

# Annual Infrastructure Funding Statement for Section 106 Planning Obligations

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Reporting Period:

From 01 April 2019 to 31 March 2020



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# Section 1: Introduction

## **Infrastructure Funding Statement Requirements**

- 1.1 This is the Council's first 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 Section 106 (S106) agreements.

## **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 S106 developer contributions 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 2019/20 including for infrastructure by type. Section 3 also includes details of the infrastructure items provided as a result of developer contributions funding and subsequently completed over the course of 2019/20. This also includes that which has been provided for directly by a developer without a financial contribution being paid to the Council. Section 4 provides an explanation of why the Council needs to provide new infrastructure to support the growth targets proposed in the submitted Eastleigh Borough Local Plan 2016-2036 which is currently going through the examination process.

## **Summary of the Key Information Included in this Infrastructure Funding Statement**

- 1.3 This IFS provides information mainly for the 2019/20 financial year (1st April 2019 – 31st March 2020). In doing so, this covers planning obligations which have been entered into in 2019/20. These are agreements that were agreed and signed between developers and Eastleigh Borough Council in 2019/20. It also provides information on monies received, allocated and spent on infrastructure provision and information on infrastructure provided for directly by developers in 2019/20 as a result of planning obligations being entered into in 2019/20 or over previous years.
- 1.4 The Council is not a Community Infrastructure Levy (CIL) charging authority which therefore means that this IFS does not cover CIL income or spending as per the regulations.

## 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 alongside the provision of the right infrastructure 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. The delivery of the One Horton Heath strategic development 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 winter 2022. 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.
- 2.2 Under Section 106 (S106) of the Town and Country Planning Act 1990 a local planning authority (LPA) can seek financial obligations for both on-site and off-site infrastructure connected to new development. They can help to mitigate the impacts of new development proposed, to make it acceptable in planning terms. The obligations may also be provided by the developer "in kind". This is where the developer builds or provides directly the infrastructure necessary to fulfil the obligation. Examples include the delivery of on-site affordable housing and on-site open space provision.
- 2.3 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.
- 2.4 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**

- 2.5 This IFS provides information on those planning obligations through which Eastleigh Borough Council is legally responsible for ensuring compliance. There is a two-tier system of local government in Hampshire whereby responsibility for council services are split between Hampshire County Council ('Upper tier' Authority) and each of the 'Lower tier' District Councils including Eastleigh Borough Council. Both Hampshire County Council and Eastleigh Borough Council therefore have specific responsibilities for providing and maintaining certain types of infrastructure.
- 2.6 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 Table 1 below. To provide a wider context, planning obligations which relate to the provision of and maintenance of infrastructure which Hampshire County Council is responsible for across a number of broad categories is also shown.

**Table 1: 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)	Highways and transport
Open space and green infrastructure	Education
Children’s play areas	Minerals and waste
Sustainable urban drainage systems (SuDS)	Public rights of way
Sustainable transport infrastructure	Flood risk
Community facilities and relating infrastructure	Libraries
Community development workers	
Health facilities (i.e. capital infrastructure as opposed to revenue services)	
Public art	
Air quality monitoring	
CCTV	
‘Start-up’ business premises and training provision	
Environmental improvements	

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

\* Eastleigh Borough Council often requires facilities from development via Section 106 agreements for which it is not responsible for providing (e.g. library provision which Hampshire County Council provides as a service).

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

## Eastleigh Borough Council's Approach to Securing Planning Contributions

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

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

- 2.11 In order to address the potential impacts of development on internationally protected nature conservation sites, some of the S106 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, and contributions to projects to address disturbance in the New Forest by providing attractive alternatives within the borough.

### Bird Aware Solent

- 2.12 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

<sup>1</sup> <https://www.hants.gov.uk/en/landplanningandenvironment/developer-contributions>

Harbour Conservancy. Section 3 provides details of the funding which Eastleigh Borough Council has collected towards projects initiated by Solent Bird Aware. 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

- 2.13 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 recently 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 its this approach for the foreseeable future as opposed to directly funding mitigation projects across the New Forest.

## Other Infrastructure Funding Sources

- 2.14 As explained above, this IFS provides financial information relating to S106 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.
- 2.15 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), utility companies which have a statutory responsibility to provide for critical and essential infrastructure (e.g. electricity, gas and wastewater connections). One recent example of where the Council has been successful in bidding for Government funding has through the £10 million it received towards the Botley Bypass from Homes England through its Housing Infrastructure Fund.

## Community Infrastructure Levy (CIL)

- 2.16 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)

- 2.17 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 submitted [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 continue to be periodically updated and will in future reflect the progress in delivery of infrastructure as reported in future versions of the IFS.

## Section 3: Developer Contributions Reporting for 2019/20

- 3.1 This Section provides the main focus of this IFS and includes details of developer contributions which have been entered into, received, allocated and spent over the course of 2019/20.
- 3.2 Table 2 provides a summary of the key developer contributions data for developments in Eastleigh Borough for the 2019/20 period. It shows the following:
- **Monies entered into** – this is the amount of money agreed in developer contributions in 2019/20. 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 2019/20. Contributions are often paid in instalments at different stages in the development. Monies received may therefore include contributions agreed before 2019/20.
  - **Monies allocated** – monies received in full and then allocated for a defined project in 2019/20. Monies allocated may include contributions received and agreed before 2019/20.
  - **Monies spent** – contributions that were spent in 2019/20. This may relate to contributions allocated, received and agreed before 2019/20.
- 3.3 Contributions from small developments permitted at the start of the year may be agreed and the monies received, allocated and spent within the year. However, contributions may be collected in instalments, from a variety of developments and it may be a number of years before they can be spent.
- 3.4 The figures in Table 2 do not take account of direct provision by developers on-site, for example affordable homes or open space.

