of the land in any specified way;
- Require specified operations or activities to be carried out in, on, under or over the land;
- Require the land to be used in any specified way;

- Require a sum or sums to be paid to the authority, on a specified date or periodically;
  - Be for an indefinite or specified period
- 4.4 Financial planning obligations are also known as “developer contributions”. In the case of small financial amounts, they can also form up-front payments with a formal legal receipt.
- 4.5 The Council may seek financial contributions to fund single items of infrastructure or to fund part of an infrastructure item or service that is necessitated by the development. The Council will also seek provision for the running and maintenance costs of infrastructure for a specified period of time as set out in this Supplementary Planning Document. It should be noted that funding for utilities and telecommunications infrastructure is separate to planning obligations and arranged directly between developers and providers. Emergency services are funded through Council tax and other funding sources.
- 4.6 In the event of a delay in making any S106 payments in accordance with the timings set out in the planning obligation, late interest payments will be applied.
- 4.7 Developers enter into planning obligations with the Council which can relate to the provision of and maintenance of infrastructure across the broad categories are shown in Table 2 below. To provide a wider context, the broad categories of planning obligations which relate to the provision of and maintenance of infrastructure which Hampshire County Council is responsible for are also included (see [Hampshire County Council’s Infrastructure Funding Statement](#) for further details).

**Table 2: Examples of infrastructure provided by Eastleigh Borough Council and Hampshire County Council**

<b>Eastleigh Borough Council</b>	<b>Hampshire County Council</b>
Affordable housing (not infrastructure but funded through developer contributions if not provided on-site as part of the development)	Highways and transport (including Public Rights of Way)
Open space and green infrastructure	Education
Children’s play areas	Minerals and waste
Sustainable drainage systems (SuDS) adoption within public open space	Flood risk
Sustainable transport infrastructure where not provided by the Highways Authority	Libraries

<b>Eastleigh Borough Council</b>	<b>Hampshire County Council</b>
Community facilities and relating infrastructure	
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) 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).

4.8 The following links provide further information on the options for providing Planning Obligations by Section 106 Agreement, Unilateral Undertaking or Up Front Payment:

- [Guidance Notes for Completing a Section 106 Agreement](#)
- [Guidance Notes for Completing a Unilateral Undertaking \(Including an Agreement Template\)](#)
- [Guidance Notes for Making an Up Front Payment of Developer Contributions in Lieu of a Section 106 Agreement](#)

4.9 Planning Obligations must be secured before any planning permission is granted. The securing of Planning Obligations and developer contributions should not be a cause of delay and failure to do so may result in an application being refused.

## **5. Pre-Application Discussions**

5.1 Planning obligations should be identified as early as possible in the planning process. The Council provides a pre-application advice service and applicants are advised to use this service in order to understand the likely impacts of the development and potential mitigation required. The pre-app service can be found here: [Pre-application service](#).

## 6. Monitoring of Planning Obligations

- 6.1 The Council will seek monitoring fees to be used to monitor and report on planning obligations, for the lifetime of that obligation. The monitoring of planning obligations involves:
- Recording the details of all the planning obligations within the Council's databases;
  - Recording the triggers for all planning obligations within the Council's databases;
  - Monitoring the progress of the development to identify when contributions are due to be paid (this includes site visits to monitor development progress);
  - Monitoring the progress of the development to ensure infrastructure/facilities have been delivered on site in accordance with the timescales required by the planning obligation;
  - Invoicing for financial contributions and ensuring they are paid in line with the obligation;
  - Recording how financial contributions are spent by the Council;
  - Ensuring details which are required to be submitted under the planning obligation have been submitted; and
  - Publishing detailed information on the collection and spending of financial contributions in spreadsheets and in Infrastructure Funding Statements.
- 6.2 Planning Obligation Monitoring Fees can be viewed here: [Planning Obligations](#). The level of the monitoring fees will be updated annually.
- 6.3 The monitoring fee will be secured as part of the section 106 planning obligation and will be payable upon completion of the S106 agreement, unilateral undertaking or up-front payment. If they are party to a S106 agreement, Hampshire County Council also have monitoring fees, as set out in the [Guidance on Planning Obligations and Developer Infrastructure Contributions](#).

## 7. Allocating Developer Contributions

- 7.1 Financial contributions for the different types of planning obligation are spent on relevant works and projects in accordance with the terms set out within the associated S106 agreements and in accordance with the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) and the NPPF. Allocations are made by the relevant Local Area Committee based on a public report prepared by the associated Local Area Manager and summarised in the Council's annual Infrastructure Funding Statement. Contributions may be pooled from a number of contributing developments as necessary.

## 8. Section 106 Process

- 8.1 The Council will lead discussions on the provision of planning obligations which should commence at pre-application stage and may continue during the live application.
- I. Development Management officers will seek advice from internal and external consultees and, where sufficient information is available, provide applicants a draft list of obligations/head of terms
  - II. At application submission stage Draft Heads of Terms for planning obligations are required under the Council's Planning Application Validation checklist: [Local Validation List \(2024\)](#)
  - III. Following further consideration officers will, if necessary, form a view on development viability.
  - IV. Once Heads of Terms are agreed the Legal Services team are instructed to prepare a draft Section 106 Agreement if the Local Planning Authority is minded to approve the application. Heads of Terms for S106 legal agreements are set out in committee and delegated officer reports. The Legal Team will require an undertaking for legal fees, proof of ownership title and details of the applicant's solicitor before the initial draft of the Section 106 Agreement can be produced. Third parties, such as mortgagees, may need to be party to agreements.
  - V. The draft Section 106 Agreement will be circulated to the applicant's solicitor and Hampshire County Council (if applicable) for amendments and agreement.
  - VI. Once the S106 agreement has been completed and monitoring and legal fees paid planning permission is granted and the details will be registered as a Land Charge.
  - VII. Planning obligations and their triggers are monitored by the Council's Planning Obligations Officer through to satisfactory discharge.
  - VIII. The Council's Legal Officers have published this note: [Section 106 Legal Procedural Note](#).

## 9. Viability

- 9.1 The NPPF requires policies seeking planning obligations to be grounded in an understanding of development viability through the plan making process. The impact of the above policy costs on viability were considered and found appropriate in the Eastleigh Borough Local Plan 2016-2036 Viability Study.

- 9.2 The NPPF further advises that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available: [Viability - GOV.UK](#)
- 9.3 Early pre-application discussions are essential for this open-book approach, and the applicant will be required to pay for independent expert advice which will be taken by the Council in this matter. The process considers reduced or varied affordable housing obligations in the first instance.
- 9.4 Should reduced planning obligations be agreed on grounds of viability, the Section 106 agreement may include a post-development review mechanism to increase developer contributions in the event that viability has improved, e.g. after a certain number of occupations, if the development is phased, or if development is not completed after a certain period of time, linked to assumptions made in viability assessment.

## **10. Types of Planning Obligation**

- 10.1 Specific types of obligation include:
- Affordable Housing
  - Open Space and Play
  - Sports Infrastructure
  - Community Infrastructure
  - Health Infrastructure
  - Employment and Skills Plans
  - Air Quality Monitoring
  - Public Art
  - Carbon Fund
  - Biodiversity and Habitat Mitigation
  - Primary and Secondary Education
  - Early Years
  - Highways and Transport Improvements (including Public Rights of Way)
  - Countryside & Green Infrastructure

- 10.2 Note that this is not a definitive list and the list for each application will depend on the specifics of that application and the required mitigation/compensation which may have unique elements.

## 11. Other Infrastructure

- 11.1 Hampshire County Council may seek obligations in respect of their other services including:
- Flood & Water Management – Sustainable Drainage (SuDS) Schemes in new developments and Ordinary Watercourse consents;
  - Libraries & Archives Provision – improving the stock and services on offer at local library facilities, discovery centres and local archives services;
  - Public Health – Health Impact Assessments and measures to improve the health and well-being of the occupiers of new developments.
  - Waste Management – improving existing Household Waste Recycling Centres.
  - Adults Extra Care – provision of adult care facilities

## 12. Affordable Housing

- 12.1 There is a significant need for affordable dwellings in the Borough and Policy DM28 of the Local Plan seeks 35% affordable housing provision on sites of 10 dwellings or more or of 0.5ha or more or where there is a maximum combined gross residential floorspace above 1,000sqm. Based on background evidence for the adopted Local Plan, the Council's general objective within the affordable housing element of a development scheme is to seek 65% rented units with the balance of 35% coming from intermediate affordable housing market products. Further information is contained within the Council's [Affordable Housing SPD \(2023\)](#).
- 12.2 The Affordable Housing SPD aligns with Local Plan Policy DM29, Dwellings with higher access standards. As a result the Council will seek that at least 80% all new affordable housing is built to Part M4(2) standard (Accessible and adaptable dwellings). For major developments of 40 residential dwellings and above, this should include at least 1 dwelling or 8% (if higher number) meeting Part M4(3) (2)(b) standard for wheelchair accessible dwellings. The developer is encouraged to have a dialogue with a Registered Provider to ensure that the affordable units meet the required standards.
- 12.3 In exceptional circumstances on small/medium sites, contributions in the form of in lieu finance for serviced land or serviced land itself may be acceptable for provision off-site. The Council's preference is for the provision of off-site serviced land instead of financial contributions:

- a) **Financial contribution:** Any contribution will be calculated on the basis of the developer making a contribution of clean serviced land at nil cost. It will have regard to the relative value with either a nil or reduced level of affordable provision compared with the scheme with full affordable provision. All financial contributions will be index linked.

Failure to reach agreement will result in the value being set by an independent arbitrator appointed by agreement by the parties or in default of agreement by the President of the Royal Institution of Chartered Surveyors or his nominee on the application of either the Council or the landowner

- b) **Serviced land:** This land should have the benefit of planning permission for residential development, be equally or more accessible to schools and other local facilities and public transport and allow housing needs to be equally or better met within an appropriate timescale than the original development site. If the alternative site (where the off-site provision is to be provided) is also subject to an affordable housing requirement, then the overall affordable provision on this site must reflect the extra provision required.

- 12.4 The Council requires affordable housing provision to be secured through S106 agreement rather than planning condition. The precise mix and tenure for provision on site will be specified in the legal agreement.

## 13. Open Space and Play Provision

### 13.1 Public Open Space and Play Standards

- 13.1.1 Policy DM33 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide open space and play space to meet the needs of new residents and be acceptable in policy terms. This is normally secured through a section 106 obligation.
- 13.1.2 All residential development is likely to create some need for amenity open space for a range of age groups and activities, including informal play, walking, sitting and informal sport. In accordance with CIL Regulations, new residential development of 10 dwelling units and above will be expected to provide or contribute towards parks, amenity open space and play facilities irrespective of type or tenure of dwellings.
- 13.1.3 The Council's study of open space and recreation provision in the Borough (Eastleigh Borough Open Space Needs Assessment 2017) has identified the need for amenity open space, play provision, country parks and allotments. This sets the overall standard for the different categories but excludes formal sports (see section 14):

**Table 3: Open Space standards**

<b>Type</b>	<b>Quantity Standard</b>	<b>Quality Standard</b>	<b>Accessibility standard</b>
Amenity Space	1.2ha per 1,000 population	All amenity spaces should achieve 'very good' status	5 minute walking distance = 300m straight line, 400m actual distance
Country Parks	-	All country parks should achieve 'very good' status	At least: <ul style="list-style-type: none"> <li>• one 20ha area of accessible natural green space within 2km from home</li> <li>• one 100ha area of accessible natural green space within 5km from home</li> <li>• one 500ha area of accessible natural green space within 10km from home</li> </ul>
Play Areas for Children	0.052ha per 1,000 population (for sites with a proposed net gain of 50 plus dwellings)	All play areas for children should achieve 'very good' status	5 minute walking distance = 300m straight line, 400m actual distance
Play Areas for Young People	0.022ha per 1,000 population (for sites with a proposed net gain of 50 plus dwellings)	All play areas for young people should achieve 'very good' status	15 minute walking distance = 900m straight line, 1,000m actual distance
Allotments	0.125 ha per 1,000 population	All new sites to achieve best practice guidelines	15 minute walking distance = 900m straight line, 1,000m actual distance

13.1.4 For specialist accommodation schemes (such as hostels, student accommodation, older persons housing, care homes and accommodation for those with special needs), the Council will consider the need for on-site open space or an offsite contribution on a case-by-case basis.

