

Annual Infrastructure Funding Statement for Section 106 Planning Obligations

Reporting Period:

From 1 April 2021 to 31 March 2022



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Section 1: Introduction

Infrastructure Funding Statement Requirements

- 1.1 This is the Council's third Infrastructure Funding Statement (IFS). It has been published in response to the legal requirements arising from the Community Infrastructure Levy Regulations 2019. The Schedule 2 regulations require all local planning authorities to publish an annual report to cover infrastructure funded by the Community Infrastructure Levy (CIL) and that which is funded or provided for through planning obligations. It is important from the outset to note that the Council only collects developer contributions via planning obligations. This IFS does not cover CIL income or spending as per the regulations.

Structure of this Infrastructure Funding Statement

- 1.2 This Section and Section 2 provide a general introduction to this IFS along with an explanation of planning obligations and other mechanisms used by the Council for funding and providing supporting infrastructure alongside new development. Section 3 provides details of the developer contributions entered into, received, allocated and spent by the Council in 2021/22 including for infrastructure by type. Section 4 includes details of the infrastructure items provided as a result of developer contributions funding and subsequently completed over the course of 2021/22.
- 1.3 Section 5 provides an explanation of why the Council needs to provide new infrastructure to support the growth targets proposed in the Eastleigh Borough Local Plan 2016-2036 which was adopted by Full Council shortly after the monitoring period for this IFS on 25 April 2022.

Summary of the Key Information Included in this Infrastructure Funding Statement

- 1.4 This IFS provides information mainly for the 2021/22 financial year (1st April 2021 – 31st March 2022). In doing so, this covers planning obligations which have been entered into in 2021/22. These are agreements that were agreed and signed between developers and Eastleigh Borough Council in 2021/22. This IFS also provides information on monies received (including through upfront payments in lieu of a Section 106 agreement), allocated and spent on infrastructure provision and information on infrastructure provided for directly by developers in 2021/22 as a result of planning obligations being entered into in 2021/22 or over previous years.
- 1.5 As noted in paragraph 1.1, the Council is not a Community Infrastructure Levy (CIL) charging authority and there are no plans to introduce this as it currently stands.

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

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

Infrastructure Provided and Maintained by Eastleigh Borough Council

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

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

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

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

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

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

Eastleigh Borough Council's Approach to Securing Planning Obligations

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

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

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

Bird Aware Solent

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

The New Forest mitigation

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

Nutrient neutrality

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

Other Infrastructure Funding Sources

- 2.18 As explained above, this IFS provides financial information relating to planning obligations entered into with Eastleigh Borough Council as per the Community Infrastructure Levy Regulations 2019. However, it is important to be aware in general terms that it is common for different funding sources to be combined to pay for new infrastructure provision. The high costs of infrastructure can sometimes mean there is a funding gap, which is bridged with other funding sources such as grant funding, revenue budgets and reserves. This funding gap can also mean that there are unavoidable delays in fully allocating and spending funds collected.
- 2.19 External funding can come from a number of different sources such as Government funds (e.g. from non-departmental Government bodies such as Homes England and Sport England), the Solent Local Enterprise Partnership (LEP) and utility companies which have a statutory responsibility to provide for critical and essential infrastructure (e.g. electricity, gas and wastewater connections).

Community Infrastructure Levy (CIL)

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

Links to the Infrastructure Delivery Plan (IDP)

- 2.21 The Council's [Infrastructure Delivery Plan Update \(October 2018\)](#) (IDP) sets out in detail the strategic infrastructure which is required to support the development needs identified in the now adopted [Eastleigh Borough Local Plan 2016-2036](#) along with how this will be funded. This will also identify local infrastructure needs as identified by the Council's Local Area Committees. The IDP will be updated as part of the evidence base for the next Local Plan and will provide a feedback loop for reporting on the delivery of infrastructure funding by developer contributions in future.

Section 3: Developer Contributions Reporting for 2021/22

- 3.1 This Section includes details of developer contributions which have been entered into and secured, received, allocated and spent over the course of 2021/22.
- 3.2 Table 2 provides a summary of the key developer contributions data for developments in Eastleigh Borough for the 2021/22 period. It shows the following:
- **Monies entered into/secured** – this is the amount of money agreed in developer contributions in 2021/22. It reflects the number of planning permissions granted and the infrastructure needed to support development.
 - **Monies received** – full or partial contributions paid by developers in 2021/22. Contributions are often paid in instalments at different stages in the development. Monies received may therefore include contributions agreed before 2021/22.
 - **Monies allocated** – monies received in full and then allocated for a defined project in 2021/22. Monies allocated may include contributions received and agreed before 2021/22.
 - **Monies spent** – contributions that were spent in 2021/22. This may relate to contributions allocated, received and agreed before 2021/22.
- 3.3 Contributions from small developments permitted at the start of the financial year may be entered into / secured and the monies received, allocated and spent within the same financial year. However, contributions may be collected in instalments, from a variety of developments and it may be a number of years before they can be spent.
- 3.4 The figures in Table 2 do not take account of direct provision by developers on-site, for example affordable homes or open space. This information is provided later in this section.