**Table 2: Financial Contributions Data for the 2019/20 Reporting Year**

Financial Contributions	Total Amount
Entered into* <sup>1</sup>	£6,928,994
Received	£5,496,185
Allocated	£2,712,314
Spent* <sup>2</sup>	£1,201,692

\* 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)

- 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 **£6,928,994** relates to financial contributions which are entered into 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 below in this report 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 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 below provides a further breakdown of the figures included 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 later in this Section.

**Table 3: Key Developer Contributions Data for the 2019/20 Reporting Year – Breakdown by Infrastructure Type**

Infrastructure Type	Entered into (signed) *1	Received	Allocated	Spent by EBC (transferred to other organisations)
Affordable housing	£0	£426,380	£960,000	£0
Air Quality	£82,386	£56,744	£0	£0
BREEAM	£0	£5,637	£0	£0
Community Building	£45,000	£50,386	£0	£18,284
Community Development Worker	£89,517	£107,479	£150,000	£0
Community Infrastructure	£1,231,943	£1,144,382	£390,560	£362,238*2
Ecology	£0	£4,712	£0	£0

Infrastructure Type	Entered into (signed) * 1	Received	Allocated	Spent by EBC (transferred to other organisations)
Economic Development	£0	£15,564	£0	£0
Environmental Improvements	£0	£16,571	£53,505	£2,243
Health	£96,900	£65,087	£0	£140,848
Open space and leisure	£2,983,958	£1,760,212	£749,539	£515,382*2
Play Areas	£738,301	£599,525	£120,171	£101,769*2
Public Art	£273,468	£643,211	£0	£54,004*2
Sites of Importance for Nature Conservation	£865,849	£283,464	£0	£0
Solent Recreation Mitigation Partnership (Bird Aware)	£400,722	£111,724	£0	£0 (£78,792)
Town Centre	£0	£0	£0	£3,324
Traffic Regulation Order	£18,000	£155,063	£0	£0
Transport	£102,950	£50,044	£288,539	£3,600 (£66,469)
<b>TOTALS</b>	<b>£6,928,994</b>	<b>£5,496,185</b>	<b>£2,712,314</b>	<b>£1,201,692</b> <b>(£145,441)</b>

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

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

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

3.10 At the end of 2019/20 Eastleigh Borough Council held **£13.97 million<sup>2</sup>** of S106 contributions received in 2019/20 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 million<sup>3</sup>** 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.

2 Figure includes monies accrued through interest on an annual basis

3 Figure includes monies accrued through interest on an annual basis

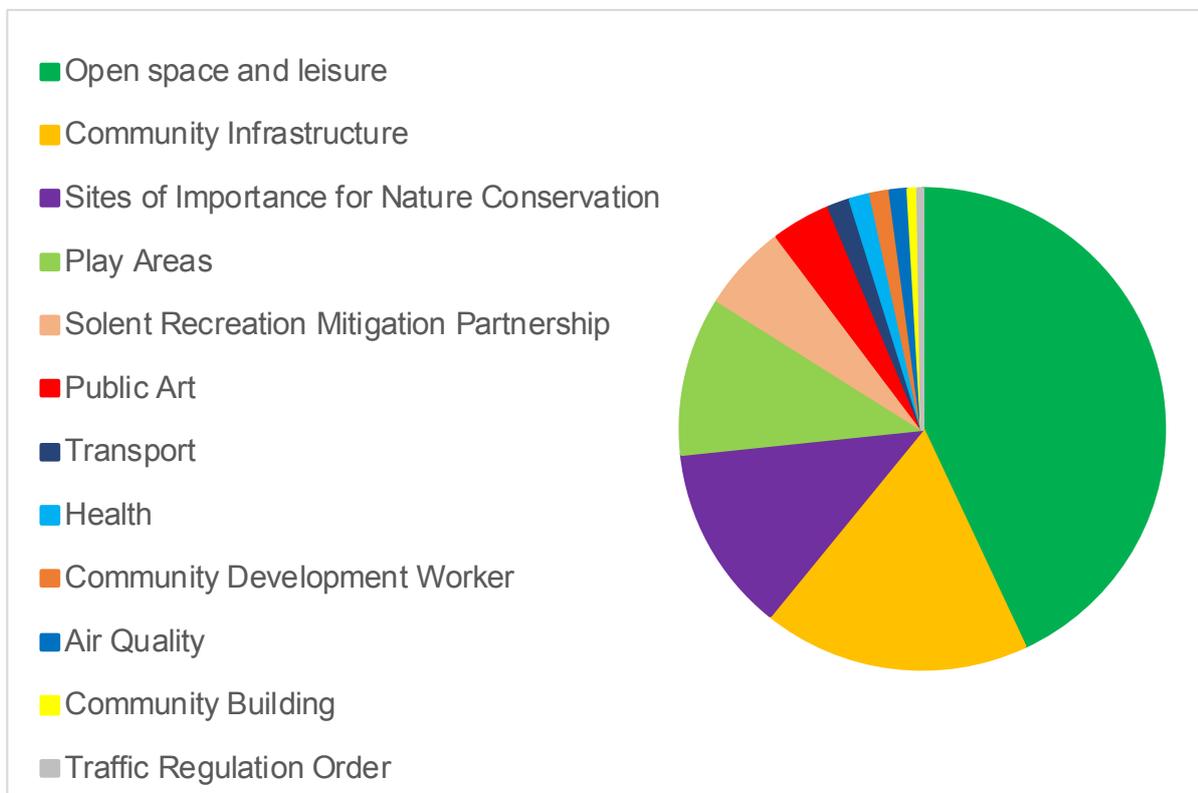
3.11 In addition to the figures provided in Table 3 and in order to ensure 'infrastructure first' the Council is sometimes in the position where it must allocate and in some instances spend future receipts before they have been received in the form of a developer contribution. This helps to ensure the 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 2019/20 are as follows:

- **£1,166,735, £1,507,379** and **£88,256** from developer's contributions plus indexation allocated to Woodhouse Lane projects as approved by the Hedge End, West End and Botley Local Area Committee on 2 March 2020
- **£848,225** from developer's contributions (plus any further interest accrued) allocated to provide for public access land in Home Wood as approved by the Eastleigh Local Area Committee on 11 November 2019
- **£70,320** from developer's contributions allocated for the community facilities at Boorley Park, Boorley Green as approved by the Hedge End, West End and Botley Local Area Committee on 30 September 2019

### Summary of Financial Contributions Entered into in 2019/20

3.12 In further analysing the figures shown in Table 3, Chart 1 further shows the breakdown in terms of what infrastructure types have benefitted from developer contributions entered into between developers and the Council in 2019/20.

Chart 1: Financial Contributions Entered into by Infrastructure Type



\* £6,928,994 entered into in 2019/20

- 3.13 The following sets out further details of the key infrastructure proposed to be provided and improved as a result of financial agreements that were entered into with developers over the course of 2019/20.

### **Land west of Woodhouse Lane**

Hybrid planning application granted for the proposed development of a residential and education led site with access off Woodhouse Lane. Outline: Up to 605 residential dwellings, supporting facilities and infrastructure

- **£6,236,820** entered into for supporting infrastructure including community facilities (including a Community Development / Project Manager), health facilities, public art, on-site and off-site open space, on-site artificial pitch, grass pitches, play areas, air quality monitoring, SINC and Solent Disturbance Management Project (SRMP), bus service infrastructure and a Traffic Regulation Order (TRO)

### **Land between St Johns Road and Dodwell Lane, Southampton**

Permission granted for the construction of link road between St Johns Road and Dodwell Lane (Phase 3 of planning permission O/13/73700)

- **£315,000** entered into for wet woodland related facilities in the area and / or measures to mitigate recreational disturbance of birds within the Solent and Southampton Water Special Protection Area (SPA)

### **Land north of Mortimers Lane**

Permission granted for the erection of 26no. dwellings, public open space, landscaping, car parking and associated works

- **£146,327** entered into for supporting infrastructure including community facilities, health facilities, public art and off-site open space.

### **Chalcroft Business Park**

1. Full Planning Application approved for the construction of a two storey industrial building for a commercial butchery (2,064 m<sup>2</sup> of Use Class B1 (c)), development of 767m<sup>2</sup> of B1b/B1c floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and
2. Outline Planning Application approved for the demolition of Units 10 -15 (1,860m<sup>2</sup> of Commercial floorspace), and store building and the development of 6,420m<sup>2</sup> of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).

- **£114,950** entered into for supporting infrastructure including the approval, monitoring and review of air quality and for delivering a footpath / cycleway

## Land south of Chestnut Avenue, Stoneham Park

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

- **£45,000** entered into for an on-site community building

## Site of 9, Valley Road, Chandler's Ford

Permission granted for 4no. two bedroom, 5no. three bedroom and 3no. four bedroom dwellings with associated amenity space and parking following demolition of existing care home

- **£31,712** entered into for supporting infrastructure including community facilities, public open space, play provision and public art

## All Other Developments

- **£27,186** entered into (signed) for funding the work of the work of the Solent Recreation Mitigation Partnership
- **£12,000** entered (agreed) for the making of Traffic Regulation Orders

## Solent Recreation Management Plan (SRMP) Contributions Entered into in 2019/20

- 3.14 Developers entered into a total of **£400,722** with the Council over the course of 2019/20 for developments within 5.6km of the coast for the purpose of securing Solent habitat mitigation measures. This includes the scheme for 605 dwellings granted planning permission at West of Woodhouse Lane (see above) whereby **£373,536** of this overall total has been entered into through a developer agreement. A number of smaller developments granted planning permission across the Borough have also entered into a S106 agreement for securing SRMP contributions of a significantly lesser amount.

## Summary of Planning Obligations Entered into for Infrastructure Provision in 2019/20 to be Provided for Directly by Developers

- 3.15 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 2019/20

- 3.16 Developers agreed to directly provide a total of **221** affordable housing units through planning obligations in 2019/20. These will be provided through the West of Woodhouse Lane (**212** affordable homes) and land north of Mortimers Lane and west of Hall Lands Lane, Fair Oak (**9** affordable homes) planning approvals. The Council has a strong record of securing affordable housing provision and expects this to continue over future years with recorded annual housing completions (including those for affordable housing) at very high levels over recent years compared to recent historic trends of the last few decades.

## Public Open Space and Children’s Play Areas S106 Agreements Entered into in 2019/20

3.17 Developers agreed to directly provide a total of **2** public open spaces and **3** children’s play areas through planning obligations in 2019/20. These will be provided through the West of Woodhouse Lane (**5.75** hectares of connected public open spaces to be provided throughout the site and **3** children’s play areas) and land north of Mortimers Lane and west of Hall Lands Lane, Fair Oak (**1** public open space) planning approvals.

## Sports Facilities S106 Agreements Entered into in 2019/20

3.18 Developers agreed to directly provide on-site facilities for sports and associated works on the Community Sports Provision Land at West of Woodhouse Lane.