## **13.2 Public Open Space**

- 13.2.1 For sites yielding between 10 and 49 dwellings the Council will normally seek to secure the provision of enhancements to existing off-site play and amenity open space and parks to increase capacity to meet need. A standard charge per dwelling is set for an open space financial contribution.
- 13.2.2 On developments of 50 or more dwellings amenity open space will generally be expected to be delivered on-site, in order to serve new residents' needs as locally as possible. In some circumstances there may already be very good open space and play provision nearby which could negate the need for further on-site works, and in these instances the standard charge for future off-site enhancements to enhance their capacity would apply. There may also be a hybrid circumstance whereby the site does not deliver the full standards set down in Table 3 and the shortfall can be provided for through a contribution. This can be confirmed through pre-application discussion. However, for practical maintenance reasons the minimum size of any on-site open space is set at 0.2ha and open space should not comprise a series of incidental areas which do not perform a good amenity function.
- 13.2.3 Where public open space is provided on site, a S106 agreement will be used to secure the delivery of the open space in line with the phasing of the development. The public open space should be provided as early in the development of a site as possible so that new occupants are able to access the open space when they move in.
- 13.2.4 Areas of public open space should be clean and un-contaminated and storage yards / work compounds should not be located on areas allocated or identified as public open space (due to the risk of contamination) and should be left in a maintainable state with no building waste or rubble. They should be located to provide maintenance access points in locations which have a minimal impact on local residents. Open space provision should include necessary infrastructure e.g. bins, benches, signage, notice boards and lighting.
- 13.2.5 Applicants are strongly encouraged to engage the Council in pre-application advice to determine the quantity as well as the location of open space and green infrastructure provision.
- 13.2.6 The Council will require an agreed schedule and specification of open space works. If the open space is also to be maintained by the developer, an appropriate Management and Maintenance Plan will be required which includes full details of the management company and contact details.

## **13.3 Sustainable Drainage Systems (SuDS)**

- 13.3.1 Policy DM6 of the Local Plan provides requirements for SuDS. Where they are to be provided the Council will require a detailed management and maintenance plan (including access provision). They are also required to meet the Government's [National Standards for Sustainable Drainage Systems \(SuDS\)](#) and CIRIA guidance [Enabling development. Getting SuDS right from the start \(C823F\)](#)

- 13.3.2 Chargeable pre-application advice for SuDS within major developments can be provided by the Lead Local Flood Authority:  
[www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning](http://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning)
- 13.3.3 SuDS should be carefully designed to minimise the impact on usable public open space in the vicinity, and demonstrate that the land will be available for use as public open space for the majority of the year. Depending on their design, SuDS features may be in addition to the overall quantum of public open space required on a site and may not form part of the overall public open space calculation if they do not provide suitable multifunctional recreational use.

### **13.4 Children's and Young People's Play Areas**

- 13.4.1 For developments between 10 and 49 dwellings the Council will normally seek to secure the provision of enhancements to existing off-site play and amenity open space to increase capacity to meet need. A standard charge per dwelling is set for play area financial contributions.
- 13.4.2 For developments of 50 dwellings and above formal children's play equipment should normally be provided on-site for new development to serve the needs of the children on that development. Neighbourhood Equipped Areas of Play (NEAP) and Local Equipment Areas of Play (LEAP) or similar are expected. A NEAP play area is targeted mainly at older children, stimulating challenging play opportunities with a minimum of 8 play experiences. A LEAP is for children who are beginning to go outside and play independently. Bespoke teenage play and meeting space may also be appropriate. The nearest residential boundary should be a minimum 20m. The Council will expect the provision of these facilities in line with the walking distances specified in Table 3. If there are existing play areas within these walking distances it may be agreed, in conjunction with discussion with the local parish or town council, that these off-site facilities can be enhanced instead of further provision being made on site (the need to cross a busy road, for example, would not be acceptable). In these circumstances the standard off-site play area charge would apply.
- 13.4.3 Children's play areas should be delivered to a specification agreed with the Council, with a fully developed Scheme of Works to be approved by the Council before commencement of the development and a RoSPA report issued post-completion. Consultation with local residents must be part of this process and all sales documents should indicate the location of play areas on new developments. [Appendix 3](#) provides a list of requirements. Alternatively, the Council may deliver children's play areas, in which case the Council will seek a contribution to deliver the agreed scheme and future maintenance for a 15-year period, or there may be a combination of developer-led delivery followed by adoption and Council or Parish/Town Council maintenance, funded by a commuted sum.

**Table 4: Open Space and Play obligations in relation to development size**

No. of Dwellings	On-site		Off-site		Pre-application advised
	Open Space and commuted sum	Play area(s) and commuted sum(s)	Open space standard charge	Play area standard charge	
0-9	No	No	No	No	No
10-49	No	No	Yes	Yes	Yes
50+	Yes	Yes	No	No	Yes, to also determine whether alternative off-site open space and play standard charges are more appropriate

### **13.5 Open Space and Play Provision and Maintenance**

13.5.1 The Council’s preferred approach is to adopt public open space and play provision or for it to be passed to the relevant town or parish council along with a commuted sum (or by direct transfer from the developer if legally possible).

13.5.2 For all open space and play equipment, the Council will need to be satisfied that suitable arrangements have been secured for the long-term management and maintenance (lifetime of the development) of the asset.

13.5.3 There should be no discernible difference in the standard of maintenance between land maintained by the Council and that of privately maintained land. To secure this, the Council will require an agreed management and maintenance plan to ensure that the quality of the proposed maintenance regime is appropriate.

### **13.6 Commuted Open Space and Play Area Maintenance Sums**

13.6.1 Where it is agreed between parties that public open space and assets will be transferred into the control of the Council to manage long term, the ongoing maintenance cost will be secured and paid to the Council subject to the following:

- i. The developer will be required to set out and maintain the approved infrastructure to the Council’s satisfaction for a period of 12 months following its completion. After this period, following a satisfactory inspection by the Council, the land will be transferred to the ownership of the Council for an agreed sum (£1). Where remediation is required, this will be required to be undertaken prior to hand over.
- ii. A financial contribution (commuted maintenance sum) is provided to cover the ongoing management and maintenance costs of the infrastructure. This contribution will secure maintenance costs for a

period of 15 years, after which the cost of that service shall revert to the Council's revenue budget.

- iii. The commuted open space maintenance sum is calculated on a per square metre basis using index-linked figures set down in the Cost Schedule. This is an average cost associated with the various maintenance regimes for public open space, including SuDS.
- iv. The commuted play area maintenance sum is calculated on a cost per average play area, also using index-linked figures set down in the Cost Schedule.

### **13.7 Unadopted Open Space and Play Areas**

13.7.1 Where it is proposed to use a management company or similar to manage and maintain the public open space and assets, the Council will seek planning obligations that secure the long-term management and maintenance of those assets:

- i. A supervision fee paid to the Council to cover the cost of ensuring the management company carry out the works and initial maintenance to an appropriate standard.
- ii. A guarantee that maintenance costs will be covered by service charges from residents, a management company or other agreed source of funding.
- iii. A bond - an agreed sum approved by, and payable to, the Council and provided by a reputable surety for the carrying out of management and/or maintenance by the Council in circumstances where the management company fails to do so. This would allow the Council to undertake the required works using the bond, until such a time that the management company issues can be resolved.
- iv. Enhanced step in rights to ensure that under specified circumstances (for example performance measures not being adhered to) the Council is entitled to take over the role of the management company on a temporary basis to enable the provision of the relevant services to the satisfactory standard and recover its costs from the owners in the development/of the land.
- v. A long-term management and maintenance plan to include details of the management company and contact information.
- vi. A ROSPA certificate to confirm safety of equipment.
- vii. Provisions for the replacement of equipment if damaged or unsafe.

### **13.8 Allotments**

13.8.1 Allotments are a valuable facility for the local population in terms of health and well-being and providing space to grow food. Where provided on site, these will normally be transferred to the town or parish council and they will manage the allotments including their allocation to local residents. Allotments are considered separately to open space requirements.

13.8.2 Allotment sites should be located on land which:

- Is free from contamination, debris and building waste
- Is flat and set aside early in the development
- Has utilities and services including a water supply and fence
- Is easily accessible for residents using active modes of transport
- Provides sufficient parking spaces close to the allotments
- Is prepared with appropriate soil conditions ready for planting upon transfer or opening to allotment holders with soil sampling and verification information
- Has a commuted maintenance bond for additional works
- Has sheds if required

13.8.3 Policy DM33 requires provision of 0.125 ha per 1,000 population, and site specific provision or off-site contributions would be a matter for individual site assessment and discussion.

## 14. Sports Infrastructure

14.1 Outdoor formal sports infrastructure comprises playing pitches, courts, greens, athletics tracks, wheeled sports or training areas used for formal recreational activities.

14.2 New residential development of 10 dwellings and above will generate a need for sports infrastructure provision, as supported by Policies S2, S9 and DM33. The quantum of new facilities depends on the type, surface, and location of new facilities and also the ability of existing sports venues to increase capacity. Most developments will provide for sports through a financial contribution towards off-site provision. The Playing Pitch and Built Leisure Facilities Strategy 2023-2036 (PPS, adopted 2024) sets out requirements until 2036 with an action/delivery plan: [Playing Pitch and Built Leisure Facilities Strategy](#). This has resulted in a need for 1.1ha playing pitch provision per 1,000 population at a cost of over £300m over the plan period and beyond.

14.3 On strategic development sites (likely to be 500 dwellings or more), the provision of on-site sports facilities including playing pitches may be required and may be combined with sports provision at schools. Serviced land for appropriate ancillary facilities, including changing rooms, should be safeguarded to serve these facilities along with a financial contribution paid to the Council for their provision or they may be provided directly by the developer. This will be agreed with the Council on a case by case basis. While the total quantum of provision is derived through this SPD, the precise nature of the provision (type of pitch i.e. for rugby or for football etc) will be agreed with the Council based on the evidence from the [Playing Pitch and Built Leisure Facilities Strategy 2023-2036](#).

14.4 Outdoor sport facilities are expected to meet relevant requirements from Sport England and/ or National Governing Bodies that also enable the efficient management of the site and provides flexibility to respond to

changes in recreational demand. This is to be specified, informed by and agreed by the Council and relevant sporting bodies. Sports pitch commuted sums for maintenance will be calculated on a case-by-case basis, using guidance from Sport England and the Council's Leisure Services Manager. These particularly enable maintenance for the early years of use prior to the facilities becoming self-funding through hire charges.