Table 2: Financial Contributions Data for the 2021/22 Reporting Year

Financial Contributions	Total Amount
Entered into* ¹	£6,443,457
Received	£4,567,906
Allocated	£1,010,115
Spent* ^{2*3}	£383,254

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

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

*3 – £383,254 out of £1,010,015 allocated in 2021/22 was also spent in 2021/22

- 3.5 It is recognised that taken on their own that the figures in Table 2 may be difficult to quantify or interpret. In broadly explaining the headline figures in Table 2, the figure of **£6,443,457** relates to financial contributions which are entered into / secured through an upfront payment in lieu of a S106, a formal S106 agreement or unilateral undertaking pursuant to S106 of the Town and Country Planning Act 1990.
- 3.6 A legal agreement sets out all of those financial contributions that will be due to be paid to the Council. In terms of a S106 agreement, these are received by the Council once a certain trigger point is met by a developer. For example, upon the commencement of development or the completion of a certain percentage of homes. Financial contributions received by the Council can also be paid by a developer in separate instalments as a development commences. This arrangement helps the Council meet its objective to provide infrastructure ahead of residential development becoming occupied.
- 3.7 In order to justify and secure contributions in a legal S106 agreement in the first place the Council in many cases will name a specific infrastructure project that the obligation is intended to fund. Up until September 2019, Councils were capped up to a maximum of five S106 contributions to fund the same item of infrastructure due to pooling restrictions that were in place. Funds are often 'earmarked' for specific purposes or projects but will not show in this report as formally 'allocated', which is a subsequent stage in the process, sometimes not until several months later. (See later in this Section for examples of earmarking of funds for purposes or projects.)
- 3.8 The received monies are allocated to an infrastructure scheme by formal decision of the Council's five Local Area Committees but only once these are ready to be spent on a defined project. The gap in timing for financial contributions received to then be formally allocated and subsequently spent may be due to the need to bridge a funding gap, aligning services and priorities with a range of external agencies such that a detailed project plan can be drafted, approved, and then, with the funding at that point, formally implemented.

3.9 Table 3 provides a further breakdown of the figures shown in Table 2 by infrastructure type. It is important to note from the outset, and as explained earlier in this IFS, that infrastructure can be provided for directly by the developer through a planning obligation without the need for a financial contribution to be paid to the Council, and subsequently, these are not accounted for in this table. This mostly includes on-site affordable housing and on-site open space and play provision, and as such, is covered separately later in this Section. The amount spent on open space and leisure includes spending on maintenance and supervision of open spaces.

Table 3: Key Developer Contributions Data for the 2021/22 Reporting Year – Breakdown by Infrastructure Type

Infrastructure Type	Entered into (signed) *1	Received	Allocated	Spent *3
Affordable Housing	£0	£0	£0	£0
Air Quality	£51,837	£17,895	£0	£0
BREEAM	£0	£0	£0	£0
Community Building	£0	£0	£50,468	£50,468
Community Development Worker	£52,279	£0	0	£0
Community Infrastructure	£1,057,878	£976,277	£47,395	£46,786
Ecology	£27,428	£25,428	£50,375	£0
Employment and Skills	£189,880	£0	£0	£0
Environmental Improvements	£0	£17,405	£1,209	£0
Health	£183,049	£73,194	£0	£0
Monitoring Fee	£25,000	£0	£0	£0
Nitrates Mitigation	£1,325,840	£416,700	£0	£0
Open space and leisure	£2,651,291	£2,455,279	£486,251	£152,913 *2
Other (miscellaneous)	£0	£29,766	£101	£0
Play Areas	£0	£0	£288,761	£118,501
Public Art	£288,149	£147,454	£70,969	£12,420
Sites of Importance for Nature Conservation	£0	£176,125	£0	£0
Social and Recreational	£0	£88,063	£0	£0
Solent Recreation Mitigation Partnership (Bird Aware)	£381,370	£126,675	£0	£0

Infrastructure Type	Entered into (signed) *1	Received	Allocated	Spent *3
Sustainable Urban Drainage Systems (SUDS)	66,579	£0	£0	£0
Town Centre	£0	£0	£0	£0
Traffic Regulation Order	£24,000	£0	£0	£0
Transport	£118,877	£17,645	£2,166	£2,166
TOTALS	£6,443,457	£4,567,906	£1,010,115	£383,254

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

*2 Open space spending includes £5,096 on maintenance and supervision

*3 £383,254 out of £1,010,015 allocated in 2021/22 was also spent in 2021/22

3.10 At the end of 2021/22 Eastleigh Borough Council held **£16.14 million¹** of S106 contributions received in 2021/22 and previous years but not yet spent or transferred to other organisations. These monies have either been formally approved for future spend, allocated for future projects, but may be waiting for additional funding to be received, or consultation to be concluded before being formally approved or transferred, or may have been received and are awaiting allocation to specific projects in line with the Council's Corporate Objectives and the needs of the community. In addition, the Council held **£2.118 million²** of S106 contributions for affordable housing which is ringfenced to be spent on affordable housing provision, which will be used to meet affordable targets within the Council's ongoing Housing Programme. This figure is unchanged from previous years.

3.11 In addition to the figures provided in Table 3 and in order to ensure 'infrastructure first' the Council is sometimes in the position where it must allocate and in some instances spend future receipts before they have been received in the form of a developer contribution. This helps to ensure the necessary infrastructure is delivered to the residents who need it most, when it is most needed. Examples of where the Council has front funded projects over the course of 2021/22 are as follows:

£60,678 from developer contributions allocated for the Norman Rodaway Play Area by Hedge End Town Council through developer contributions received for the Serenity Development³

