

# Annual Infrastructure Funding Statement for Section 106 Planning Obligations

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Reporting Period:

From 1 April 2022 to 31 March 2023



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# Section 1: Introduction

## Infrastructure Funding Statement Requirements

- 1.1 This is the Council's fourth 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.
- 1.2 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

- 1.3 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 2 also provides an explanation of why the Council needs to provide new infrastructure to support the growth targets in the adopted Eastleigh Borough Local Plan 2016-2036.
- 1.4 Section 3 provides information on the adopted Local Plan 2016-2036 and the infrastructure required to support sites allocated for development. Section 4 then provides details of the developer contributions entered into, received, allocated and spent by the Council in 2022/23 including for infrastructure by type.
- 1.5 Section 5 includes details of the infrastructure items underway and completed as a result of developer contributions spent over the course of 2022/23 and preceding years. A breakdown of infrastructure completed on the Council's strategic sites (One Horton Heath and Itchen Valley Country Park) is provided along with all other key infrastructure completed across the Borough over the course of 2022/23. Section 6 wraps up this IFS by looking ahead at the work that will be undertaken on the Local Plan Review and the implications for development and supporting infrastructure beyond 2036.

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

- 1.6 This IFS provides information mainly for the 2022/23 financial year (1st April 2022 – 31st March 2023). In doing so, this covers planning obligations which have been entered into in 2022/23. These are agreements that were agreed and signed between developers and Eastleigh Borough Council in 2022/23. 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 and affordable housing provided for directly by developers in 2022/23 as a result of planning obligations being entered into in 2022/23 or over previous years.
- 1.7 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. This is due to the uncertain regulatory climate and potential introduction of the Infrastructure Levy by the Government through the Levelling Up and Regeneration Bill<sup>1</sup>, which if brought into force, will replace both the CIL and Section 106 regimes. It is expected that further consultation will take place on the design of the new Infrastructure Levy regime before the drafting of Infrastructure Levy regulations. It is anticipated that these regulations once in force will provide final confirmation on the role of CIL for funding a variety of infrastructure.

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<sup>1</sup> The Levelling Up and Regeneration Bill received Royal Assent on 26 October 2023.

## 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 through an 'infrastructure first' approach 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 excellent places to live, work and visit.
- 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 along with its maintenance in perpetuity.
- 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. 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 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**

<b>Eastleigh Borough Council (and Parishes)</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 planning obligations 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 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 [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 Contributions

- 2.9 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.
- 2.10 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 \(July 2008\)](#) following the adoption of the Eastleigh Borough Local Plan (2016-2036) in order to ensure it is fully effective for delivering the infrastructure that is needed to support the new development and growth that is proposed across the Borough. This will enable the Council to maximise the opportunities available for collecting contributions from new development for a wide range of supporting infrastructure. Work on this the update to the Planning Obligations SPD (July 2008) will be guided by the Government's reforms to collecting developer contributions through the newly proposed Infrastructure Levy.

## Section 3: Eastleigh Borough Local Plan 2016-2036 – Proposed Growth and Future Infrastructure Delivery

- 3.1 Delivering infrastructure to support planned new development across Eastleigh Borough beyond the 2022/23 reporting year is vital for implementing the vision and objectives of the [Eastleigh Borough Local Plan 2016-2036](#).
- 3.2 The strategic housing sites along with smaller major development sites and windfall sites that come forward for development 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.
- 3.3 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](#). The Council will look to provide supporting infrastructure upfront where possible which will be reflective of its 'Infrastructure First' approach.
- 3.4 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 103,500sq.m of new net employment floorspace (this to include 56,800sq.m of office / research and development floorspace). 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. The most significant employment site proposed to be developed in the Borough constitutes the Southampton Airport Economic Gateway to the north east of the runway for the airport.

- 3.5 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 have continued to increase at the highest rate for over 30 years over the course of 2022/23 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.
- 3.6 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.

### **Links to the Infrastructure Delivery Plan (IDP)**

- 3.7 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 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 next be updated as part of the evidence base for the Local Plan Review which has just been commenced (see Section 6 for further details).

### **Mitigating Wider Sub-Regional Development Impacts**

- 3.8 In order to address the potential impacts of development proposed through the adopted Eastleigh Local Plan 2016-2036 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 and/or phosphates from residential and leisure developments harming sensitive European designated sites.