- 14.5 The Council will require external verification of the construction of formal surfaces at agreed milestones throughout construction along with sign off on completion where new facilities are provided as part of a development. A legal agreement will be used to secure financial contributions towards this. Timescales for separate planning permission (if required), tendering, commencement, completion and legal transfer to the Council should be taken into account to ensure the triggers in the S106 Legal Agreement are met.
- 14.6 Where ancillary facilities are required to be provided on site, such as sports pavilions, the S106 agreement will require construction in accordance with relevant standards at time of construction. This will include compliance with Sport England requirements. Details of the following will be required as a minimum:
- Showers
  - Toilets
  - Changing rooms
  - Kitchens
  - Layout
  - Accessibility and security
  - Environmental sustainability
  - Local suitability/justification
  - Sporting requirements (facilities required for the sports to be provided at the facility)
  - Accessibility and parking

#### **Off-site sports infrastructure contributions 'in-lieu'**

- 14.7 For the majority of residential developments of 10 units and above financial contributions towards off-site provision of sports facilities will be sought using the amount set in the index-linked Contributions Schedule. This amount is based on the Council's [Playing Pitch and Built Leisure Facilities Strategy 2023-2036](#) and Sport England guidance.

## **15. Community Infrastructure**

- 15.1 Community Infrastructure developer contributions assist in funding a range of community facilities and projects which can provide for increased demand resulting from new residential development. Amongst others, these can include new or extended/enhanced community buildings and internal fit out, environmental/public realm improvements, cemetery works, electric vehicles charging provision/transport hubs, community orchards, cycle and walking

infrastructure, youth facilities, improved access for elderly and disabled residents, library provision, local shops, social and recreational facilities and community safety provisions.

- 15.2 Local Plan Policies S10, DM36, DM38 and site-specific policies all support the provision of this important infrastructure.
- 15.3 Community infrastructure contributions are required for all residential developments of 10 units and above. Contributions are set down in the Contributions Schedule ([Appendix 1](#)), based on the cost of delivering equipped community buildings and other smaller infrastructure which increases capacity and provides enhancements. Calculations are based on average dwelling occupancy of 2.37 persons per household and the amount will be index-linked.
- 15.4 For large strategic developments (in excess of 1,000 dwellings) a bespoke, on-site provision is likely to be required.
- 15.5 Where a new community facility is to be provided, the trigger for its delivery will be negotiated by the Council and will be proportionate to the number of occupations and phasing of the development. Timescales for separate planning permission (if required), tendering, commencement, completion and legal transfer to the Council should be taken into account to ensure the triggers in the S106 are met. A temporary community facility may be required to be provided on site during the construction process to enable communities to have a space to start to come together. This should be provided at nil cost to the Council.

## **16. Community Development Workers**

- 16.1 On large strategic developments of 1,000 dwellings and above community development workers work with new communities to bring local residents together and to integrate new residents within the wider community. Supported by Local Plan Policies S10, DM36, DM38, they provide opportunities for residents to get involved in their community, help to build community cohesion and promote a sustainable neighbourhood by establishing networks, groups and activities enabling connections to develop within the community.
- 16.2 Community development workers are particularly important where community facilities are provided or enhanced as they can build and support the development of a community association whose role is to manage the community building and continue to deliver community activities once their role ends. They will remain in post for an agreed number of years aligned to the duration of the build for the site to liaise with and help develop the community as residents move into the new development. The role may be a part-time role with the potential for weekly hours to increase as the occupations on a development grow.

- 16.3 Details of the job description for the community development worker will be secured through a legal agreement. They will be employed by the Council or Parish/Town Council and a legal agreement will be used to secure financial contributions towards the cost of their employment. Triggers for the payment of financial contributions will be secured early in the construction of the development so that a community development worker may be recruited and in post to support residents as they move onto the development.

## **17. Commercial Facilities**

- 17.1 Some facilities on new developments are commercial entities, such as convenience stores, cafes, hairdressers/barbers, dry cleaners, post offices, pharmacies or public houses. These facilities provide services for the day to day needs of local residents and are important in ensuring the sustainability of new communities. Where commercial facilities are to be provided, the Council will work with developers to secure a mix of uses that will meet the needs of the new community. Local Plan policy S10 supports this approach.
- 17.2 Where local centres are to be provided, the Council will require a marketing and delivery strategy to be agreed with the Council and this will be monitored throughout the delivery phase and the Council may require step-in provisions for non-delivery. The monitoring framework will be agreed and secured through the S106 agreement. This provides flexibility in the delivery of local centre uses to take account of market conditions over time.

## **18. Healthcare Infrastructure**

- 18.1 The provision of primary healthcare through GP and other local services across the borough is the responsibility of the NHS Hampshire and Isle of Wight Healthcare Integrated Care Board (ICB). The ICB do this by planning and buying healthcare services from local hospitals, GPs and other providers. The ICB also supports these providers to continually improve services to meet the healthcare needs of the demographic, which can vary in different locations. The physical healthcare infrastructure needs to be able to provide a standard level of healthcare while being adaptable to these needs and the way in which health services are delivered.
- 18.2 The ICB works in collaboration with other providers, including Primary Care Networks, to survey the healthcare estate and plan for improvement to ensure that funding from a variety of sources within the relevant NHS funding frameworks can be applied.
- 18.3 Strategic Policy S10 commits the Council to work with the health authorities (among others) to deliver the full range of community facilities required as a result of new development proposed in the plan and new health infrastructure provision is essential to meet this growing demand. Non-clinical space is increasingly also being provided within community and other buildings. The standard formulas developed by the ICB for contributions for internal reconfiguration, extensions or new builds for GP surgeries are used.

Appendix 2 provides a worked example of contributions based on the refurbishment/reconfiguration of existing space. The ICB will advise at pre-application stage as to which applies on a site by site basis: Health contributions for GP provision - technical note for developers (August 2025).

- 18.4 Healthcare contributions are likely to be pooled to deliver sufficient funding for infrastructure delivery and there may, therefore, be a delay in provision in relation to individual development build-out. Contributions will be secured through S106 agreement, will be index-linked and will be spent on projects identified and delivered by the ICB.
- 18.5 Strategic development sites may need to make site-specific infrastructure provision or contributions.

## **19. Employment And Skills Plans**

- 19.1 Development may contribute positively to the promotion of economic competitiveness and social inclusion, helping people who experience difficulties entering or re-entering the labour market to get a job and assisting students in their career development.
- 19.2 Policy DM16 (2) of the Local Plan seeks opportunities for the provision of workforce training opportunities and jobs for local unemployed people:
- a. on major construction sites; and
  - b. within the companies occupying new employment developments.
- 19.3 It is expected that sites delivering 100 or more dwellings and/or 1,000 sqm commercial floorspace would deliver an agreed Employment and Skills Plan, for which there is a monitoring fee and template available from the Council.
- 19.4 The Council will seek to work in partnership with developers to ensure that an acceptable Employment and Skills Plan (ESP) is submitted setting out steps they will take to expand the local labour market and the supply of appropriate skills in the local labour market, and how this will be resourced. The ESP should be agreed pre-commencement.
- 19.5 The ESP should cover the following:
- Work placements
  - Jobs created by National Skills Academy for Construction projects (new entrants)
  - Construction careers, information, advice and guidance (CCIAG) events including engagement with local schools and colleges
  - Training weeks on site
  - Qualifying the workforce
  - Green skills training hours
  - Case studies approved

## 20. Air Quality

- 20.1 Supported by Local Plan Policy DM8, planning obligations may be necessary for the ongoing provision, management and maintenance of air quality mitigation measures made necessary by new development. The Council's Air Quality Strategy and Air Quality Management Areas (AQMA) may change over time and developers are encouraged to seek pre-application advice on an as site by site basis.

## 21. Public Art

- 21.1 Provision of public art is considered integral to the achievement of the highest quality urban design and is supported by Local Plan Policy DM1. The Council has a Public Art Strategy which sets out the expectations and process involved in providing public art, from commissioning an artist to installing the artwork: [Public Art | Eastleigh Borough Council](#).
- 21.2 On-site public art will be sought on all developments of 250 residential units and above / 1,000 sqm and above commercial floorspace and hotels of 100 bedrooms and above. Where the provision of public art is to be delivered by the developer, a Public Art Statement will be required to be submitted to and approved by the Council. The Council will work with the developer to ensure the successful integration of commissioned public art works within the development, including associated quality programmes of community participation and education.
- 21.3 All public art must be in accordance with the Council's Public Art Strategy and the creation of a stakeholder group that will include the Public Art Officer will be required.
- 21.4 For developments of 20 to 249 residential units and 20 to 99 bedroom hotels, a contribution is required for the provision of off-site public art in accordance with the Council's Public Art Strategy. Amounts are set based on the type of development and are detailed in the Contributions Schedule ([Appendix 1](#)).

## 22. Carbon Fund

- 22.1 Climate change and the need to limit carbon emissions is a significant worldwide challenge and addressing it is therefore a principal concern for sustainable development and is at the forefront of Building Regulations and Planning Policy, including the NPPF. Eastleigh Borough Council made a Climate Emergency Declaration in 2019 and has a target of carbon neutrality by 2030: [Climate change and environmental emergency strategy 2020-2030](#)
- 22.2 Local Plan Policies DM2, DM3 and DM4 support national policies and Building Regulations and adopt a fabric-first approach to reducing carbon emissions from new building and use a low water consumption requirement. New dwellings are required to meet Future Homes standards set down in the

Building Regulations, whilst non-residential developments of 500sqm and above must meet BREEAM Excellent.

- 22.3 However, it is recognised that in some agreed circumstances even once energy efficiency measures and renewable or low-carbon technology opportunities have been maximised, there may be a shortfall against BREEAM Excellent requirements. In such instances, and subject to the Council's agreement based on submitted evidence, the shortfall may be offset through contributions to a carbon fund. This could include investing, for example, in offsite renewable energy, energy efficiency, carbon sequestration, sustainable transport infrastructure and other relevant projects within the Borough. Developments achieving less than BREEAM Very Good will not be considered for this.
- 22.4 Developments will be required to provide a post-occupancy BREEAM report and a S106 agreement pre-decision bond to deal with the eventuality of their falling short of predictions. Amounts and the advance payment of the bond for a shortfall of up to 10 BREEAM points will be set within the S106 agreement to avoid future default. The bond is refundable in the event that the full BREEAM standard is met.
- 22.5 In addition to the requirement for BREEAM Excellent, or contributions to the Carbon Fund, policy DM2c also requires post-occupancy evaluation of larger developments over 10,000sqm. This should be undertaken by an approved BREEAM Assessor submitted to the Council within a reasonable timescale post-occupation.

## **23. Biodiversity and Habitat Mitigation**

### **23.1 International Nature Conservation Designations**

- 23.1.1 The Conservation of Habitats and Species Regulations 2017 (as amended and assimilated) includes the requirement for the Council to consider the potential impact of development on certain nature conservation designations, as set out in Policy DM11. Development that is likely to result in a significant effect on the habitats or species for which sites within the National Site Network are designated will need to satisfy the requirements of the Habitat Regulations. The National Sites Network consists of Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Any features or management required as a result of this legislation will be secured through planning conditions or a legal agreement.

### **23.2 Nature Conservation Areas**

- 23.2.1 In accordance with the [Biodiversity Strategy 2024-2034](#) and the NPPF, the Council may, through the planning process secure the enhancement of existing and the creation of new areas of nature conservation value - for example as part of landscape schemes, environmental improvements and countryside management schemes associated with new development. Such enhancement and creation of biodiversity interest will be sought particularly

within the Eastleigh Biodiversity Priority and Action Plan Areas and Priority Links.