1 Figure includes monies accrued through interest on an annual basis

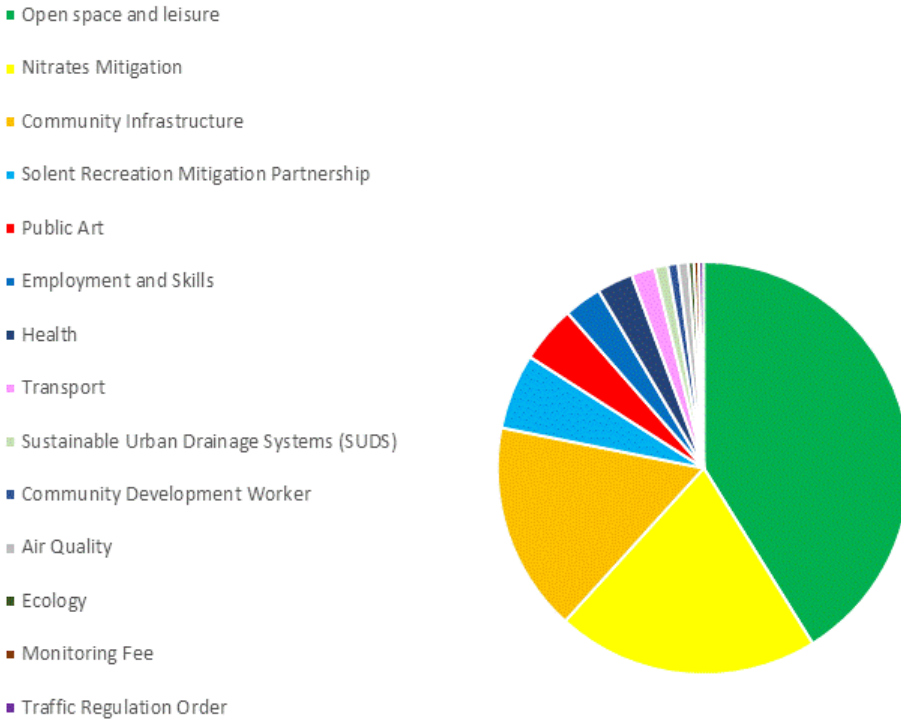
2 Figure includes monies accrued through interest on an annual basis

3 Eastleigh Borough Council has borrowed £51,980 to cover the rest of the project cost which totals £112,658

Summary of Financial Contributions Entered into in 2021/22

3.12 In further analysing the figures shown in Table 3, Chart 1 shows the breakdown in terms of the infrastructure types which have benefitted from developer contributions entered into between developers and the Council in 2021/22.

Chart 1: Financial Contributions Entered into by Infrastructure Type 2021/22



£6,443,457 entered into in 2021/22

3.13 Further information is now provided on the financial agreements that were entered into and secured⁴ with developers for the purpose of funding key infrastructure provision over the course of 2021/22. It is important to point out that the following list does not cover every single planning consent which has resulted in financial agreements entered into and secured with developers over the course of 2021/22. The focus instead is on the top ten developments in terms of the largest financial agreements entered into and secured with developers for the purpose of funding key infrastructure provision over the course of 2021/22.

4 Also includes receipts agreed without the need to enter into a Section 106 agreement.

Top Ten Developments in Terms of the Largest Financial Agreements Entered into and Secured with Developers for the Purpose of Funding Key Infrastructure Provision – 2021/22

Application Reference: O/18/83698 – Land North & East of Winchester Street Botley

Outline permission: Erection of up to 375no. dwellings, public open space, allotments, drainage, landscaping and other supporting infrastructure and mitigation measures

£2,066,781 plus indexation entered into for on-site open space which includes the maintenance of on-site open space, the provision and maintenance of public open space in the Local Area including improvements to the pathways and parking provision, the provision and maintenance of public open space including, but not limited to upgrades to open space and pathways in the Holmesland estates, an artificial pitch, the laying out, acquisition and installation of play equipment for the play area, the maintenance of the play area on site and the supervision and the laying out of the play area.

£656,840 plus indexation entered into for community infrastructure in the Local Area including for the provision of for public realm improvements in Botley village centre, improvement to Botley market hall, replacement of the sports pavilion at Botley recreation ground, the provision of a defibrillator, the provision of an area suitable for a secure lockable storage area for a community minibus and the provision of a cemetery/memorial garden in the local area

£219,462 entered into for funding the work of the Solent Recreation Mitigation Partnership (SRMP)

£164,327 plus indexation entered into for support towards business and employment opportunities in the Local Area

£162,525 plus indexation entered into for the provision, maintenance and supervision of on-site public art

£59,582 plus indexation entered into for improvements in health provision in the Local Area

£52,279 plus indexation entered into for the provision of a Community Development Worker/Project Manager in the Local Area

£42,303 plus indexation entered into for an air quality monitoring contribution for monitoring and measuring the effectiveness of mitigation due to significant changes in the Local Area as set out in the Air Quality Action Plan;

£6,000 entered into for the making of traffic regulation orders (TRO) imposing parking restrictions within the site and at the access junctions as necessary

£3,928 entered into for a post occupancy evaluation of sustainability and resident satisfaction survey and/or design review

£1,900 up to this amount entered into per mature tree

£1,100 up to this amount entered into per semi mature tree

£779 up to this amount entered into per new tree

£45.40 up to this amount entered into per square metre shrub bed

Application Reference: O/17/81166
- Land off Providence Hill, Bursledon

Outline permission: Residential development of up to 92 dwellings, associated open space, landscaping, amenity areas and infrastructure means of access from Providence Hill

£414,000 entered into for meeting the obligations of the Nitrates Mitigation policy

£332,256 plus indexation entered into for the provision, maintenance and supervision of the play equipment within the site, for the maintenance of the Play Area, for the supervision of the Play Area, for public open space and play provision in the Local Area, for the maintenance of on-site open space land and for the maintenance of on-site open space land

£152,796 plus indexation entered into for the provision or improvement of community infrastructure in the Local Area

£53,744 entered into for funding the work of the Solent Mitigation Recreation Partnership (SRMP)

£39,368 plus indexation entered into for the provision of public art in the Local Area

£9,534 plus indexation entered into for the monitoring or air quality in the Local Area

Application Reference: F/19/86829
- Serenity, Heath House Lane, Hedge End

Full permission: Demolition of the existing farmhouse and associated former buildings, the creation of a new access onto Heath House Lane, and erection of 123 dwellings

£319,259 (this including VAT) entered into for meeting the obligations of the Nitrates Mitigation policy

£209,303 plus indexation entered into for the provision or improvement of community infrastructure

£112,659 plus indexation entered into for the provision of public open space and play area works in the Local Area