#### **Bird Aware Solent**

- 3.9 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 4 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. For example, a Bird Aware project has been approved which will result in access improvements at Itchen Valley Country Park.

#### **The New Forest mitigation**

- 3.10 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 future mitigation strategy.

- 3.11 The Council currently allocates developer contributions towards improvements in open space, green infrastructure and woodland across the Borough as part of an interim mitigation strategy<sup>2</sup>. 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. Further information about proposed qualitative improvements at the Council owned and managed Itchen Valley Country Park that will be funded from these developer contributions is included in Section 5. The interim mitigation strategy also involves financial contributions to the management of recreational impacts within the New Forest protected sites.
- 3.12 The Council's interim mitigation strategy covers the period until the end of March 2027 and will enable the Council to fully address potential impacts for the borough for this time period and undertake further research and monitoring before the full strategy is finalised and agreed with the partnership.

### **Nutrient and Phosphate Offsetting**

- 3.13 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.
- 3.14 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. Nitrate credits can be purchased by developers at a cost of £3,000 per credit plus VAT (the cost is subject to Consumer Price Index (CPI) inflationary rises each year). Further information on what the Council is doing to address pollution associated with nitrates can be found on the [Council website](#).
- 3.15 The Council also agreed an interim plan in July 2022 to allow developers to address the environmental impact of phosphates arising from new development within, and draining into Wastewater Treatment Works in, the River Itchen Special Area of Conservation (SAC) catchment area. The Interim Phosphate Mitigation Strategy has allowed developers to purchase credits at a cost of £50,000 per credit (the price per dwelling will vary depending on the level of impact). Further information on what the Council is doing to address pollution associated with phosphates can be found on the [Council website](#).

### **Other Infrastructure Funding Sources**

- 3.16 As explained above, this IFS provides financial information relating to planning obligations which developers enter into with Eastleigh Borough Council as per the Community Infrastructure Levy Regulations 2019. It does not report on other sources of infrastructure funding. 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.

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2 [Eastleigh Borough Council Interim Mitigation Strategy to address recreation impacts on New Forest protected sites](#)

- 3.17 External funding can come from a number of different sources such as Government funds (including 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).

## Section 4: Developer Contributions Reporting for 2022/23

- 4.1 This Section includes details of developer contributions which have been entered into and secured, received, allocated and spent over the course of 2022/23.
- 4.2 A summary of infrastructure funding, spending and that which has been completed is also provided for some of the Council's key projects, namely One Horton Heath and Itchen Valley Country Park due to their strategic nature. Further details of completed infrastructure provision in support of development across the rest of the Borough is also provided.
- 4.3 Table 2 provides a summary of the key developer contributions data for developments in Eastleigh Borough for the 2022/23 period. It shows the following:
- **Monies entered into / secured** – this is the amount of money agreed in developer contributions in 2022/23. 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 2022/23. Contributions are often paid in installments at different stages in the development. Monies received may therefore include contributions agreed before 2022/23.
  - **Monies allocated** – monies received in full and then allocated for a defined project in 2022/23. Monies allocated may include contributions received and agreed before 2022/23.
  - **Monies spent** – contributions that were spent in 2022/23. This may relate to contributions allocated, received and agreed before 2022/23.
- 4.4 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.
- 4.5 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 2022/23 Reporting Year**

Financial Contributions	Total Amount
Entered into* <sup>1</sup>	£4,378,638
Received	£3,808,891
Allocated	£1,774,658
Spent* <sup>2</sup>	£1,569,060

\* 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.