### **23.3 Solent Recreation Mitigation**

- 23.3.1 It has been identified that certain new developments within 5.6km of the Solent Special Protection Areas (SPAs), including the Solent and Southampton Water SPA, are likely to have a significant effect on the SPA when considered in combination, as a result of increased recreational activity.
- 23.3.2 The Solent Recreation Mitigation Strategy sets out the current approach to providing mitigation in relation to this matter. Unless evidence can be provided to demonstrate that relevant proposals would not lead to a likely significant effect, mitigation would need to be provided on all applications for residential development. This could either be through a financial contribution, or a bespoke mitigation package, as set out within the Solent Recreation Mitigation Strategy. Additional information is available on the Bird Aware Solent website: <https://birdaware.org/solent>.
- 23.3.3 Where mitigation is to be provided in the form of a financial contribution, a developer contribution needs to be paid for every net additional dwelling. The Solent Recreation Mitigation Strategy introduced a sliding scale of developer contributions based upon number of bedrooms. Contributions from other residential units, overnight accommodation and similar types of development may be required and are addressed in Appendix B in the Bird Aware strategy. The contributions are updated each year in line with the Retail Price Index and are set down in the Contributions Schedule ([Appendix 1](#)).
- 23.3.4 The Local Plan's Habitats Regulations Appropriate Assessment and Biodiversity Supplementary Planning Document also provide further information: [Biodiversity SPD](#).

### **23.4 New Forest Recreation Mitigation**

- 23.4.1 In addition to being designated as a National Park, parts of the New Forest are designated as a Special Area of Conservation (SAC), a Special Protection Area (SPA), and a Ramsar site. Certain proposals involving net increases in the number of residential units of accommodation are likely to contribute to in-combination significant effects on the New Forest international nature conservation designations.
- 23.4.2 This includes dwelling houses, the use of land for permanent residential use, student accommodation, hotels, additional dwellings provided through Permitted Development and the siting of park homes and permanent accommodation for gypsies and travellers. There will be case by case consideration of other residential accommodation, overnight accommodation and similar types of development to assess if they are likely to result in a significant effect that may require the provision of appropriate mitigation in relation to recreational impacts. Developments comprising residential

institutions (within Use Class C2) for the elderly or disabled, including sheltered accommodation and nursing/rest homes may also need to provide mitigation and will also be assessed on a case-by-case basis based on an analysis of the likely impact of the residents on internationally protected sites and the level of care provided

- 23.4.3 The Council has adopted an interim recreation mitigation strategy for those developments that fall within the straight-line zone of influence, currently set at 13.8km from the New Forest designated sites which require mitigation. This is expected to be updated and may change the 13.8km threshold in any final strategy.
- 23.4.4 On strategic housing sites, mitigation may be provided through Suitable Alternative Natural Greenspace (SANG), but most developments will be expected to make the appropriate developer contributions towards other strategic mitigation strategies as set down in the Contributions Schedule. As part of this strategy a financial contribution will be sought towards the provision of new green spaces, SANG or the enhancement of existing green spaces in the Borough including provision for their long-term maintenance and management costs. These enhancements are designed to provide an alternative to people visiting the New Forest and mitigate any adverse effect on integrity of the habitat sites in that location. For the New Forest itself, the strategy also includes provision of Strategic Access Management and Monitoring (SAMM) contributions for rangers.
- 23.4.5 Developer contributions are paid to the local planning authority then transferred quarterly to the Solent Recreation Mitigation Partnership and annually to the New Forest National Park (SAMM contributions only), where they are pooled to implement mitigation measures.
- 23.4.6 The Council will continue to explore mitigation opportunities as they arise, including the purchase of sites and through working with other organisations.

### **23.5 Southern Damselfly**

- 23.5.1 Policy DM11 seeks contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain: [Southern Damselfly Strategic Conservation Plan](#). This will be negotiated on a case-by-case basis where impact pathways are evident.

### **23.6 Great Crested Newts**

- 23.6.1 Great Crested Newts (GCN) are a protected species which are present in parts of the Borough. The provision of new habitats may be necessary to mitigate development within 500m of a GCN pond and this can be secured direct through the District Licencing Scheme operated by NatureSpace, who also provide pre-application advice: [District Licencing Great Crested Newts](#).

## 23.7 Nutrient Neutrality

- 23.7.1 All new housing developments are required to demonstrate nutrient neutrality to mitigate the impact of wastewater pollutants on the water quality of the Internationally Designated Water Bodies of the Solent, the River Hamble and the River Itchen.
- 23.7.2 It has been identified that there are high levels of certain nutrients entering the water environment of the Solent, in particular nitrogen which is having an adverse effect on the status of designated SACs and SPAs. The River Itchen SAC is similarly affected by excessive phosphorus. Due to uncertainty as to whether new development will cause further impact, Natural England advise that certain residential and overnight development will need to achieve nutrient neutrality.
- 23.7.3 Details of the Council's mitigation strategy and credit scheme are here: [Nutrient Neutrality](#). This includes details of the location and type of development that will need to demonstrate nutrient neutrality along with a methodology and budget calculator tool to calculate a development's nutrient budget. The Council will continue to work with Natural England to ensure this strategy is up to date and mitigates the impacts. It is noted that the Chickenhall Waste Water Treatment Plant is required to be upgraded by 2030 which should result in a lower requirement for credits.
- 23.7.4 There may be occasions where environmental mitigation may be provided as part of, or in relation to the open space/amenity land being provided. Given the site-specific nature of this provision, where this is required, the details will be agreed as part of the pre-application and/or application process. This will include the management and maintenance arrangements that will need to be agreed with the Council, and if this responsibility is to be passed to the Council, a suitable maintenance contribution will need to be agreed on a site-by-site basis which reflects the additional requirements of the environmental mitigation.
- 23.7.5 All Habitats Regulations Appropriate Assessments are carried out in consultation with Natural England, from whom developers can purchase separate pre-application advice.

## 23.8 Biodiversity Net Gain

- 23.8.1 Under the Environment Act 2021, developers are mandatorily required to deliver a biodiversity net gain of 10% in relation to certain planning applications. The amount is calculated using the latest Defra Biodiversity Metric. This means a development will result in more or better-quality natural habitat than there was before development. Local Plan Policy DM11 also requires Biodiversity Net Gain and further guidance is within: [Ecology and Biodiversity Net Gain for Planning Applications](#). Where BNG is required, this may be on or off-site (or a combination of both). There is the option to purchase credits to make provision and BNG is normally secured by planning condition. BNG monitoring fees were introduced to assist with the cost of the required 30-year monitoring period: [Cabinet 05/12/2024](#), and are set down in the Contributions Schedule ([Appendix 1](#))

## 24. Hampshire County Council Obligations

- 24.1 Hampshire County Council (HCC) is currently responsible for providing a large proportion of the infrastructure that our communities need. They are the Local Education Authority (LEA) and Highways Authority. New development proposals will be required to provide for appropriate specific works and improvements, both on-site and off-site, to mitigate the direct impact of the development scheme. The Hampshire Strategic Infrastructure Statement explain the types of infrastructure they and their partners need to provide for future growth: [Infrastructure planning | Environment | Hampshire County Council](#)
- 24.2 HCC also provide guidance for its approach to seeking planning obligations towards County Council services and infrastructure. Full details can be found in the HCC Guidance document, updated in February 2026: [HCC Guidance on Planning Obligations and Developer Infrastructure Contributions.](#)

## 25. Primary and Secondary Education

- 25.1 In the light of the projected increase in population due to new residential development there is a need for new education and children's services infrastructure, including new schools, extensions to schools and post-16 education where it cannot be demonstrated that there is existing capacity. HCC produce a School Places Plan: <https://www.hants.gov.uk/educationandlearning/strategic-development/schoolplacesplan> and discussions should be jointly with HCC and the Council.
- 25.2 Community use agreements for new schools are likely to be required to maximise local use of relevant facilities. Obligations are considered for all residential developments of 10 units and above and qualifying dwellings are those that are 2 bedroomed and above (excluding older persons accommodation). In addition to standard primary and secondary education obligations, provision for Special Educational Needs and/or Disabilities (SEND) may be required .

## 26. Early Years

- 26.1 Provision for Early Years sites is sought on large new developments and guidance on their requirements is provided by HCC Early Years.

## 27. Highways and Transport Infrastructure (including Public Rights of Way)

- 27.1 New developments have direct and indirect impacts for transport systems and obligations are necessary to provide mitigation and improvements. Highway works and improvements and sustainable transport measures are

usually required for developments of 10 residential units and above and for commercial developments. Relevant supporting documents include:

- The NPPF (2024)
- Local Plan Policies S11, S12 and DM13
- Local Transport Plan 4 (2024)  
<https://www.hants.gov.uk/transport/localtransportplan>
- Eastleigh Cycling and Walking Infrastructure Strategy (2023-2030)  
[eastleigh-walking-and-cycling-strategy.pdf](#)
- Eastleigh Transport Strategy (2026) [Eastleigh Transport Strategy.pdf](#)

27.2 HCC's [Developer contributions | Environment | Hampshire County Council](#) provides further guidance on transport obligations.

27.3 Direct mitigation of individual site transport impacts (including roads, cycle ways, footpaths, public rights of way, public transport, car club provisions, mobility hubs and the monitoring of travel plans) will also be secured through a S106 agreement. Infrastructure may also be delivered through the developer entering into a S278 agreement with the County Council. Contributions towards strategic transport infrastructure projects will be secured where necessary to mitigate the impact of new development. All development that will generate vehicle movements likely to have an adverse impact on traffic will require a Transport Statement or Transport Assessment and a Travel Plan.

27.4 In addition to transport obligations sought by HCC and EBC, National Highways may seek contributions towards upgrades to the existing strategic highway network to increase capacity.

## **28. Green Infrastructure**

28.1 Improvements to the Green Infrastructure network may be necessary both on and off-site and will be negotiated on a site by site basis.

## **29. Mayoral CIL**

29.1 As part of Local Government devolution there are proposals for a Mayoral CIL stating: "The Mayor would also receive the ability to charge new developments (such as developments led by private sector housebuilders) in their area. This is known as a 'Mayoral Community Infrastructure Levy' and the revenue collected is used to help deliver local infrastructure." This could only be raised once a new Hampshire Spatial Development Strategy is in place.

## Glossary

**Adoption** - The point at which the final agreed version of a document comes fully into use.

**Affordable Housing** - Housing available at a significant discount below market levels so as to be affordable to householders who cannot either rent or purchase property that meets their needs on the open market. It can include social-rented housing and intermediate housing.

**Development Plan** - The documents which together provide the main point of reference when considering planning proposals as defined in legislation.

**Development Plan Document** - A document containing local planning policies or proposals that forms part of the Development Plan, which has been subject to independent examination.

**Heads of Terms** - The proposed terms of a S106 Agreement.

**Infrastructure** - A collective term used for services such as roads, electricity, sewerage, water, education, community, open space, sports and health facilities.

**Interested Party** - An interested party or person is someone who needs to be involved in directly complying with the provisions of a S106 Agreement e.g. all those with a material interest in the land.

**Mitigation measures** - These are measures requested / carried out in order to limit the damage by a particular development/ activity.

**Open Space** - Open space includes parks, village greens, play areas, allotments and semi-natural areas.

**Planning Obligation** - Obligation (either an agreement or unilateral undertaking) under Section 106 of the Town and Country Planning Act 1990 (as amended).

**RoSPA** - Royal Society for the Prevention of Accidents

**Strategic Road Network** - The Trunk Road and Motorway network, which, in England, is managed on behalf of the Secretary of State.

**Supplementary Planning Documents (SPD)** - An SPD provides additional guidance on the interpretation or application of policies and proposals in a Development Plan Document.

**Sustainable Development** - In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Unilateral Undertaking** - A planning obligation that is signed only by the applicant's side (including applicants, land owners and lenders) but not by the Council or other parties. This is a document that contains covenants given by the developer and enforceable by the Council, but with no reciprocal covenants given by the Council. The Council will only rely on such a Unilateral Undertaking to secure a financial contribution if its provisions are acceptable to the Council. The applicant will need to provide evidence of the ownership of their development site with their unilateral

undertaking and pay fees for title information and for the completed document to be checked.