£71,473 entered into for funding the work of the Solent Recreation Mitigation Partnership (SRMP)

£63,099 plus indexation entered into for the future management and maintenance of the SuDS SINC Buffer

£54,074 plus indexation entered into for the Council's costs associated with the administration and management of the Public Art pursuant to the Public Art Strategy

£18,867 plus indexation entered into for improvements to health provision in the Local Area

£3,480 plus indexation entered into for the supervision by the Council of the SuDS an SINC Buffer Works

Application Reference: F/ 19/ 85439
- Land off Botley Road, Phase II, West End

Full permission: Residential development of 30 dwellings and associated landscaping

£135,000 entered into for meeting the obligations of the Nitrates Mitigation policy

£118,877 plus indexation entered into for sustainable transport measures to be use towards:

- West End village improvements
- Highway junction improvement works in the local area
- Bus service subsidies for services serving the site

£59,446 plus indexation entered into for works at the Moorgreen Play Area and/or Itchen Valley Country Park and/or other public open space work within West End

£38,940 plus indexation entered into for the provision or improvement of community infrastructure in the Local Area

£18,879 entered into for funding the work of the Solent Recreation Mitigation Partnership (SRMP)

£8,700 plus indexation entered into for public art to be used towards the West End Heritage Trail

£6,000 plus indexation entered into for the mitigation of the impact of parking in the Local Area

£4,600 plus indexation entered into for improvements to health provision in the West End/Hedge End area

Application Reference: F/ 19/ 86233
- Land to north and east of Boorley Green, Winchester Road, Botley

Full permission: Construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class)

£297,000 entered into for meeting the obligations of the Nitrates Mitigation policy

£25,552 entered into for the provision of employment and training within the Borough of Eastleigh

£6,000 plus indexation entered into for the regulation of traffic generated by the development

Application Reference: F/ 19/ 86707
- Southampton International Airport, Mitchell Way, Eastleigh

Full permission: Construction of a 164 metre runway extension at the northern end of the existing runway

£100,000 entered into for establishing the Airport Community Health and Wellbeing Fund

£25,000 plus indexation entered into for an annual monitoring contribution

£2,000 plus indexation entered into for an ecology mitigation contribution for the purpose of funding interventions at the Itchen Valley Country Park

**Application Reference: F/21/91137
- Mortimers Farm, Mortimers Lane, Fair Oak**

4 dwellings together with the provision of associated gardens, parking and turning areas etc

£45,000 entered into for nitrates mitigation

£6,000 entered into for transport and traffic

**Application Reference: F/21/91786
- Land at Villeneuve St George Way, Eastleigh**

Construction of a car dealership (Class Sui Generis) incorporating a workshop and ancillary offices

£25,428 entered into for ecology

£23,482 entered into for public art

**Application Reference: V/22/92326
- Land south of Chestnut Avenue, Eastleigh**

HCC Consultation request: 6 new build bungalows for adults with disabilities

£27,000 (£4,500 per dwelling) for offsetting future nitrate emissions against District Council owned land

Application Reference F/20/88820 - Land to East of Stoneham Lane, South of Kingdom Hall, Stoneham Lane, Eastleigh

Proposed scheme for nitrate removal and net biodiversity gain through ecological enhancements, creation of ponds and associated works

£15,000 entered into for Nitrates Mitigation contribution.

Monies Secured from all All Other Developer Contributions Entered into in 2021/22

- **£17,812** entered into (signed) for funding the work of the work of the Solent Recreation Mitigation Partnership
- **£43,581** entered into for Nitrates Mitigation contribution

Solent Recreation Management Plan (SRMP) Contributions Entered into in 2021/22

- 3.14 Developers entered into a total of **£381,370** with the Council over the course of 2021/22 for developments within 5.6km of the coast for the purpose of securing Solent habitat mitigation measures. The largest entered into amounts for SRMP contributions have been secured through the granted outline consent for 375 dwellings on land north and east of Winchester Street, Botley (£219,462), the granted full planning consent for the erection of 123 dwellings at Serenity, Heath House Lane (£71,473) and the granted outline consent for up to 92 dwellings at land off Providence Hill, Bursledon (£53,744). A number of smaller developments granted planning permission across the Borough have secured SRMP contributions through upfront payments of a significantly lesser amount.

Nitrates Mitigation contributions entered into in 2021/22

- 3.15 Developers entered into a total of **£1,325,840** with the Council in 2021/22 on mitigation measures for nitrates. This ensures that new development across the borough does not add to existing high levels of nitrates in the Solent which has a detrimental impact on protected habitats and species. The largest entered into amounts for nitrates contributions have been secured through up to 92 dwellings at land off Providence Hill, Bursledon (£414,000), the granted erection of 123 dwellings at Serenity, Heath House Lane (£319,258.80) and the granted outline consent for 375 dwellings on land north and east of Winchester Street, Botley (£297,000). Further information on what the Council is doing to address pollution associated with nitrates can be found on the [Council website](#).

Summary of Planning Obligations Entered into for Infrastructure Provision in 2021/22 to be Provided for Directly by Developers

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

Affordable Housing S106 Agreements Entered into in 2021/22

- 3.17 Developers agreed to directly provide a total of **217** affordable housing units through planning obligations in 2021/22. These will be provided through land north and east of Winchester Street, Botley (131 affordable homes), land off Serenity, Heath House Lane, Hedge End (43 affordable homes), land south of Chestnut Avenue, North Stoneham Park, Eastleigh (33 affordable homes) and land off Botley Road, Phase II, West End (10 affordable homes) planning approvals. The Council has a strong record of securing affordable housing provision and expects this to continue over future years.