- 4.6 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 **£4,378,638.43** 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.
- 4.7 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.
- 4.8 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.)
- 4.9 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.
- 4.10 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 2022/23 Reporting Year – Breakdown by Infrastructure Type**

<b>Infrastructure Type</b>	<b>Entered into (signed) *1</b>	<b>Received</b>	<b>Allocated</b>	<b>Spent</b>
Affordable Housing	£0	£0	£0	£0
Air Quality	£21,640.26	£4,487	£16,244	£0
BREEAM	£0	£0	£0	£0
Community Building	£0	£0	£0	£150
Community Development Worker	£53,340	£4,831	£0	£42,620
Community Infrastructure	£840,593	£357,602	£175,432	£576,380
Ecology	£0	£5,189	£0	£0
Economic Mitigation	£27,719.60	£162,705	£0	£0
Employment and Skills	£0	£25,553	£0	£5,000
Environmental Improvements	£37,407.12	£62,407	£27,325	£70,806
Health	£117,300	£157,876	£102,311	£155,219
Monitoring Fee	£40,980	£38,803	£0	£0
New Forest Mitigation		£178,299	£1,145,032	£10,449
Nitrates Mitigation	£264,300	£0	£0	£0
Open space and Leisure	£1,787,478	£1,812,232	£20,287	£128,832*2
Other	£0	£0	£0	£0
Play Areas	£183,916	£418,703	£142,088	£449,584
Public Art	£281,959.50	£434,542	£129,459	£63,033
Sites of Importance for Nature Conservation	£0	£0	£0	£0
Solent Recreation Mitigation Partnership (Bird Aware)	£306,192.94	£138,598	N/A	£0*4
Sustainable Urban Drainage Systems (SUDS)	£0	£0	£0	£0
Town Centre	£0	£0	£0	£912
Traffic Regulation Order	£0	£7,064	£15,000	£27,135
Transport	£39,900	£0	£1,480	£38,940
<b>TOTALS</b>	<b>£4,378,638</b>	<b>£3,808,891</b>	<b>£1,774,658*3</b>	<b>£1,569,060</b>

\* 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 £42,865 on maintenance and supervision

\* 3 £74,464 out of £1,774,658 allocated in 2022/23 was also spent in 2022/23

\* 4 £139,533.45 transferred to Fareham Borough Council for spending on SRMP projects

4.11 At the end of 2022/23 Eastleigh Borough Council held **£17.55 million<sup>3</sup>** of S106 contributions received in 2022/23 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 **£1.981 million<sup>4</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. This figure is down from £2.118 million in 2021/22 due to spending on town centre sites the Council is working on. This includes Hanns Way Car Park, 1 Nightingale Avenue and 91B The Crescent.

## Forward Funding for Infrastructure Delivery

4.12 In addition to the figures provided in Table 3 and in order to ensure 'infrastructure first' the Council takes a proactive approach to allocating and in some instances spending 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. Further information on infrastructure provision which has been or is proposed to be funded through this 'Infrastructure First' approach is provided in Section 5 with regards to the development of One Horton Heath.

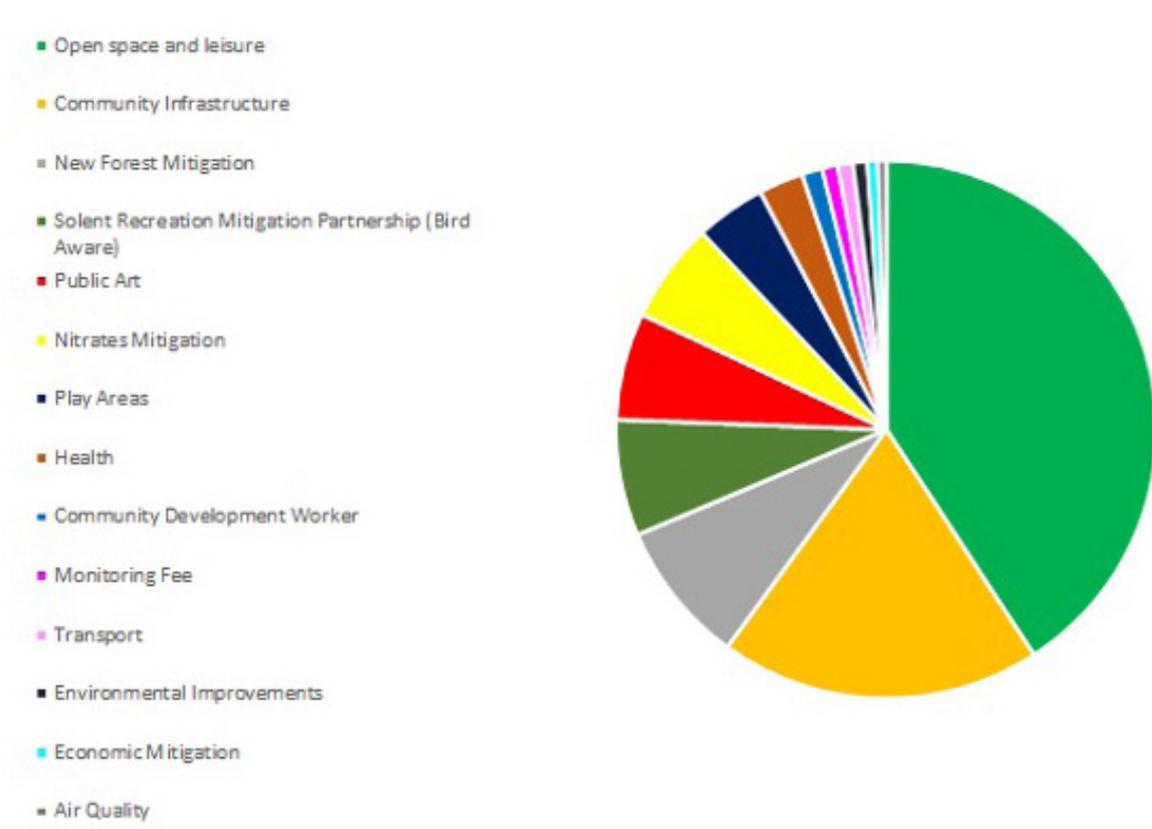
## Summary of Financial Contributions Entered into in 2022/23