**Up Front Payment** - Full payment for financial contributions due prior to the grant of planning permission through a system of invoicing and formal legal receipt, which is secured under Section 106. Payments can be made after the Council has resolved to permit and prior to the issue of planning permission.

**Use Class Order** - Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

**Viability** - Assessment of predicted development costs and revenues and whether it delivers sufficient financial returns to enable it to proceed

## **APPENDICES**

[Appendix 1](#): Contributions Schedule

[Appendix 2](#): Planning Obligations SPD Background Paper

[Appendix 3](#): Open Space and Play Specifications and Adoption requirements

**Appendix 1 Contributions Schedule**

**January 2026 Amounts (unless otherwise stated) and subject to index-linking using Retail Price Index Excluding Mortgages (RPIX)**

**NB. HRA requirements are included for completeness, these are not additional contributions**

<b>OBLIGATION</b>	<b>AMOUNT/ DWELLING OR AS SPECIFIED</b>	<b>NOTES</b>
Solent Mitigation	1 Bedroom £501 2 Bedroom £723 3 Bedroom £942 4 Bedroom £1,108 5+ Bedroom £1,299 Flat Fee £836	HRA requirement/Policy DM11. <b>Applies to all residential development if site falls within catchment.</b> <a href="#">Bird-Aware-Solent-Revised-Strategy-September-2024.pdf</a> April 2026 figures
New Forest Mitigation within Borough	SANG provision £1,968.24 SANG Monitoring £9.13 Commercial Risk £201.84	HRA requirement/Policy DM11. <b>Applies to all residential development if site falls within catchment.</b> Costs for SANG index linked from Nov 22
New Forest Mitigation SAMM	£200	HRA requirement/Policy DM11. <b>Applies to all residential development if site falls within catchment.</b> SAMM contribution goes to New Forest direct <a href="#">EBC Interim strategy</a> , <a href="#">New Forest SAMM report (Footprint Ecology)</a>
BNG Monitoring	Per eligible application Site Area: <0.5ha: £13,485 0.5-1ha: £14,363 1-<3ha: £16,797 >3ha: bespoke fee	Environment Act/NPPF/Policy DM11 requirement. Applies to all development that meet threshold unless exempt
Play Areas: Play provision	£140,000/play area	Policy DM33 standard. See Table 4, page 17 on the delivery of play obligations and development size
Play area commuted maintenance	£59,000/play area	Policy DM33 standard. Per play area. Contribution to cover for the total cost of maintenance for 15 years

Appendix 1 - Contributions Schedule

OBLIGATION	AMOUNT/ DWELLING OR AS SPECIFIED	NOTES
Play area supervision fee	£4,429/play area	Policy DM33 standard. Per play area.
Off-site Open Space provision / upgrades	£1,789	Policy DM33 standard. Off-site contribution for residential developments 10-49 units or larger sites as agreed
On-site open space:		
Open space maintenance	£139,000 per hectare	Policy DM33 standard. For all adopted public open space. On developments of 50 or more dwellings
Open space supervision fee	£10,425 per hectare	Policy DM33 standard. For all public open space. On developments of 50 or more dwellings
Sports Infrastructure	£2,010	Policy DM33. Using adopted Playing Pitch and Built Leisure Facilities Strategy 2023-2036 (2024) with Action Delivery Plan <a href="#">Playing Pitch and Built Leisure Facilities Strategy</a> Sites 10 dwellings and above On-site provision likely to be required for sites of 500 dwellings and above
Community Infrastructure	£2,578	Policy S10. Sites 10 dwellings and above
Travel Plan fees	£1,500 review per Plan and £3,000 x 5 years monitoring	Policy DM14. HCC guidance <a href="#">Travel plans   Transport and roads   Hampshire County Council</a>
Employment and Skills Plan monitoring	£400 per Plan	Policy DM16. Per plan/application
Public Art	<ul style="list-style-type: none"> <li>• Hotels - £400/bedroom</li> <li>• Commercial per £500/100sqm</li> <li>• Residential - £500 per unit</li> </ul>	Policy DM1. <a href="#">Public Art Strategy 2023-2028</a> Off-site contribution for developments of 20-249 dwellings; and hotels of 20-99 bedrooms On-site provision or contributions for developments of 250 or more dwellings; 1,000sqm or above commercial; and hotels of 100 bedrooms or more

Appendix 1 - Contributions Schedule

OBLIGATION	AMOUNT/ DWELLING OR AS SPECIFIED	NOTES
Carbon Fund	£2/shortfall point/sqm	<p>Policy DM2</p> <p><b>Only applies in agreed cases where the requirement for BREEAM Excellent cannot be met</b></p> <p>Non-residential development above 500sqm achieving BREEAM Very Good standard</p>
Health Infrastructure	Site specific calculation	<p>Policy S10. Using HIOW ICB S106 Methodology: <a href="#">Health contributions for GP provision - technical note for developers - August 2025</a></p> <p>Assuming no existing surgery capacity, to be confirmed for each site 20 dwellings and above and care homes</p>
Primary Education	Site specific calculation	<p>Policy S10. HCC Guidance February 2026. <a href="#">Developer contributions   Environment   Hampshire County Council</a>.</p> <p>Based on capacity and pupil yield Sites 10 dwellings and above that are 2 bedroomed and above (excluding older persons accommodation)</p>
Secondary Education	Site specific calculation	<p>Policy S10. HCC Guidance December 2023. <a href="#">Developer contributions   Environment   Hampshire County Council</a></p> <p>Based on capacity and pupil yield Sites 10 dwellings and above that are 2 bedroomed and above (excluding older persons accommodation)</p>
Transport Infrastructure including PRow upgrades and maintenance	Site specific calculation	<p>Policies S11 and S12. Site specific as required by HCC Highways, can include developer-provided works</p>

Appendix 1 - Contributions Schedule

OBLIGATION	AMOUNT/ DWELLING OR AS SPECIFIED	NOTES
Monitoring Fees S106/Unilateral Undertaking	Per application: Small Minor (1 – 3 dwellings or creation of up to 100 sqm of floorspace): £605; Large Minor (4 – 9 dwellings or creation of 100 –999 sqm of floorspace): £1,205; Major (10 – 49 dwellings, creation of up to 1,000 – 4,999 sqm of floorspace): £3,600; Large Major (50 - 499 dwellings or 5,000 – 9,999sqm of floorspace): £6,000; Strategic Major (500+ dwellings or 10,000+ sqm of floorspace): £12,100	NPPF. Updated annually <a href="#">Planning fees from October 2025</a> . Flat fee
Monitoring Fees Upfront Payments	£80 per application	NPPF; flat fee, to be reviewed annually

**Appendix 2 Planning Obligations SPD 2026 Background Paper****BASIS FOR CALCULATING FORMULAE AND STANDARD CHARGES**

<b>Contents:</b>	<b>Page</b>
1 Introduction	37
2 Occupancy Levels	37
3 Education	38
4 Transport	38
5 Community Infrastructure	38
6 Public Open Space and Play Areas	40
7 Commuted maintenance	43
8 Public Art	44
9 Sports Provision	45
10 Biodiversity Net Gain Monitoring Fee Calculation	49
11 New Forest Mitigation charges	50
12 Solent Recreation Mitigation	50
13 Carbon Fund	51
14 Healthcare Infrastructure	52
15 Employment Training and Skills Plans	53
16 Travel Plans	54
17 Monitoring Fees	54

**1 Introduction**

- 1.1 The use of standard tariffs and charges in the proposed SPD is in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and the NPPF and seeks to address the collective impact of both small and large scale developments.
- 1.2 The Council has adopted a demand and need-led approach and methodology, based on the anticipated requirement for new or improved infrastructure resulting from development planned by the Eastleigh Borough Local Plan 2016-2036 (the Local Plan)

**2 Occupancy Levels**

- 2.1 The calculation of charges will be based on the average size and occupancy of dwellings or size of non-residential development of each proposal. Average dwelling occupancy levels in Eastleigh Borough are predicted to be 2.37 persons per dwelling. Average dwelling size is between 2 and 3 bedrooms. Source: Census data 2021.
- 2.2 The resultant population per development is then used to calculate the specific infrastructure provision. However, the Council will take into account

any property that is to be demolished, and will make allowances in the case of sheltered housing or rest homes, nursing homes and other institutional uses.

### 3 Education

- 3.1 Hampshire County Council guidance, methodology and justification for education and the standard charges resulting are endorsed by Eastleigh Borough Council. These are detailed in HCC's 2026 document: [Guidance on Planning Obligations and Developer Infrastructure Contributions](#)

### 4 Transport

- 4.1 Sites are assessed on a site by site basis by the highways authority, Hampshire County Council. Travel plan fees guidance is set out on the [Assessment of travel plans](#) webpage.

### 5 Community Infrastructure

- 5.1 The Council has long-established standard charges for community infrastructure which have been widely accepted by housebuilders and at appeal as reasonable and fairly related to the scale of their developments. Developments with a net increase of 10 dwelling units and above are required to make provision for community infrastructure. These are based on the average size and occupancy of dwelling units and calculated using recent costs of a range of community infrastructure provision.
- 5.2 Community Infrastructure developer contributions assist in funding a range of community facilities and projects which can provide for increased demand resulting from new residential development. These can include new or extended/enhanced community buildings and internal fit out, environmental/public realm improvements, cemetery works, electric vehicles charging provision/transport hubs, community orchards, cycle infrastructure, youth facilities, improved access for elderly and disabled residents, library provision and community safety provisions. The Local Plan paragraph 5.162 states that Community facilities include parish halls, church facilities, cemeteries, community centres, public houses, schools and colleges, health facilities, libraries, and leisure, arts and cultural facilities including youth and social clubs.
- 5.3 For large strategic developments (in excess of 1,000 dwellings) a bespoke, on-site provision is likely to be required with associated adoption and transfer arrangements. In addition, there may be a commuted sum for the early maintenance costs prior to the asset becoming self-funding. Design requirements include:
- Access - should include a fob system which is incorporated into the fire strategy for the building.
  - Multifunctionality – simple design to support use for NHS clinics, meetings, training, etc, and to enable an income to be generated
  - Parking – sufficient parking provision is essential

- Vandalism – provide natural surveillance, avoid bin storage which allows access to building or roof, avoid blind spots, provide robust and secure rainwater goods, fittings etc
- Storage – ensure sufficient and practical storage

5.4 The capital cost of new community infrastructure may include the land purchase price, demolition and construction costs, legal and professional services costs, fit-out costs and other relevant costs to deliver a fully-functional and managed asset. Community buildings provided in recent years within Eastleigh Borough provide detailed delivery cost information and standard-size multi-functional building is expected to serve an average population of 6,000 residents (2,500 dwellings). The average cost per dwelling for standard community building provides the basis of a tariff of £1,87/dwelling (2026) for community buildings.

#### Community Building costs

5.5 The detailed cost (excluding land purchase) for a standard community building with 2-3 halls, kitchen, café area, health facility, meeting rooms, office, toilets, storage, external parking and landscaping etc would typically comprise:

- Substructure: £240,000-£250,000
- Superstructure: £1,600,000-£1,800,000
- External Works: £255,000-£265,000
- Drainage: £75,000-£85,000
- Utilities: £25,000-£30,000
- Design and other fees: £95,000-£105,000
- Preliminaries: £445,000-£460,000
- Insurances and bonds: £155,000-£165,000

5.6 Example: North Stoneham Community Building (2020/21)

**What:** 95 place nursery, community building (Main hall, kitchen, toilets, changing places, youth room, staff room, office, 2x meeting rooms, health room, cafe) and 26 car parking spaces to BREEAM excellent standard.