Public Open Space and Children's Play Areas S106 Agreements Entered into in 2021/22

- 3.18 Developers agreed to directly provide a total of **6** public open spaces through planning obligations in 2021/22. These will be provided through land north and east of Winchester Street with the delivery of 4 open spaces which will constitute an amenity space (3.47 ha), play area land (0.08 ha), allotment land (1.06 ha) and community orchard land (0.14 ha)). A total of 2 open spaces will also be provided through land off Providence Hill, Bursledon which will constitute on-site open space land, a play area (within the on-site open space land) along with financial contributions for the existing on-site woodland.

Summary of Financial Contributions Received in 2021/22

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

Chart 2: Financial Contributions Received by Infrastructure Type 2021/22



£4,567,906 received in 2021/22

3.20 Further information is now provided on the developer contributions received by the Council over the course of 2021/22. It is important to point out that the following list does not cover every single planning consent which has resulted in financial contributions being paid to the Council over the course of 2021/22 with the focus instead being on the top ten developments which have resulted in the greatest amount of financial contributions being paid to the Council over the course of 2021/22 for the purpose of funding supporting infrastructure.

Top Ten Developments Resulting in the Greatest Sum of Financial Contributions Paid to the Council for the Purpose of Funding Key Infrastructure Provision – 2021/22

Application Reference: O/15/77190 – Pembers Hill Farm, Mortimers Lane, Fair Oak, Eastleigh

Outline: Construction of up to 250no. dwellings with access from Mortimers Lane and pedestrian/cycle links, open space and landscaping, all matters other than access reserved

£714,938 for open space

£256,633 for community facilities

£144,040 for children's play facilities

£55,896 for health

£37,908 for public art

£17,405 for environmental improvements

£3,265 for a Traffic Regulation Order

Total Received = **£1,230,085**

Application Reference: F/18/82322 – Land south of Bursledon Road, Bursledon

Construction of 200no. dwellings with associated public open space, landscaping, roads, drainage and diversion of public footpath No 1, with associated access from Bursledon Road and vehicular link to land to the south, and laying out of new country park

£495,837 for open space

£244,815 for community facilities

£123,963 for children's play facilities

£45,283 for public art

£11,786 for air quality monitoring

Total Received = **£921,684**

Application Reference: O/12/71514 – Land to the North and East of Boorley Green, Winchester Road

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

£217,264 for open space

£176,125 for Sites of Importance for Nature Conservation (SINC)

£88,062 for social and recreational facilities

£36,711 for community facilities

£26,271 for children's play facilities

£1,182 for 'other' contributions received

Total Received = **£545,615**

Application Reference: O/15/76023 – Land South of Chestnut Avenue north Stoneham Park, Chestnut Avenue, Stoneham Lane, Eastleigh

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

£307,283 for open space and leisure

£34,505 for a Community Development Worker

Total Received = **£341,788**

Application Reference: F/19/86829 – Serenity, Heath House Lane, Hedge End

Full permission: Demolition of the existing farmhouse and associated former buildings, the creation of a new access onto Heath House Lane, and erection of 123 dwellings

£112,731 for community facilities

£71,473 for the work of the Solent Recreation Mitigation Partnership (SRMP)

£60,678 for open space

£29,124 for public art

£10,162 for health

Total Received = **£284,168**

Application Reference: F/19/87086 – Land South of Chestnut Avenue, North Stoneham Park, Eastleigh

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

£119,634 for community facilities

£117,000 for nitrates

Total Received = **£236,634**

Application Ref: F/19/85332 – Eastleigh Police Station, 18-24 Leigh Road, Eastleigh

Redevelopment of former Police Station site comprising demolition of two semi-detached former police houses to rear of the site and detached former police house to the centre of the site, demolition of outbuildings and partial demolition of Former Police Station building (removal of rear extensions) to provide an 80 bedroom care home (Use Class C2) and 4 close care apartments (Use Class C2) and a new block of 9 residential apartments (Use Class C3), with widening of the footpath on Toyndee Road, and associated access works, parking, tree planting, landscaping and provision of site infrastructure

£202,500 for nitrates

Application Ref: F/18/83986 – Land north of Mortimers Lane and west of Hall Lands Lane, Fair Oak

Erection of 26no. dwellings, public open space, landscaping, car parking and associated works

£89,747 for open space and leisure

£51,844 for community facilities

£11,658 for public art

£4,234 for health

Total Received = **£157,483**

Application Ref: O/15/76883 – Land to the North of Cranbury Gardens, Bursledon

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

£96,190 for open space and leisure

Application Ref: O/16/79466 – Netley Abbey Fruit Farm, Grange Road, Netley Abbey

Outline application for residential development of 93no. dwellings with associated footway over railway bridge and access from Grange Road, following demolition of existing commercial buildings (all matters reserved except for access and layout). This application is a Major Development and a departure from the Development Plan

£82,597 for community facilities

£8,326 for the work of the Solent Recreation Mitigation Partnership (SRMP)

£2,211 for 'other infrastructure'

Total Received = **£93,133**

Solent Recreation Management Plan (SRMP) Contributions Received 2021/22

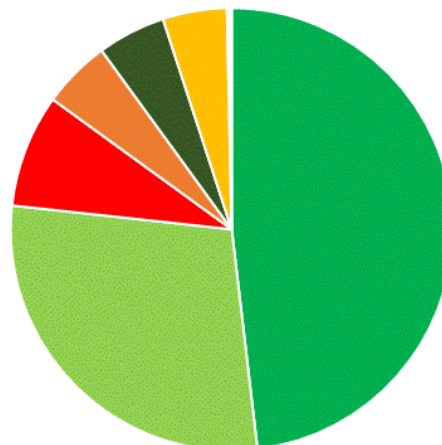
3.21 The Council received a total of **£126,675** from developments within 5.6km of the coast for the Solent Habitat mitigation measures over the course of 2021/22. The highest amount received from a single development was **£71,743** from the developers of the land at Serenity, Heath House Lane, Hedge End (permitted for 123 dwellings).