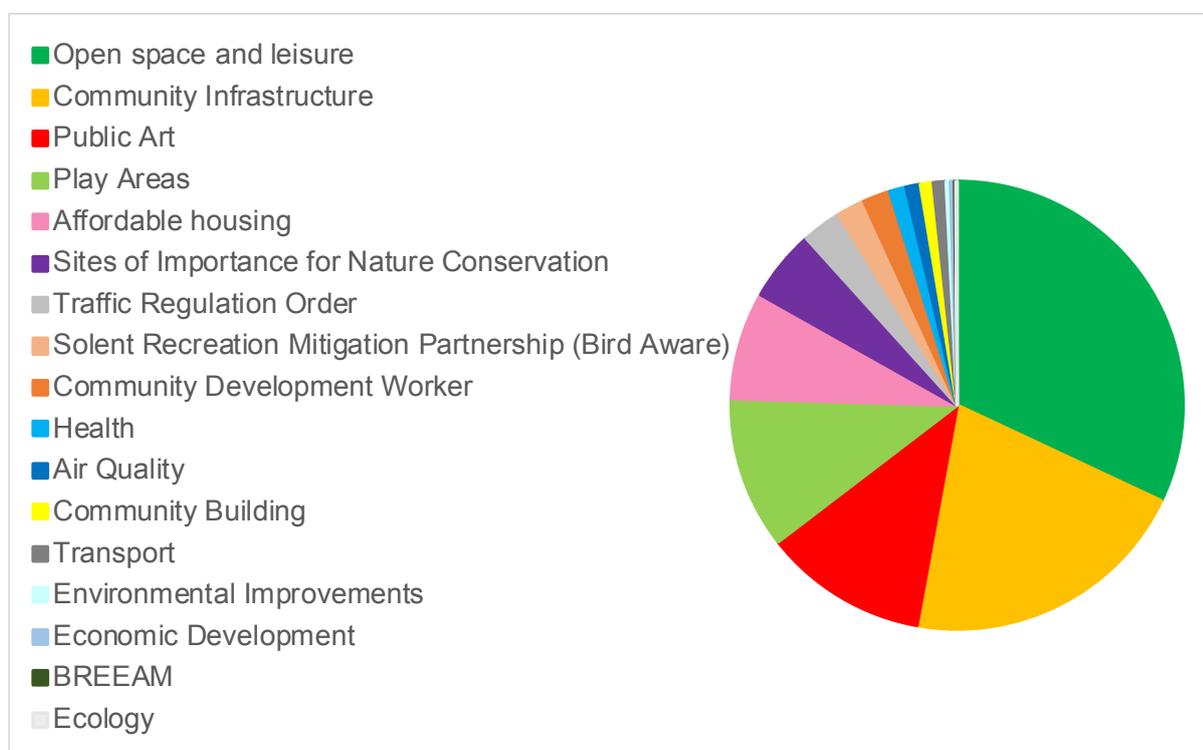
## Community Facilities S106 Agreements Entered into in 2019/20

3.19 Developers agreed to directly provide a local centre that will accommodate no less than 1,000 square metres of floorspace at West of Woodhouse Lane. The Council is committed to creating sustainable mixed communities with the provision of new local centres forming part of this ambition for some of the larger strategic development sites which are coming forward or in the process of being developed.

## Summary of Financial Contributions Received in 2019/20

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

**Chart 2: Financial Contributions Received by Infrastructure Type**



\* £5,496,185 received in 2019/20

- 3.21 Further information is now provided on the developer contributions received by the Council over the course of 2019/20. It is important to point out that the following does not cover every single planning consent which has resulted in financial contributions being paid to the Council over the course of 2019/20 with the focus instead being on the top ten developments which have resulted in the largest financial contributions being paid to the Council over the course of 2019/20 for the purpose of funding supporting infrastructure.

### **Land South of Chestnut Avenue, Stoneham Park**

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

- **£885,885** received for supporting infrastructure including community facilities (including a Community Development Worker), public art, on-site open space, play areas, SINC land, Lakeside extension and TRO

### **Land to West of Hamble Lane, Bursledon**

Outline: Residential development (up to 150 houses) with access off the Hamble Lane/Jurd Way roundabout. All matters to be reserved except for access.

- **£771,716** received for supporting infrastructure including community facilities, public art, on-site and off-site open space, play areas, Solent Disturbance Management Plan (SRMP) and air quality monitoring

### **Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA**

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. (This application is subject to an Environmental Impact Assessment and is a departure from the development plan, is a major development and affects a setting of a listed building.)

- **£728,922** received for supporting infrastructure including environmental improvements, community facilities, health provision, public art, off-site open space, play provision and Traffic Regulation Order (TRO)

### **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.

- **£380,604** received for supporting infrastructure including for a Community Development Worker, economic development, public art, on-site public open space, play areas, SINC and air quality monitoring.

### **Land east of Dodwell Lane and North of Pylands Lane**

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

- **£359,104** received for supporting infrastructure including community infrastructure, play area provision and public art.

### **Berry Farm, Hamble Lane, Bursledon, Southampton**

Construction of 166 dwellings with associated access off Cunningham Gardens, parking, landscaping and open space following demolition of existing dwellings and former agricultural buildings/workshop (amendment to planning application F/15/76582-deletion of vehicular access onto Hamble Lane only)

- **£340,424** received for supporting infrastructure including, community infrastructure, public art, on-site and off-site open space, air quality monitoring, BREEAM Post Occupancy Survey, Solent Disturbance Management Plan (SRMP) and Traffic Regulation Order (TRO).

### **Land between St Johns Road and Dodwell Lane, Southampton, SO31 1DH**

Construction of link road between St Johns Road and Dodwell Lane (Phase 3 of planning permission O/13/73700).

- **£315,000** received for supporting wet woodland infrastructure

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

Construction of 98no. dwellings with access from Barbe Baker Avenue and Barnsland, associated landscaping, parking, new footpath, childrens' play area, attenuation pond and diversion of 3no. public rights of way.