GF = 1,021sqm; FF = 151sqm; Total = 1,172m<sup>2</sup>

Item	Amount (Ex Vat)	Equivalent cost 2025
Surveys, Reports, Planning, Professional Fees & On costs	£144,000	£158,000
Construction Contract Sum	£2,434,700	£3,238,000 <sup>1</sup>
Community Fit Out	£150,000	£200,000
<b>Total</b>	<b>£2,728,700</b>	<b>£3,596,000</b>

<sup>1</sup> 33% increase in construction costs since this was delivered due to increases in build prices

Average costs calculation of new community buildings:

- Stoneham centre with full fit out £3,596,000 (equivalent cost 2025) for 1,200 dwellings = £2,997/dwelling
- One Horton Heath estimate: £3.22m (2025) 1,200sqm including basic fit out for 2,500 dwellings = £1,288/dwelling
- Bishopstoke Memorial Hall: Feasibility: £20k, Surveys: £15k, Demolition: £72k, Build estimate (2021) £1.25m (current cost £1,662,500) approx. 500sqm/1,000 dwellings = £1,662/dwelling
- Boorley Green Community Centre: £2,135,720 (index linked to Oct 25) +£20k overspend for 1,400 dwellings = £1,540/dwelling

Average cost for community building provision:  $\text{£}2,997 + \text{£}1,288 + \text{£}1,662 + \text{£}1,540 / 4 = \text{£}1,872/\text{dwelling}$  (2025)

#### Other Community Infrastructure

5.7 Other community infrastructure is commonly provided to meet a range of other community needs and to increase capacity and attractiveness of facilities. This is costed based on local Community Infrastructure Programme lists and averages **£706/dwelling**.

5.8 Examples from CIP lists to serve 2,500 dwellings:

- Village centre Improvements £500,000
- Community food garden £40,000
- Cemetery boardwalk £50,000
- Local car park improvements £100,000
- Youth provision £100,000
- New benches £5,000
- Footpath/environmental/signage improvements £180,000
- EV charging hub £65,000
- Toilet refurbishment £25,000
- Library extension £700,000
- £1,765,000 / 2,500 dwellings = £706/dwelling

Standard community infrastructure developer contribution required: Community building (£1,872) + other community infrastructure (£706) = **£2,578/dwelling**

## **6 Public Open Space and Play Areas**

### **Play Areas**

6.1 The appropriate calculation for the standard charges is calculated by reference to the known costs of works and the likely occupancy of the development, plus commuted sums for maintenance where necessary. The figures are reviewed on an annual basis to reflect changes in the capital cost of provision. Costs are for January 2026 and will be index linked.

- 6.2 All residential developments of 10 units and above are required to make provision for public open space and play provision.
- 6.3 The average cost for a ‘reasonable’ play area is **£140k** this includes basic provision on a level, well drained site with good access for the following:
- Steel dog proof fencing
  - Two self-closing gates – Approved for the DDA
  - Play equipment to BSEN 1176 and to meet the LEAP standard
  - Impact absorbing surfacing to BSEN 1177
  - Two dual style litter bins
  - Two park benches
  - Two signs and sign posts
  - Reinstatement following works
  - Post installation independent inspection
  - Approx 10m x 1.2m wide footpath link to the nearest public footpaths.
- 6.4 In addition there is a 7.5% (of commuted sum) supervision fee which includes carrying out consultation with the local community, drawing up a design brief, tender process and project managing the works to completion and handover to the Neighbourhood Green Spaces Team:
- Play area Provision **£140k/play area**
  - Play Area Maintenance (15 years) **£59k/play area** (see section 7)
  - Play Area Supervision **£4,429/play area**
- (index-linked from January 2026)
- 6.5 [Appendix 3](#) provides information on transfer and adoption requirements.
- 6.6 Example of Play area costings from delivered project:

Kingfisher Park Play Area 2023

A new play area was delivered at Kingfisher Park in 2023. This was a new play area installation which included various pieces of equipment, a path, fencing and safety surfacing.

Costings as follows:

Item	Cost (2023)
Wetpour safety surfacing basework	11,440.00
Installation	1,424.30
Junior Multiplay unit	8,995.00
Junior Multiplay unit installation	1,760.00
Wet pour safety surface	4,291.00
Toddler Multiplay unit	7,570.00
Toddler Multiplay unit installation	1,086.00
Wet pour safety surface	1,680.00
Viking swing 2 flat, 2 cradle seats	4,077.00
Swing installation	953.00
Wet pour safety surface	4,116.00

<b>Item</b>	<b>Cost (2023)</b>
Swirl Roundabout	7,392.00
Swirl Roundabout installation	1,492.00
Wet pour safety surface	2,184.00
Drainage pipe	86.63
4Saw Seesaw	2,820.00
4Saw Seesaw installation	521.00
Wet pour safety surface	1,176.00
Rota Web Climber	4,880.00
Rota Web Climber installation	764.00
Wet pour safety surface	2,891.00
Feather edge safety surface	799.68
Additional base	374.00
Talking flowers	495.00
Talking flowers installation	480.00
Animal Maze Game	385.00
Animal Maze Game installation	112.00
Gamma play apparatus	2,587.00
Gamma installation	1,062.00
Safety grass	178.00
Safety grass installation	116.00
Additional wet pour surfacing	3,735.50
Boulders x3	765.00
Boulders Installation	135.00
Pathway 10m2 with timber edge	2,324.00
Playspec fencing 1m high	7,144.00
Playspec fencing installation	3,760.00
Self-closing gate x 2	2,990.00
Self-closing gate installation	364.00
Carriage	2,948.92
Site preliminaries (fencing, welfare, post installation, inspection, Storage)	1,907.85
Bins and Benches	1,910.00
Noticeboard	1,000.00
<b>TOTAL</b>	<b>107,171.88</b>
Contingency 20%	21,434.37
	<b>£128,606.25</b>

Index linked to January 2026 and rounded to **£140,000 per play area.**

## Public Open Space Provision

- 6.7 A much simplified method of calculating off-site public open space contribution amounts is introduced based on actual costs. These are for sites of between 10 and 49 dwellings (unless otherwise agreed on individual sites) and calculated at **£1,789 per dwelling** (index-linked from January 2026). The calculation per dwelling is the cost of provision per hectare divided by the number of dwellings requiring 1ha of public open space (excluding allotments), based on the standard of 1.27ha/1,000 population (12.7sqm/person) and occupancy of 2.37 persons per dwelling requiring 30.1sqm/dwelling
- 6.8 General costs confirmed by Neighbourhood Green Spaces:
- Open Space provision/upgrades off-site £594,500/ha or £59.45/sqm or **£1,789 per dwelling** (£59.45x30.1=£1,789)
  - Open Space maintenance (15 years) **£139,000/ha** (see section 7)
  - Open Space supervision @7.5% of maintenance cost **£10,425/ha**
- (all index linked from January 2026)

## POS Adoption requirements

- 6.9 All POS areas including play area land must be laid out and landscaped as per the approved landscape drawings and specifications, including infrastructure (e.g. bins, benches, paths, culverts) in order for Eastleigh Borough Council to agree that the POS can go onto the 12 months maintenance period. Public open space and play area adoption requirements are specified in [Appendix 3](#).

## **7 Commuted maintenance**

- 7.1 The laying out and initial maintenance of open space is the responsibility of the developer and the developer will be expected to provide commuted sums for subsequent maintenance. Commuted maintenance sums are calculated on the basis of the sum received being invested and the interest used for ongoing maintenance. These costs are reviewed annually by the Council. The calculation of the commuted sum payable is based on the current cost of maintenance and the long-term interest rates. The period of maintenance for the commuted sums is 15 years.
- 7.2 Maintenance of play areas currently is just under £4,000 per year or **£59,000** per 15 years plus inflation and includes the following:
- Daily litter picking and emptying the bins, sweeping up glass etc
  - Daily equipment inspections
  - Quarterly engineering inspections
  - External annual independent inspection
  - Spare parts
  - Vandalism

The average life expectancy of a play area is between 10 and 15 years depending on use / wear and tear / location etc. Most play areas in the Borough are refurbished after about 10 – 12 years depending on funding.

Commuted maintenance sums as above:

- Open Space maintenance (15 years) **£139,000/ha**
- Play area maintenance (15 years) **£59k/play area**

(Index linked from January 2026)

## 8 Public Art

- 8.1 The Council will require the delivery of public art in line with the Council's Planning Obligations SPD (2026) and [Public Art Strategy 2023 – 2028](#).
- 8.2 Public art standard charges are based on an average cost of art provision in relation to the Council's Public Art Strategy. Public art planning obligations are applicable to both residential (20 units and above), hotels (20 bedrooms and above) and commercial developments (1,000sqm and above) and are introduced to provide the certainty in costs that developers have indicated they need.
- 8.3 The 20 unit threshold enables smaller site viability and provides effective public art budgets. For sites of 20 to 249 dwellings or hotels with 20 to 99 bedrooms off-site contributions are most appropriate (giving potential for pooling contributions). On-site provision or contributions will be sought from commercial, hotel developments with 100 or more bedrooms and developments of 250 or more dwellings.
- 8.4 Public art standard charges will be index-linked from January 2026. Public Art maintenance costs will be negotiated individually depending on the location and type of art being provided
- 8.5 Sites of 20-249 dwelling units and 20-99 bedroom hotels are required to pay contributions in accordance with the following: Public Art standard charges:
- Hotels - **£400/bedroom**
  - Residential - **£500 per unit**
- 8.6 Development sites of 250 dwellings and above; hotels with 100 or more bedrooms and commercial developments or 1,000sqm or more: At this scale, the developer will need to either commission public art for the site or make contributions towards delivery of public art by the Council. If the developer is intending to commission public art for the site themselves, they will need to submit a Public Art Statement and engage in dialogue with the Public Art Officer about the opportunities for commissioning which can achieve maximum impact for residents as well as improvements to the public realm. The Council's free guidance document titled [Public Art Process and Procedure](#) accompanies the [Public Art Strategy](#).

- 8.7 Alternatively, if the developer will be making contributions for public art to be delivered by the Council, a S106 Agreement obligation would be required to describe provision of public art on-site or in the local area. It is expected that the developer would engage with the commissioning process through participation in a Public Art Steering Group to support the delivery of a successful scheme.
- 8.8 All of the documents referenced can be found on the Council’s website here: <https://www.eastleigh.gov.uk/parks-leisure-and-culture/arts-and-culture/public-art/public-art-policies>.

## 9 Sports Provision

- 9.1 The Eastleigh Borough Local Plan (2016-2036) does not have a specific formula for the provision of new or upgraded sports facilities, but they are referenced under Policies S9 and DM33<sup>1</sup> for recreation and open space.
- 9.2 Sports infrastructure requirements and costs for the period to 2036 are listed and calculated in Table 1 below using the adopted [Playing Pitch and Built Leisure Facilities Strategy 2023-2036 \(2024\)](#) with Action Delivery Plan, Local Area Community Infrastructure Plan lists and the Sport England Facility cost guidance Q3 2024 <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2024-08/Facility%20cost%20guidance%20-%20Q3%202024.pdf?VersionId=KV.EIKykaP3T>
- 9.3 The PPBLFS also updates the Council’s Infrastructure Delivery Plan which requires developer-funded new sports facilities at development sites including at Horton Heath (Policy HH1), Land West of Woodhouse Lane (Policy HE1 – implemented), and supports sports provision at the Utilita (Ageas) Bowl (Policy WE4).
- 9.4 The Eastleigh Borough Local Plan (2016-2036) makes provision for 14,580 new dwellings during the plan period to 2036 and this quantum is used in calculating the cost of sports provision per dwelling included in the revised Planning Obligations SPD.