Summary of Financial Contributions Allocated in 2021/22

3.24 In further analysing the figures shown in Table 3, Chart 3 shows the split in terms of what infrastructure types have benefitted from developer contributions allocated in 2021//22:

Chart 3: Developer Contributions Formally Allocated by the Council by Infrastructure Type 2021/22

- Open space and leisure
- Play Areas
- Public Art
- Community Building
- Ecology
- Community Infrastructure
- Transport
- Environmental Improvements



* £1,010,115 allocated in 2021/22

- 3.23 The following constitutes the key infrastructure items that were allocated funds by Eastleigh Borough Council over the course of 2021/22 across a number of identified categories.

Developer Contributions Formally Allocated by the Council to Key Infrastructure Items by Type – 2021/22

Play areas

£169,260 allocated for Lapstone Playing Fields Development – Path link and Cricket Pitch Project - Fair Oak

£69,801 allocated for Splash Pad and Community Provision – New Century Park, Fair Oak/Horton Heath (also spent by the Council in 2021/22)

£30,614 allocated for Community Café – New Century Park, Fair Oak (also spent by the Council in 2021/22)

£9,016 allocated for replacement Play Area Gate and Fencing, Crowdhill, Fair Oak (also spent by the Council in 2021/22)

£6,316 allocated for Otter Close Timber Trail, Bishopstoke (also spent by the Council in 2021/22)

£2,755 allocated for Lawn Road Recreation Ground improvements, Eastleigh (also spent by the Council in 2021/22)

£998 allocated for Living Willow Wigwam, Fair Oak/Horton Heath

Open Space and Leisure

£271,843 allocated for Lapstone playing fields development

£112,850 Splash Pad and Community Provision – New Century Park, Fair Oak (also spent by the Council in 2021/22)

£60,678 Serenity development to Hedge End Town Council - Norman Rodaway Play Area, Hedge End

£50,376 allocated for Quobleigh Woods, Fair Oak

£30,000 allocated for Knowle Park Footpath Improvements, Fair Oak (also spent by the Council in 2021/22)

£4,245 allocated for Lawn Road Recreation Ground improvements, Eastleigh (also spent by the Council in 2021/22)

£2,984 allocated for replacement Play Area Gate and Fencing, Crowdhill, Fair Oak (also spent by the Council in 2021/22)

£2,834 Bishopstoke Recreation Ground riverbank repairs, Eastleigh (this amount also spent by the Council in 2021/22)

£513 allocated for Living Willow Wigwam, Fair Oak/Horton Heath

Public Art

£68,317 allocated to North Stoneham Park Public Art, Eastleigh (£7,020 of this amount also spent also spent by the Council in 2021/22)

£15,072 Bursledon, Hamble and Hound Public Art Vision, Bursledon (£5,400 of this amount also spent by the Council in 2021/22)

Community Infrastructure

£29,386 allocated for Community Café – New Century Park, Fair Oak (this amount also spent by the Council in 2021/22)

£17,400 allocated for Fair Oak Village Centre improvements, Fair Oak (this amount also spent by the Council in 2021/22)

£10,000 allocated for Community Development Worker for North Stoneham Park, Eastleigh (this amount also spent by the Council in 2021/22)

£305 allocated for Replacement Sign Chandler's Ford Neighbourhood Watch, Chandler's Ford

£300 allocated for dual purpose bin North Millers Dale, Chandler's Ford

£101 allocated for two dual waste bins at Marlborough Road and Hillcrest Avenue, Chandler's Ford

Community Buildings

£40,468 allocated for North Stoneham Park Community Building, Eastleigh (this amount also spent by the Council in 2021/22)

Environmental Improvements

£1,209 allocated for Hotbins, Fair Oak

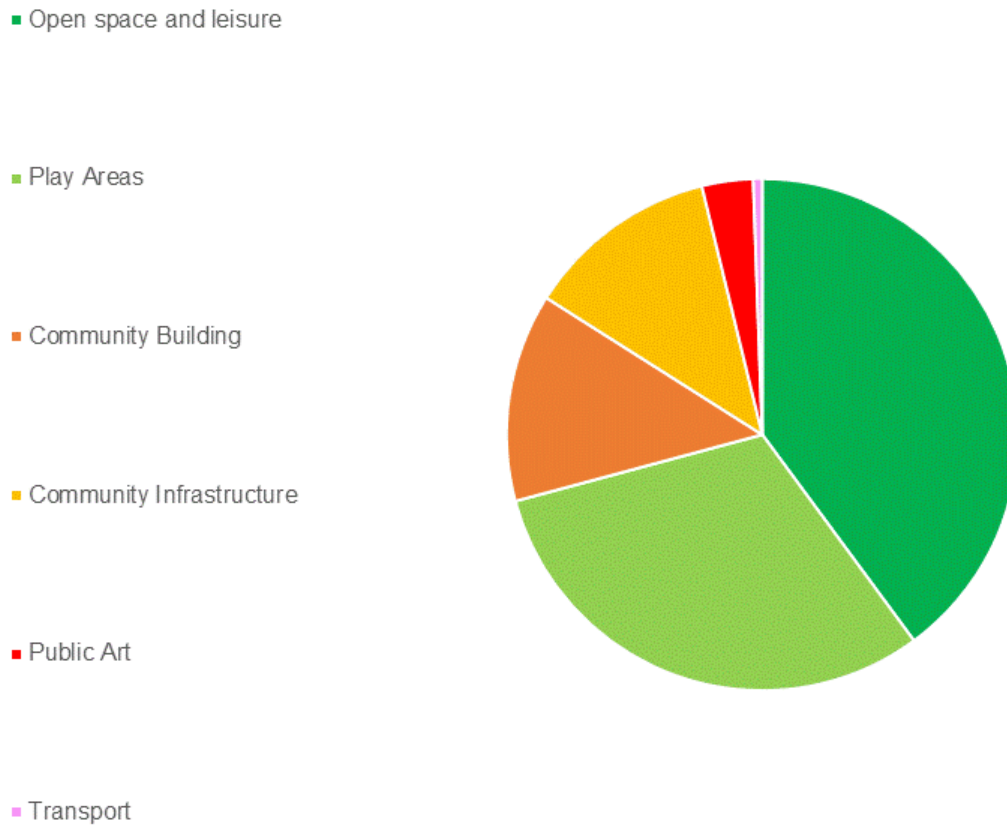
Transport

£2,166 allocated for the Bishopstoke Recreation Ground riverbank repairs, Eastleigh (this amount also spent by the Council in 2021/22)