- **£305,710** received for supporting infrastructure including community infrastructure, on-site and off-site open space, play provision and public art

### **10 - 20 Romsey Road, Eastleigh, SO50 9AL**

Redevelopment for mixed use building comprising ground floor charity offices with ancillary community uses and 49no. flats above with associated parking and accesses off Romsey Road and rear service road.

- **£290,665** received for supporting infrastructure including off-site affordable housing and a Traffic Regulation Order (TRO)

### **Land to the north of Mortimers Lane, Fair Oak, Eastleigh, SO50 7BD**

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

- **£161,675** received for supporting infrastructure including community infrastructure, health provision, public open space, play provision and public art

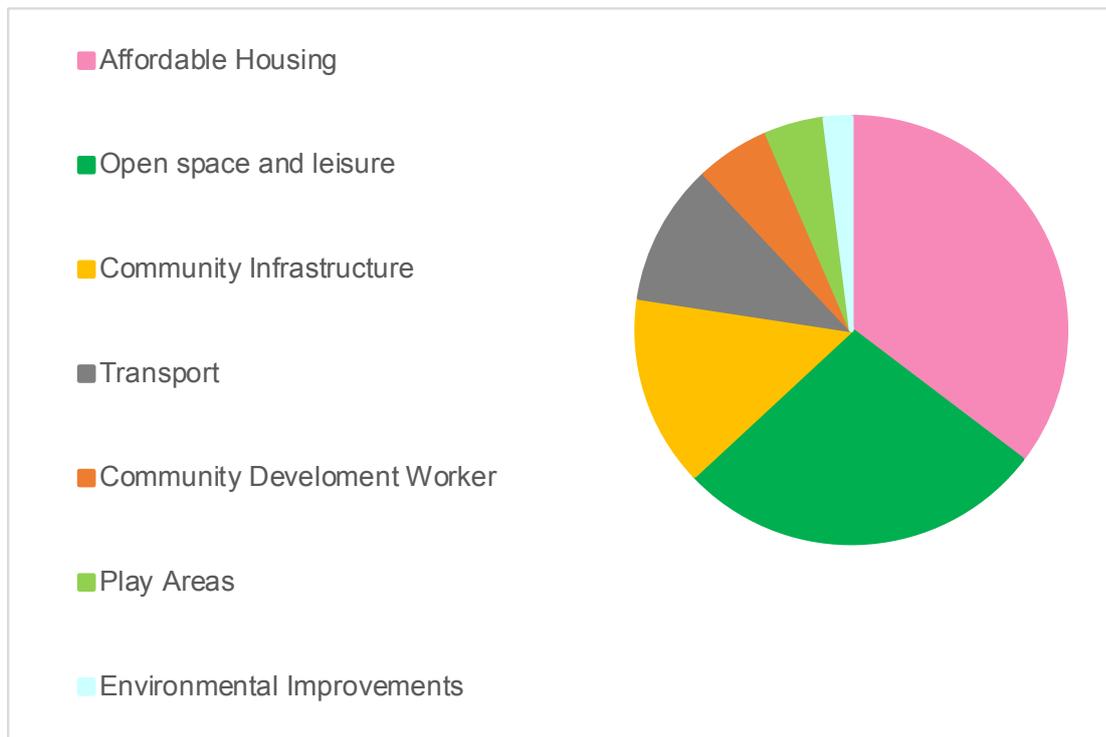
## Solent Recreation Management Plan (SRMP) Contributions Received 2019/20

3.22 The Council received a total of **£111,727** from developments within 5.6km of the coast for the Solent Habitat mitigation measures over the course of 2019/20. The highest amount received from a single development was **£19,938** from the developers of the land South of Bursledon Road development (permitted for 200 dwellings).

## Summary of Financial Contributions Allocated in 2019/20

3.23 In further analysing the figures shown in Table 3, Chart 3 further shows the split in terms of what infrastructure types have benefitted from developer contributions allocated in 2019/20:

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



\* £2,712,314 allocated in 2019/20

3.24 The following constitutes the key infrastructure items that were allocated funds by Eastleigh Borough Council over the course of 2019/20 across a number of identified categories.

## Highways, Transport and Travel

- **£202,376** allocated (Lakeside Extension – cycle/footpath)
- **£51,253** allocated for a Travel Plan Coordinator post (Eastleigh Local Area)
- **£18,160** allocated to the Travel Co-ordinator post (Chandler’s Ford and Hiltingbury Local Area)
- **£10,000** allocated on lighting for the Station to Lidl footpath
- **£5,068** allocated to the replacement of a bus shelter on Station Road, Netley Abbey
- **£4,000** allocated for improved footpath lighting and improvements along Alan Drayton Way
- **£2,000** allocated to the Allbrook Hill bus shelter (costing £4,000 in total with £2,000 also spent from the Bus Shelter Reserve)

## Open Space and Leisure

- **£297,001** allocated for the upgrades at High Hill Field, Itchen Valley Country Park
- **£125,231** allocated to landscaping at Pirelli Park, Eastleigh
- **£104,522** allocated for the play trail, related public art and maintenance of the open space for the first phase of the St. John’s development, Hedge End
- **£100,000** allocated plus interest for the two play areas at Boorley Park, Boorley Green
- **£69,404** allocated to the Cheriton Road Play Area, Eastleigh
- **£68,049** allocated to the Leah Garden Play Area, Woodside Avenue, Eastleigh
- **£32,282** allocated for the reptile receptor site, Peewit Hill, Bursledon
- **£13,500** allocated for improvements (constituting £7,500 to the M3 underpass project and £6,000 for tree works on the Boundary with Dovedale from developers’ contributions) at Fleming Park, Eastleigh
- **£12,200** allocated to the Grantham Green Play Area, Eastleigh from reallocation of developer’s contributions from the wider Grantham Green improvement project
- **£10,000** allocated for the development of ‘tree corridors’ throughout the Bishopstoke, Fair Oak and Horton Heath Local Area
- **£9,800** allocated for new accessible roundabout at Leigh Road Recreation Ground and youth shelter in Eastleigh
- **£7,971** allocated to purchase improved play area equipment for the play area in Horton Heath
- **£6,500** allocated for the continued improvement of the ‘Planney’ wooded recreational space in Bishopstoke
- **£5,000** allocated for the provision of improved CCTV for fly tipping sites in Fair Oak
- **£5,000** allocated to purchase a permissive path on Bow Lake Gardens, Bishopstoke to enable improved public access