**Table 1 Sports Facilities<sup>2</sup>**

Facility	Location	Source	Cost <sup>3</sup>	Notes
5.2 additional swimming lanes	Within Borough	PPS	£6.1m	Sport England calculator community pool 5 lanes +10%
1.81 halls (7.23 courts)	Within Borough	PPS	£5.3m	Badminton, PPS
5 x additional 3G football pitches	Across Borough, including Hamble	PPS	£6,352,500	Sport England calculator 5 x £1,155,000 +10%

Appendix 2 – Background Paper

<b>Facility</b>	<b>Location</b>	<b>Source</b>	<b>Cost<sup>3</sup></b>	<b>Notes</b>
16 x natural turf youth football pitches	Across Borough	PPS	£1,672,000	Sport England calculator 16 x £95,000 +10%
10 x natural turf adult football pitches	Across Borough	PPS	£1.21m	Sport England calculator 10 x £110,000 +10%
3 x natural turf rugby pitches	Across Borough	PPS	£495,000	2.66 pitches rounded up; Sport England calculator £150,000 x3 +10%
1 x 3G rugby/football pitch	The Hub, Eastleigh	PPS	£1,628,000	Sport England calculator +10%
Full size hockey AGP pitch	Eastleigh	PPS	£1,200,000	Sport England calculator + 10% inc lighting
Resurface 3G pitch	Bishopstoke, The Hub	PPS	c. £250,000	Estimate
Bowls artificial carpet replacement	Fleming Park Bowls Club, Eastleigh	PPS	£250,000	Estimate
Resurface small 3G pitch	Eastleigh FC	PPS	c. £200,000	Estimate
Hockey pitch AGP resurfacing	Chandlers Ford, Thornden School	PPS	£220,000	Estimate based on 2018 IDP
Hockey changing room upgrades x 3	Hamble, Trojans, Thornden	PPS	£341,000	Private land; Sport England guidance cost for changing room +10%
Hockey pitch floodlight upgrade	Hamble	PPS	c. £60,000	Estimate based on Sport England guidance
Athletics track improvements	Fair Oak, Wyvern College	PPS/ BIFOHH Area List	c. £200,000	Estimate
Football pitch improvements	Fair Oak, Wyvern College	PPS/ BIFOHH Area List	c. £150,000	Estimate

<b>Facility</b>	<b>Location</b>	<b>Source</b>	<b>Cost<sup>3</sup></b>	<b>Notes</b>
Rugby pitch improvements	Fair Oak, Wyvern College	PPS/ BIFOHH Area List	c. £150,000	Estimate
Squash/Padel court	Fair Oak, Squash and Racket Club	PPS/ BIFOHH Area List	c. £70,000	Estimate
New adult/junior sports pitches	BO3 site, Botley	PPS/Botley CIP	tbc	Need tbc in light of new pitches at Boorley Green
Resurface 3G football pitch	Eastleigh Places Leisure	PPS/Local Football Facilities Plan	c. £250,000	Estimate
Tennis Court	Hound, Station Road	BHH Area List	£150,000	Estimate
Skate park upgrades	Hound	BHH Area List	£85,000	
ATP	Hound, Station Road	BHH Area List	£50,000	
Changing rooms	Fair Oak, Lapstone Playing Fields	BIFOHH CIP Area List	£255,000	CIP list, £50k allocated. Lapstone pitch upgrades funded by developers
Skate Park	Horton Heath, OHH	BIFOHH CIP Area List	£150,000	
ATP and changing rooms including upgrade to 11v11	Horton Heath, OHH	BIFOHH CIP Area List/Policy HH1	upgrade	9v9 Developer funded
Skate park upgrades	Bishopstoke, Glebe Meadow	BIFOHH Area List	£85,000	
MUGA	Bishopstoke, Brookfield	BIFOHH Area List	£70,000	CIP Estimate /Sport England calculator gives £185,000 for new
ATP upgrades	Botley, Botley Centre	Botley CIP list	c. £150,000	Upgrades £50k Parish funded

Facility	Location	Source	Cost <sup>3</sup>	Notes
ATP replacement floodlights	Botley, Botley Centre	Botley CIP list	c. £60,000	Estimate based on 2018 IDP
New MUGA and Sports Pavilion	Boorley Green	Botley CIP list	x	Developer provided
Cycle training track	Chandlers Ford	CFH CIP List 2022	c. £100,000	£tbc
Pitch improvements (drainage)	Hiltingbury Recreation Ground	CFH CIP List 2022	c. £100,000	Estimate based on 2018 IDP
Croquet Green	Chandlers Ford	CFH CIP List 2022	c. £50,000	£tbc
Pétanque Court	Chandlers Ford	CFH CIP List 2022	c. £4,000	Estimate based on 2018 IDP
External table tennis	Chandlers Ford	CFH CIP List 2022	c. £3,000	£tbc as overestimate
Replacement pavilion and scoreboard	Botley Recreation Ground	HEWEB CIP list	£300,000	
Pavilion and changing room upgrades	Norman Rodaway Pavilion, Hedge End	HEWEB CIP List	£250,000	
Pavilion car park upgrades and lighting	Norman Rodaway Pavilion, Hedge End	HEWEB CIP List	£100,000	
Pavilion car park upgrades	Hedge End, Turnpike Way	HEWEB CIP List	£100,000	
Skate Park upgrades	Hedge End, Woodhouse Lane	HEWEB CIP List	£85,000	
		<b>Total</b>	<b>£29,345,500</b>	

<sup>2</sup> No information provided for Eastleigh; Chandlers Ford and Hiltingbury dates from 2022

<sup>3</sup> Costs at June 2025 with Sport England 3yr inflation contingency

9.5 **Calculation per dwelling:** £29,345,500/14,580 new dwellings =  
£2,012.72/dwelling: rounded to **£2,010/dwelling, to be index-linked from January 2026**

## 10 Biodiversity Net Gain Monitoring Fee Calculation

- 10.1 The Council currently uses Verna's Mycelia software to help process and analyse BNG in the planning process. Mycelia gives LPA teams an end-to-end BNG solution – providing support from validation and assessment, to monitoring and reporting.
- 10.2 Verna have developed a calculator in order to support LPAs in calculating fees and to aid internal decision-making. This tool is based on learnings from discussions with and between LPAs, and in particular the community of users of Verna's Mycelia software and from work done on charging structures by other LPAs.
- 10.3 The calculator takes into account the cost to the LPA in both reporting and non-reporting years, and translates costs in future years into the value of today's money.
- 10.4 Using the Mycelia calculator tool staff time at each monitoring event has been estimated based on the size of the site. Allowances for corporate overheads and inflation have been included. The Ecology team will monitor "significant habitat", which is defined as:
- All off-site habitats
  - All on-site creation of habitats with medium or higher distinctiveness
  - Any on-site enhancement where:
    - The resulting habitat has medium or higher distinctiveness
    - The habitat's condition or distinctiveness is increasing
- 10.5 In addition to the ecology resource, the estimate included time for additional s106 staff time and Enforcement staff.
- 10.6 Some LPAs adopt a different approach to calculating monitoring costs, choosing to use the number of Biodiversity Units to be created rather than site area in hectares. However, having considered both approaches a monitoring charge based on the habitat creation/enhancement site area is easier to equate to staff time for conducting site visits.
- 10.7 Based on this analysis, there are four size categories for the charging structure:
- 1). Category 1 - <0.5 hectares = **£13,485**
  - 2). Category 2 - 0.5 to <1 hectare = **£14,363**
  - 3). Category 3 - 1 to <3 hectares = **£16,797**
  - 4). Over 3 hectares = staff will agree a **bespoke fee** based on habitat types and complexity and specific size.

A detailed breakdown of how these fees have been calculated is provided in Appendix 1 of the report to Cabinet dated 5 December 2024: [\(Public Pack\)Agenda Document for Cabinet, 05/12/2024 18:30](#)

- 10.8 These fees have been developed after discussions with colleagues in Planning, Legal, the s106 Officer, Finance, Enforcement and the team at Verna. BNG monitoring fees will be added to the existing Council fees and charges report and kept under review.

## 11 New Forest Mitigation charges

- 11.1 Information on the requirement to address the impact of affected development on the New Forest is on the Council’s website: [Recreational disturbance](#)
- 11.2 In order to enable residential development to proceed and meet Habitats Regulations requirements the Council offers the option of buying into its mitigation schemes on Council-owned land as detailed in its Cabinet reports March 2022 and December 2022. An interim charge of **£2,220 per dwelling** (index-linked from November 2022) is set comprising:

Allocation	Contribution
New Forest SANG	£1,968.24
New Forest Ranger	£41.07
Monitoring	£9.13
Commercial Risk	£201.84

[Read the Cabinet Report 8 December 2022](#)

[Read the New Forest interim strategy \(Appendix 1 of the Cabinet report\)](#)

[Read the Cabinet Report 24 March 2022](#)

These charges are based on the estimate for creation of a 14.3 Ha SANG project. However, note that the New Forest Ranger (SAMM) element has now been increased to **£200/dwelling**: [New-Forest-SAMM-report-Footprint-Ecology.pdf](#). The Interim Strategy is also due to be updated.

## 12 Solent Recreation Mitigation

- 12.1 Recreational disturbance of the Solent and Southampton Water Special Protection Area also requires mitigation for residential development which falls within its catchment zone. The mitigation is in the form of a [Financial contribution](#) towards the [Bird Aware Solent Strategy](#) (which is updated each April in line with the Retail Price Index) and is based upon the number and size of the dwellings. An invoice will be sent for the contribution if the housing development is recommended for permission and payment needs to have cleared before planning permission can be issued. Alternatively, a unilateral undertaking or S106 legal agreement can be submitted with a planning application. However, the Applicant will be responsible for the Council's costs in preparing a legal agreement and this may delay the issuing of planning permission. The amounts are set annually by the Bird Aware Project and the current April 2026 figures are:

No of Bedrooms	All year	Winter only*	Summer only**
1	£501	£451	£201
2	£723	£651	£290
3	£942	£848	£377
4	£1,108	£998	£444
5+	£1,299	£1,170	£520
Flat fee	£836	£753	£335

\* Homes within 'winter only' zone of SPA with winter only obligations – applies to less than 1% of all applications, and these will be based within Winchester, Fareham and Gosport only.

\*\* Applies to the likes of camp sites which would only operate between 1st April and 30th September

12.2 In addition to the contribution based on number of bedrooms, the strategy addresses other types of residential and overnight accommodation and similar types of development where mitigation may be required. These are set out in Appendix B of the strategy (which will be updated when required). Amounts will be index-linked within Section 106 agreements and Unilateral Undertakings.

### 13 Carbon Fund

13.1 Policy DM2 Eastleigh Borough Local Plan (2016-2036) includes the requirement for non-residential development above 500sqm to meet BREEAM Excellent standard for sustainability, or BREEAM Very Good plus Passivhaus certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.

13.2 If development cannot meet the standard, then just the BREEAM Very Good standard may be accepted (subject to agreed evidence) and the shortfall in sustainability covered by Carbon Fund (or similar) contributions towards EBC projects for carbon offsetting or carbon compensation.

13.3 BREEAM Excellent requires a minimum 70 points, whereas BREEAM Very Good requires at least 60 points. BREEAM points shall only be determined by a qualified BREEAM assessor.

13.4 The shortfall has previously been calculated by the use of a formula and secured in S106: e.g. A (1% build cost) x B (BREEAM Shortfall points) = contribution; or (£3,000 x every 1% under the BREEAM Excellent score of 70) = contribution.