Summary of Financial Contributions Spent in 2021/22

3.24 In further analysing the figures shown in Table 3, Chart 4 shows the split in terms of what infrastructure types have benefitted from developer contributions spent in 2021/22:

Chart 4: Financial Contributions Spent by Infrastructure Type 2021/22



* £383,254 spent in 2021/22

3.25 Further information is provided in Table 4 below on the developer contributions spent by the Council over the course of 2021/22.

Table 4: List of All Schemes Resulting in Financial Contributions Spent by the Council for the Purpose of Funding Key Infrastructure Provision – 2021/22

Scheme	Amount Spent
Splash Pad and Community Provision – New Century Park, Fair Oak	£182,651.00
Community Café – New Century Park, Fair Oak	£60,000.00
North Stoneham Park Community Building	£40,468
Knowle Park Footpath Improvements	£30,000
Fair Oak Village Centre Improvements	£17,400
Replacement Play Area Gate and Fencing, Crowdhill, Fair Oak	£12,000
Community Development Worker, North Stoneham Park	£10,000
North Stoneham Public Art	£7,020
Lawn Road Play Area	£7,000
Otter Close Timber Trail	£6,316
Bursledon, Hamble and Hound Public Art Vision	£5,400
Bishopstoke Recreation Ground Riverbank Repairs* 1	£5,000
TOTAL	£383,254

* 1 includes £2,166 spent on transport improvements

Solent Recreational Mitigation Partnership – Contributions Spent 2021/22

3.26 Contributions from each of the member local authorities have helped to fund a team of full-time and seasonal rangers, a Dog Initiatives Support Officer, monitoring, information, marketing and communications and a Partnership Coordination post. Some of this funding will be spent across the Borough. For example, Bird Aware are working in partnership with the River Hamble Harbour Authority and Natural England on new signage to try and reduce bird disturbance from paddle sports on the River Hamble.

Developer Contributions Returned to Developers in 2021/22

3.27 Less than £2,000 was refunded to developers in 2021/22. This was through SRMP contributions which were returned in instances where a development previously granted planning permission has not been implemented.

Monitoring Fees

3.28 For planning applications submitted on or after 1st January 2021 that have an associated Section 106 agreement with them, a S106 monitoring fee has been applied to the legal agreement. This is a charge that the applicant/developer pays to the Council and covers the officer's time in processing the legal agreement once it becomes "live", monitoring the obligations of the applicant to ensure that they are fulfilled at the relevant trigger point and then the Council's undertaking of their covenants within the agreement. The fee ranges from £500 to a maximum of £10,000, depending on the size (number of dwellings) of the development. Further information on the proposed S106 monitoring fees is set out in Table 5 below.

Table 5: Monitoring Fees

Category	Type of Development	Monitoring Fee
1	Small Minor (1 – 3 dwellings or creation of up to 100 sqm of floorspace)	£500
2	Large Minor (4 – 9 dwellings or creation of 100 – 999 sqm of floorspace)	£1000
3	Major (10 – 49 dwellings, creation of up to 1000 – 4999 sqm of floorspace)	£3000
4	Large Major (50 - 499 dwellings or 5000 – 9,999sqm of floorspace)	£5000
5	Strategic Major (500+ dwellings or 10,000+ sqm of floorspace)	£10,000

Section 4: Infrastructure Projects Completed in 2021 / 22

4.1 This section of the IFS provides information on infrastructure projects which have been completed following spending from developer contributions received in the same financial year, those otherwise completed following a previous receipt of developer contributions and those infrastructure projects which have been completed as a result of direct provision made by developers (e.g. affordable housing and on-site open space).

Infrastructure Projects Completed in 2021 / 22 as a Result of Developer Contributions Spending

4.2 Further details are now provided in Table 6 on those schemes which were complete in 2021 / 22 as a result of developer contributions being spent by the Council. This includes those which were both allocated and spent in 2021 / 22 and those spent over preceding years.

Table 6: List of Infrastructure Projects Completed in 2021 / 22 as a Result of Developer Contributions Spending

Project	Developers Contributions Spent
Splash Pad and Community Provision – New Century Park, Fair Oak	£182,650.00
Lawn Road Play Area	£89,898.00
Play area on land the East of Dodwell Lane and North of Pylands Lane	£70,550.00
Community Café – New Century Park, Fair Oak	£60,000.00
Blackberry Drive & Templecombe Way Play Area Improvements	£52,850.00
Fair Oak Squash Club Development	£50,000.00
Upgrade of the play areas at Botley Recreation Ground	£41,165.00
Wells Place event space extension	£40,040.00
Benches at Southern Quay	£40,000.00
Cornwall Road Play Area	£30,750.00
Knowle Park Footpath Improvements	£30,000.00
Upgrades at West End Parish Centre	£25,840.00
Automation of the village clock and upgrades to the clock tower in Botley	£25,030.00