## Community Facilities

- **£150,000** allocated for a Community Development Worker, North Stoneham
- **£150,000** allocated to Eastleigh Bus Station toilets
- **£111,339** allocated for improvements to St Nicholas Church, North Stoneham, Eastleigh
- **£35,000** allocated for the Wildern Swimming Pool Roof project, Hedge End
- **£35,000** allocated for the Freespace Car Park project, Eastleigh
- **£15,317** allocated to extend and bring forward future surveys for the Bishopstoke Memorial Hall feasibility study
- **£12,000** allocated for the upgrade of the porch and roof at the Fire Station, West End
- **£10,000** allocated for replacement and new dual use bins throughout the Bishopstoke, Fair Oak and Horton Heath Local Area
- **£6,991** allocated for the kitchen project that the Old School House, Hedge End
- **£3,000** allocated for new fencing and a new gate at the Church Road play area in Bishopstoke
- **£3,000** allocated for the improvement of signage, benches and new planters at the Horton Heath Community Centre
- **£2,500** allocated for information boards – various throughout Bishopstoke and Fair Oak
- **£2,195** allocated to fund an occupancy survey of Bursledon Station car park
- **£1,500** allocated for the Hilldene car park project in West End

## Other

- **£33,087** allocated for the provision of maintenance and supervision of the balancing pond and surrounds at Cheltenham Gardens, Hedge End
- **£20,418** allocated for the flood resilience project in Hedge End

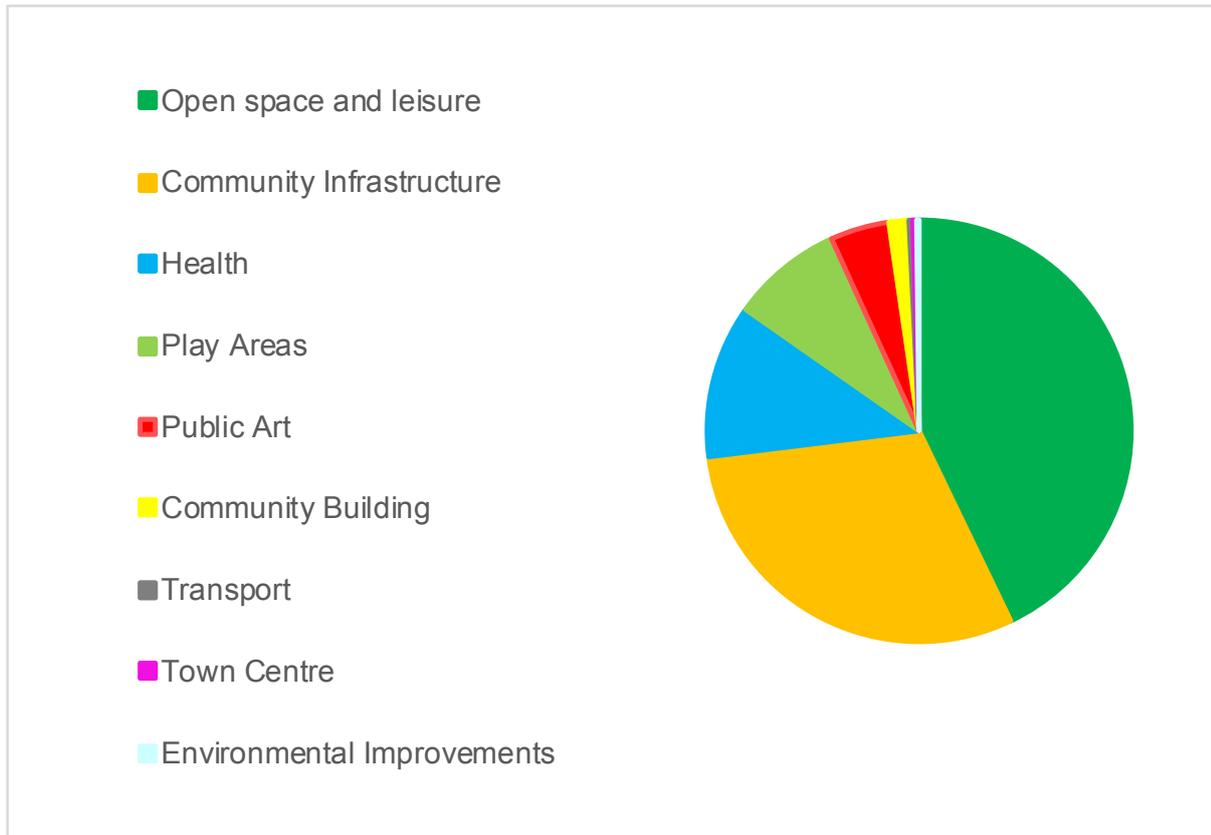
## Affordable Housing

- **£960,000** allocated for affordable housing on key development sites

## Summary of Financial Contributions Spent in 2019/20

3.25 In further analysing the figures shown in Table 3, Chart 4 further shows the split in terms of what infrastructure types have benefitted from developer contributions spent in 2019/20:

Chart 4: Financial Contributions Spent by Infrastructure Type 2019/20



\* £1,201,692 spent in 2019/20 (plus £78,792 transferred to the Solent Recreation Mitigation Partnership and £66,469 transferred to Hampshire County Council for the provision of transport related infrastructure provision)

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

### Land South of Chestnut Avenue Stoneham Park

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

- **£268,119** spent on open space provision (sports pitch relocation)

## **Berry Farm, Hamble Lane, Bursledon, Southampton**

Construction of 166 dwellings with associated access off Cunningham Gardens, parking, landscaping and open space following demolition of existing dwellings and former agricultural buildings/workshop (amendment to planning application F/15/76582-deletion of vehicular access onto Hamble Lane only)

- **£165,220** spent on supporting infrastructure including community facilities and public art

## **Land east of Dodwell Lane and North of Pylands Lane**

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

- **£152,849** spent on supporting infrastructure including community and health facilities

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

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

- **£95,752** spent on supporting infrastructure including community facilities, open space, public art and environmental improvements

## **Land South Of, South Street, Eastleigh Hants**

Outline: Erection of 432 dwellings (of 2, 3 and 4 storeys in height), 638 square metres of B1 (business) floor space, with associated highway works and public open space and the diversion of footpath no.33

- **£70,397** spent on supporting infrastructure including community facilities, open space, public art and environmental improvements

## **Land north of Kipling Road, Woodside Avenue, Eastleigh**

Outline: Construction of 94 dwelling units with new road access junction off Woodside Avenue and associated public open space, car parking and landscaping and access to existing allotments (access only detailed matter for consideration)

- **£69,539** spent on supporting infrastructure including public open space and public art

### **Land at Kings Copse School, Kings Copse Road, Hedge End**

Variation to Schedule 5 Clauses 1.3, 1.4, 2.3 and 2.4 of Section 106 Agreement dated 02/11/2006 for Planning Permission O/05/54780 for residential development at Kings Copse School, Kings Copse Road, Hedge End, to make provision for alternative payment schedule for developers contributions.

- **£35,000** spent on community facilities provision

### **Braxells Farm, Winchester Road, Botley**

Erection of 14 dwellings with associated access, parking and landscaping following demolition of existing buildings

- **£27,990** spent on open space provision (district park and playing fields)

### **Home Farm, St Johns Road, Hedge End**

Construction of 14no. dwellings (3no. 2-bed, 4no. 3-bed, 3no. 4-bed & 4no. 5-bed) and a proposed light industrial unit (Class B1c 265 sqm) with associated access, parking, landscaping, acoustic fence and dedication of woodland for public access following the demolition of existing industrial building (amended description)

- **£27,613** spent on community facilities

### **Land to the north of Bridge Road and west of Blundell Lane, Bursledon, Southampton**

Outline: Construction of up to 90 dwelling units, new vehicular access from Bridge Road, drainage works, landscaping & public open space (access only to be considered)

- **£26,050** spent on open space provision

## Solent Recreational Mitigation Partnership – Contributions Spent 2019/20

- 3.27 The Solent Recreation Mitigation Partnership spent £78,972 on behalf of Eastleigh Borough Council over the course of 2019/20 on mitigation measures identified in the Bird Aware Solent Strategy. Contributions from each of the member local authorities have helped to fund a team of full-time and seasonal rangers, monitoring, information, marketing and communications and a Partnership Coordination post. Some of this funding will be spent across the Borough. For example, some of this funding has been spent on Access Management Assessments in three locations across the Borough including Hamble Common.

## **Projects Benefitting from Financial Contributions Complete in 2019/20**

- 3.28 Further details are now provided on those schemes which were complete in 2019/20 as a result of developer contributions being spent by the Council over the course of 2019/20.

## List of Schemes Completed in 2019/20 as a Result of Developer Contributions Spending Over the Course of 2019/20

- **£268,119** spent on sports pitch provision (relocation of Stoneham Lane pitches)
- **£140,849** spent on Bursledon Community Surgery
- **£100,806** spent on Coronation Parade, Hamble Environmental Improvement maintenance of ground
- **£88,611** spent on Grantham Green, Eastleigh maintenance of ground
- **£68,049** spent on Leah Gardens play area, Woodside Avenue, Eastleigh maintenance of ground
- **£43,936** spent on Wildern Swimming Pool, Hedge End maintenance of building
- **£33,720** spent on Butlocks Heath play equipment grants
- **£33,570** spent on Pilands Wood Stake Park, play equipment grants
- **£33,296** spent on Fleming Park Golf Course, Eastleigh improved maintenance of ground
- **£31,500** spent on Bursledon Parish Council project grants
- **£30,211** spent on Bishopstoke Memorial Hall feasibility study
- **£27,990** spent on High Hill field Itchen Valley Country Park maintenance of building
- **£27,613** spent on HEYCA kitchen upgrade grants (Hedge End)
- **£27,507** spent on Market Street environmental maintenance of ground

## Developer Contributions Returned to Developers in 2019/20

3.29 Less than £2,000 was refunded to developers in 2019/20. This was through SRMP contributions which were returned in instances where a development previously granted planning permission has not been implemented.

## Examples of Infrastructure Provision Complete in 2019/20

### Stoneham Lane Football Complex (Hampshire FA)



- 3.30 The Stoneham Lane Football Complex was completed and opened for public use during the course of 2019/20. This benefitted from developer contributions provided through the nearby North Stoneham Park development which continues to progress.

### Hardmoor Sports Ground New Clubhouse Facility, Stoneham Lane, Eastleigh



- 3.31 A new replacement clubhouse facility was completed and opened at Hardmoor Sports Ground for public use during the course of 2019/20. This has also benefitted from developer contributions provided through the nearby North Stoneham Park development.