13.5 A bond for any potential shortfall should be secured by S106 or upfront payment **prior to the grant of permission** and should assume a 10 point

deficit at a rate of **£2/point/sqm development** (gross floor area, index linked from January 2026). This is repayable on a sliding scale once the final points are agreed. This amount reflects secured S106 obligations for carbon fund in this eventuality.

- 13.6 Worked examples of development, illustrating the costs of using £2/sqm points shortfall, depending on the extent of the shortfall:

Type of Development	Floor space	60 points @ £2/sqm x10	65 points @ £2/sqm x5	69 points £2/sqm x1
Commercial	92,000 sqm	£1,840,000	£920,000	£184,000
Care home	3,698sqm	£73,960	£36,980	£7,396
Club house	694 sqm	£13,880	£6,940	£1,388
Manufacturing	14,100 sqm	£282,000	£141,000	£28,200
Offices	6,633 sqm	£132,660	£66,330	£13,266
Car showroom and workshop	4,141 sqm	£82,820	£41,410	£8,282

## 14 Healthcare Infrastructure

- 14.1 The NHS Hampshire and Isle of Wight Integrated Care Board published a technical note in August 2025 setting out how healthcare infrastructure contributions will be calculated: [Health contributions for GP provision - technical note for developers - August 2025](#). These are for internal reconfiguration, surgery extension or for new built projects. Contributions will be sought on qualifying applications as follows:

Project Type	Cost/sqm
Refurbishment/reconfiguration	£3,772
Surgery Extension	£5,667
New Build	£9,250

- 14.2 Worked Example – refurbishment/reconfiguration:

NHS Hampshire and Isle of Wight ICB: Mitigation Methodology Calculation Methodology for Application F/25/100141

1. Residential development of **192 dwellings**.
2. This development is in the catchment of the following which has a total capacity for 14,694 patients: GP Surgery Address Hamble Valley Health: Hedge End 24-28 Lower Northam Road, Hedge End, Southampton, Hampshire, SO30 4FQ Living Well Partnership: Botley Surgery Mortimer Road, Botley Southampton SO32 2UG Living Well Partnership: St. Lukes Surgery St. Lukes Close, Hedge End Southampton SO30 2US
3. The current patient list size is 19,273 which is already over capacity by 4,579 patients (at 131% of capacity)

4. The increased population from this development = **451 people**

*No of dwellings x Average occupancy rate\* = population increase (192 x 2.35 = 451)*

*\* occupancy rate from ONS projections 2023*

5. The new GP List size will be 19,724, which is over capacity by 5,030.

*Current GP patient list + Population increase = Expected patient list size (19,273 + 451 = 19,724) (5,030 over capacity)*

6. Additional GP space required to support this development = **36.096 m2**

*Increased population from this development = 451*

*The expected m2 per patient, for this size practice = 0.080 m2*

*Population increase x space requirement per patient = total space (m2) required*

*(451 x 0.080 = 36.096 m2)*

7. Total contribution required for refurbishment/reconfiguration = **£136,154**

*Total space (m<sup>2</sup>) required x premises cost (from previous table) = final contribution calculation (36.096 x £3,772 = 136,154)*

*Reconfigured by dwelling = (36.096 m2 x £3,772) / 192 people = **£709 per dwelling***

- 14.3 Contributions will be assessed for residential developments of 20 units and above and for care homes will be index-linked from the date of the ICB's formal response. They will be a bespoke assessment for each site and may vary according to existing local surgery capacity.

## 15 Employment Training and Skills Plans

- 15.1 The mechanism for delivery of Policy DM16 requirements is through Employment and Skills Plans (ESP). These are required from developments of a scale capable of generating meaningful and sustained employment, training and supply chain opportunities. The following thresholds therefore apply:

- 100 dwellings for construction period (per phase on larger multi-phase sites)
- 1,000 sqm gross external floorspace for non-residential construction period
- 1,000 sqm gross external floorspace for non-residential operational period of minimum 5 years.

- 15.2 The ESP will be reviewed in-house by the Senior Economic Development Officer and this will attract a review fee for the equivalent of 8-10 hours SED time or **£400/application**, based on an assumed 3 E&S Plans per year. This fee will be reviewed annually from January 2026.

- 15.3 The ESP should be agreed pre-commencement with monitoring taking place throughout the construction phase. A slightly extended reporting period may be required for some longer-term commercial schemes. Performance will be assessed against agreed outputs and KPIs within the ESP.

## 16 Travel Plans

- 16.1 Travel Plans may be sought by EBC or HCC but the current review and monitoring rates are the same:
- **£1,500 review per Plan** and
  - **£3,000 x 5 years monitoring**
- 16.2 On strategic sites there will be a per phase requirement for Travel Plans and the overall fees may be reduced per phase or a maximum amount set to reflect work already undertaken on previous phases.
- 16.3 More information is on Hampshire County Council's webpage [Travel plans | Transport and roads | Hampshire County Council](#)

## 17 Monitoring Fees

- 17.1 Monitoring fees for all types of S106 agreements are required based on the scale and type of development. These are updated annually and can be viewed on our website [Planning fees from October 2025.pdf](#)

<b>S106/UU Monitoring Fees</b>	
<b>Category and type of development</b>	<b>Current October 2025</b>
1 - Small Minor (1 – 3 dwellings or creation of up to 100 sqm of floorspace)	<b>£605</b>
2 - Large Minor (4 – 9 dwellings or creation of 100 – 999 sqm of floorspace)	<b>£1,205</b>
3 - Major (10 – 49 dwellings, creation of up to 1,000 – 4,999 sqm of floorspace)	<b>£3,600</b>
4 - Large Major (50 - 499 dwellings or 5,000 – 9,999sqm of floorspace)	<b>£6,000</b>
5 – Strategic Major (500+ dwellings or 10,000+ sqm of floorspace)	<b>£12,100</b>

- 17.2 Up-front payments with a Legal Receipt are charged an **£80 monitoring fee**, to be included in the invoice for payments.

### **Appendix 3 Open space and play specifications and adoption requirements**

1. All POS areas including play area land must be laid out and landscaped as per the approved landscape drawings and specifications, including infrastructure (e.g. bins, benches, paths, culverts) in order for Eastleigh Borough Council to agree that the POS can go onto the 12 months maintenance period. The developer must supply as built plans at this time. If areas of open space are to be retained and managed by a Management Company, the developer must also provide a plan clearly identifying the land to be retained the management company, and the land to be transferred to the Council. The developer is then responsible for ensuring that the POS is maintained in accordance with the approved Landscape Management and Maintenance plan. Any SuDS should be maintained in accordance with the approved SuDS Management and Maintenance plan.
2. The following standards are relevant to all installations of equipment that are publicly accessible to users; this includes public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards listed below:
  - BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.
  - BS EN 1176 Part 7 - 'Guidance on Installation, Inspection, Maintenance and Operation' (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance, and operation of playground equipment, excluding ancillary items).
  - Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:
    - BS EN 15312 Free access multi-sports equipment
    - BS EN 14974 Skateparks
    - BS EN 16630 Permanently installed outdoor fitness equipment
    - BS EN 16899 Parkour equipment (plus RPII/API guidance notes)
    - BS EN 1177 if the playground surfacing is to ensure that playground surfaces absorb impact effectively, reducing injury risks from falls.
3. During the 12 months maintenance period Eastleigh Borough Council staff will be carrying out ad hoc inspections approx. 1 per month to ensure that the POS areas are being regularly maintained.
4. Our inspectors will be looking to see that the following areas are being maintained:
  - Paths should be weed free with no hollows, ponding, cracking, and trip hazards,
  - Open space grassed areas should be weed free with no significant hollows or dips and free draining,

## Appendix 3 – Open Space and Play Specifications and adoption requirements

- Grass should be growing and regularly cut in accordance with the maintenance plan,
  - All landscaped areas should be litter picked on a weekly basis to prevent accumulations of litter. NB. All litter needs to be disposed of off-site at the developer's expense,
  - If installed, bins should be emptied as required to prevent bins from overflowing. NB. All contents need to be disposed of off-site at the developer's expense,
  - Any vegetation overhanging fence lines and pathways must be cut back to prevent encroachment,
  - Planted areas (shrub beds) topped up with bark mulch to a depth of 150mm and maintained weed free,
  - Ensuring water courses are clear and free flowing, includes removal of self-set trees and other plants,
  - Trees should be maintained in a healthy condition with any dead or diseased wood removed,
  - New trees should be correctly staked, with tree ties adjusted to prevent damage to the tree,
  - Trees and beds should be regularly watered, as a guide the developer should allow a minimum of 20 litres of water per tree per week during the growing season. NB. It may be necessary to increase the volume and frequency of watering during periods of extreme heat and/ or drought,
  - Fencing should be in good condition, fence posts should be erect and stable,
  - SuDS inlets and outlets should be clear of all litter debris and unobstructed, to ensure a free flow of water, and
  - All other associated works required to keep the area in a clean, tidy, and presentable condition.
5. We will provide you with a list of any works we identify requiring remedial action during these visits, we would expect to see these works completed on our next visit.

**Please note: if these actions are not remedied on the Council's next visit, it is likely that the adoption of the area will not take place on completion of the 12-month maintenance period.**

6. Approximately one month from the final adoption inspection the Council will require the following:
1. Final as built plans (in black and white) showing:
    - i) the areas to be adopted outlined in red NO bigger than A3 size. Scale 1:1250 (as required by Land Registry) and excluding any structures not for adoption by the Council, e.g., streetlights;

## Appendix 3 – Open Space and Play Specifications and adoption requirements

- ii) basic topography including SuDS, woodland, pathways, structures;
- iii) any major services or utilities running through the POS.

NB. Plans should be obtained in a format that allows amendments to be made.

2. As built landscape drawings at A1 size, showing:
  - i. Shrub bed / planted areas coloured brown and showing the total area in square metres;
  - ii. Grass areas coloured green and showing the total area in square metres;
  - iii. Hedges coloured red and the total length in linear metres;
  - iv. Water courses shown in blue;
  - v. All street furniture, infrastructure (e.g., bridges, water supplies) and new individual trees also clearly marked;
  - vi. SuDS / Swales and wildflower areas coloured green and shown in different hatching with total areas in square metres.
  - vii. A RoSPA report confirming health and safety requirements are met.

NB. Plans should be obtained in a format that allows amendments to be made.

3. Recent (within 3 months) hydrology report for any SuDS features confirming infrastructure is functioning appropriately.
4. Recent (within 3 months) tree survey for any trees to be transferred or overhanging the land with confirmation that any required works have been completed.
5. As built plan showing any areas of land being retained by the developer/ management company with ongoing responsibility for management and maintenance, defined by hatching. Appropriate contact details for the relevant organisation(s) shall be required.
6. As built specifications, drawings, surveys and O&M information for any buildings or structures to be transferred, if appropriate.
7. The name and address of your solicitors acting for you in this matter.
8. The contact details for our legal team dealing with this transfer is:
  - Legal Services Manager
  - Eastleigh Borough Council
  - Eastleigh House
  - Upper Market Street
  - EASTLEIGH
  - SO50 9YN
  - JPM/11170/WIN.ST

Please note: If this information is not received, the Council will not be able to progress the transfer.

## Appendix 3 – Open Space and Play Specifications and adoption requirements

7. Please contact the Council to arrange a final adoption inspection approximately one month prior to the end of the 12 months maintenance period. If it would be helpful, we would be happy to meet on site two weeks prior to the final inspection to ensure all areas meet the required standard for adoption thereby allowing time to address any issues prior to the final inspection date.
8. Annual Inspections and post installation need to be carried out by an inspector on the RPII Register of Inspectors when undertaking Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine inspections. Weekly Inspections need to have the RPII Routine Inspector's qualifications.