Project	Developers Contributions Spent
Hard landscape of road and car park in the new cemetery	£24,565.00
Upgrades to the Drummond Centre in Hedge End	£22,340.00
Upgrade of the play areas at Moorgreen Recreation Ground	£20,690.00
Fair Oak Village Centre Improvements	£17,400.00
Fair Oak Square Improvements	£13,247.00
Toilet upgrades at either the Old School House or the Town Centre in Hedge End	£13,130.00
Replacement Play Area Gate and Fencing, Crowdhill, Fair Oak	£12,000.00
Upgrades to the pathways at Pudbrook open space in Botley	£10,555.00
New Kitchen at Hound Parish Hall	£10,000.00
Youth Facility in Eastleigh	£7,430.00
New vehicle access for Allbrook Meadow	£6,804.00
Leigh Road Recreation Ground - replacement furniture	£6,465.00
Otter Close Timber Trail – Bishopstoke	£6,315.94
Bus Shelter on Allbrook Hill	£5,637.00
Bishopstoke Recreation Ground riverbank repairs	£5,000.00
Hedge End Station Barriers	£4,840.00
West End Copse trim trail equipment	£4,130.00
Church Road/Stoke Road Play Area – new fencing and new gate	£3,000.00
Cuckoo Bushes Meadow/Interpretation Boards	£2,130.00
Netley Station Platform Seat	£2,000.00
Little Hatts Recreation Ground, Botley	£1,830.00
Hut Farm Place Play Area, Chandler's Ford	£637.00
Market Street South Play Area	£152.00

Examples of Infrastructure Provision Complete in 2021/22

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

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

YMCA, Eastleigh



Lawn Road Play Area, Eastleigh

4.4 The revamped play area at Lawn Road in Eastleigh opened to the public again in February 2022. The major refurbishment of the Lawn Road play park has been part of a wider programme to deliver new and improved play areas around the Borough.

Lawn Road Play Area, Eastleigh



Boorley Park Play Area, Boorley Green

- 4.5 A new play area and Multi Use Games Area (MUGA) have been installed and are both now open at Boorley Park, Boorley Green. The new play area provides a safe, fun and challenging experience is aimed at children up to 12 years of age. It centres around a multiactivity unit that includes a tunnel, snake see-saw, swings, circular trampoline, and a disability accessible roundabout. It has been funded from financial contributions from the developers of the Boorley Park development.
- 4.6 The new MUGA is free to use from 7am to 7pm throughout the week. It has an all- weather surface and is most suited to football. This facility will also be available to the pupils at Boorley Park Primary School.

Boorley Park Play Area, Boorley Green



Boorley Park Multi Use Games Area (MUGA), Boorley Green



4.7 Other key infrastructure items completed over the course of 2021 /22 as a result of spending on developer contributions include the Berry Theatre Gates and Shamblehurst Lane bus stop and crossing in Hedge End.

Berry Theatre Gates



Affordable Housing Completed from Planning Obligations 2021 /22

4.8 The Council continues to strive to support the delivery of a continual supply of affordable homes to meet the needs of those registered on

Hampshire Home Choice as well as those seeking low cost home ownership. Last year in conjunction with the Council's partners **304** new homes for affordable housing were completed through on-site provision across 13 sites (of which **241** were completed as a result of S106 contributions). The main sites to contribute to these affordable housing completions in 2021 /22 were Boorley Gardens Park, Boorley Green, North Stoneham, Eastleigh, Botley Road, West End and Pembers Hill., Fair Oak.

Section 5: Eastleigh Borough Local Plan 2016-2036 – Proposed Growth and Future Infrastructure Delivery

- 5.1 As noted in Section 3, it is important to state that not all money received by the Council over previous years prior to 2021/22 has been spent. However, much of this money has been earmarked or allocated to infrastructure schemes and projects which will be delivered in future years. Further information on housing and development sites which have been completed, in the process of being developed or subject to planning approval and development commencing can be found on the [Council's website](#).
- 5.2 Delivering infrastructure to support planned new development across Eastleigh Borough beyond the 2021/22 reporting year is also vital for implementing the vision and objectives of the adopted [Eastleigh Borough Local Plan 2016-2036](#).
- 5.3 The strategic housing sites along with smaller major development sites and unexpected windfall sites will require contributions towards the provision of significant new infrastructure such as new schools or extensions to existing schools, community facilities (e.g. community centres and health facilities), local centres and open space. The majority of the key strategic housing sites identified in the adopted Eastleigh Borough Local Plan 2016-2036 have been built out, under construction or going through the planning process meaning that much of this will come forward over the earlier part of the Plan period. The Council will look to provide this infrastructure upfront where possible which will be reflective of its 'Infrastructure First' approach.
- 5.4 In addition to this planned housing growth, the [Eastleigh Borough Local Plan 2016-2036 which was adopted by Full Council on 25 April 2022](#) also proposes to provide for 103.500q.m of new net employment floorspace (this to include 56,800sq.m of office / research and development floorspace)⁵. New employment floorspace is expected to be provided through a combination of existing planning consents and allocations in the adopted Eastleigh Borough Local Plan 2016-2036. This further highlights the need for new infrastructure to support this new development across the Borough.
- 5.5 It is important to note that the Council cannot identify the precise cost of every piece of infrastructure which will be required to support the delivery of each housing allocation nor when it will come forward. This is because of many other external factors such as the cost of materials, inflationary pressures which are continuing to increase and the need to align various stakeholders for to allow for effective and timely delivery. However, policy mechanisms are in place to enable the timely provision of infrastructure for supporting new development in the adopted [Eastleigh Borough Local Plan 2016-2036](#) such as Policy DM38 'Funding Infrastructure' (and the supporting site allocations). This relates specifically to the delivery of infrastructure and supports the provision of contributions in support of new development.
- 5.6 This provision of infrastructure required to support the development of key development sites including the identified strategic housing sites across the Borough will build upon the success of the Council over recent years in bidding for and funding infrastructure.

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

EASTLEIGH
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