## Lakeside Country Park Extension



- 3.32 The extension to Lakeside Country Park was completed and opened for public use over the course of 2019/20. This has also benefitted from developer contributions provided through the nearby North Stoneham Park development and provides an accessible route for new residents to enjoy the 22 hectares of lakes, wet meadow and woodland as well as the many leisure activities on offer at the country park.

## Wildern Swimming Pool New Roof, Hedge End



- 3.33 The new roof for Wildern Swimming Pool was completed after the 2019/20 monitoring period but funded through monies spent over the course of 2019/20. The developer contributions were provided through numerous permitted developments in Hedge End.

## Leah Gardens Play Area, Eastleigh



- 3.34 The Leah Gardens play area was completed over the course of 2019/20 and benefited from developer contributions provided from the developers of this new residential estate located off Woodside Avenue, Eastleigh.

## Summary of Infrastructure Provision Complete in 2019/20 Provided Directly by Developers

### Affordable Housing Completed from Planning Obligations 2019/20

- 3.35 The Council continues to strive to support the delivery of a continual supply of affordable homes to meet the needs of those registered on Hampshire Home Choice as well as those seeking low cost home ownership. Last year in conjunction with the Council's partners **475** new homes for affordable housing were completed through on-site provision (of which **397** were completed as a result of S106 contributions).
- 3.36 There are a number of larger developments in the Borough that are contributing to affordable housing provision some of which are already under development with homes completing and others are just starting on site. These larger sites together with the other developments in the pipeline will support the supply of new affordable housing throughout next year and beyond.
- 3.37 The following provides examples of sites which are contributing to the provision of much needed affordable housing across the Borough.

### Berry Farm, Hamble Lane, Bursledon (Monarchs Keep)



3.38 A total of **28** affordable homes were completed over the course of the 2019/20 monitoring period at the Berry Farm development which is being built by private developers Barratt Homes in conjunction with affordable homes provider Vivid and the Council. The affordable housing element of the scheme will consist of both rental and shared ownership properties.

### Land North of Barbe Baker Avenue, West End (The Willows)



3.39 A total of **16** affordable homes were completed over the course of the 2019/20 monitoring period at the land north of Barbe Baker Avenue development which is being built by private developers Drew Smith in conjunction with affordable homes provider Radian and the Council. The affordable housing element of the scheme will consist of both rental and shared ownership properties.

## Land north and East of Boorley Green, Botley (Boorley Park)



3.40 A total of **118** affordable homes were completed over the course of the 2019/20 monitoring period as a result of S106 commitments at the land north and east of Boorley Green development which is being built by private developers Bloor, Bovis and Linden Homes (Vistry Partnerships). The affordable homes will be available for rent and shared ownership and will be phased throughout the whole development. Aster are the main affordable housing provider and their homes continue to be completed on a phased basis. Vivid have also provided some affordable homes of which have all been completed.

### Monitoring Fees

3.41 For planning applications submitted on or after 1st January 2021 that have an associated Section 106 agreement with them, a S106 monitoring fee will be applied to the legal agreement. This will be a charge that the applicant/developer is to pay 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 will range from £500 to a maximum of £10,000, depending on the size (number of dwellings) of the development. Further information on the proposed S106 monitoring fees is set out in Table 4 below.

**Table 4: Proposed Monitoring Fees**

Category	Type of Development	Monitoring Fee
1	Small Minor (1 – 3 dwellings or creation of up to 100 sqm of floorspace)	£500
2	Large Minor (4 – 9 dwellings or creation of 100 –999 sqm of floorspace)	£1,000

3	Major (10 – 49 dwellings, creation of up to 1000 – 4999 sqm of floorspace)	£3,000
4	Large Major (50 - 499 dwellings or 5000 – 9,999sqm of floorspace)	£5,000
5	Strategic Major (500+ dwellings or 10,000+ sqm of floorspace)	£10,000

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

- 4.1 As noted in Section 3 (page 9), it is important to state that not all money received by the Council over previous years prior to 2019/20 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](#).
- 4.2 Delivering infrastructure to support planned new development across Eastleigh Borough beyond the 2019/20 reporting year is also vital for implementing the vision and objectives of the submitted [Eastleigh Borough Local Plan 2016-2036](#).
- 4.3 The strategic housing sites along with smaller major development sites and unexpected windfall sites will require contributions towards the provision of significant new infrastructure such as new schools or extensions to existing schools, community facilities (e.g. community centres and health facilities), local centres and open space. The majority of the key strategic housing sites 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 and will be reflective of its 'Infrastructure First' approach.
- 4.4 In addition to this planned housing growth, the emerging [Eastleigh Borough Local Plan 2016-2036](#), as submitted in July 2018 also proposes to provide for 144,050sq.m of new employment floorspace (this to include 41,710sq.m of office development<sup>4</sup>). New employment floorspace is expected to be provided through a combination of existing planning consents and allocations in the submitted Eastleigh Borough Local Plan 2016-2036. This further highlights the need for new infrastructure to support this new development across the Borough.
- 4.5 It is important to note that the Council cannot identify the precise cost of every piece of infrastructure which will be required to support the delivery of each housing allocation nor when it will come forward. However, policy mechanisms are in place in the emerging [Eastleigh Borough Local Plan 2016-2036](#) such as Policy DM40 'Funding Infrastructure' (and the supporting site allocations) which relates specifically to the delivery of infrastructure and supports the provision of contributions in support of new development.
- 4.6 This provision of infrastructure required to support the development of key development sites across the Borough will build upon the success of the Council over recent years in bidding for and funding infrastructure.

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4 The proposed employment floorspace provision figures are likely to be subject to further updating following conclusion of the Local Plan examination.

# EASTLEIGH BOROUGH COUNCIL