4.13 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 2022/23.

3 Figure includes monies accrued through interest on an annual basis

4 Figure includes monies accrued through interest on an annual basis

Chart 1: Financial Contributions Entered into by Infrastructure Type 2022/23



\* £4,378,638 entered into in 2022/23

4.14 Further information is now provided on the financial agreements that were entered into and secured with developers for the purpose of funding key infrastructure provision over the course of 2022/23. 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 2022/23. 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 2022/23.

## Top Ten Developments in Terms of the Largest Financial Agreements Entered into and Secured with Developers for the Purpose of Funding Key Infrastructure Provision – 2022/23

### **Application Reference F/20/89500 – Land West of Burnetts Lane, Eastleigh**

*Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure (This application is subject to Environmental Impact Assessment).*

**£701,424** plus indexation entered into for the One Horton Heath Site or towards upgrading access and facilities at Lapstone Park, Pavilion Close, Fair Oak

**£655,546** plus indexation entered into for the maintenance of the On-Site open space land

**£488,920** plus indexation entered into for the provision of community infrastructure on the One Horton Heath Site

**£235,132** plus indexation entered into for funding the work of the Solent Recreation Mitigation Partnership (SRMP)

**£180,429** entered into for the provision, maintenance and supervision of public art in accordance with the public art strategy

**£126,411.99** plus indexation entered into for improvements at Itchen Valley Country Park to mitigate the impact of the development

**£94,573** plus indexation entered into for the maintenance of the play areas

**£78,600** plus indexation entered into for the provision of health facilities at Stokewood Surgery, including land transaction costs or should that cease to exist any other facility within the local area

**£53,340** plus indexation entered into for the provision of a Community Development Officer

**£49,166** plus indexation entered into for the supervision of the on-site open space land

**£30,480** entered into for the Council's Planning Obligations Officer and Enforcement Officer for monitoring compliance with the terms of this deed

**£20,400** plus indexation entered into for the implementation and compliance with the targets/measures of the travel plan

**£15,000** plus indexation entered into for monitoring the travel plan

**£9,525** plus indexation entered for the provision of allotments on the One Horton Heath site

**£8,466.66** plus indexation entered into for the monitoring and managing of the air quality in the local area

**£7,093** plus indexation entered into for the supervision of the play areas

**£3,000** plus indexation entered into for each bus stop if not provided for in the highway works agreement

**£1,500** plus indexation entered into to review and approve the travel plan

**Total Entered Into: £2,759,005**

**Application Reference F/19/84937**

**- Land South of Maddoxford Lane, Boorley Green, Botley**

*Demolition of an existing residential dwelling and associated farm buildings and construction of a residential development of 73 dwellings, associated landscaping, and amenity areas with access from Maddoxford Lane. (Amended Description).*

**£167,700** plus indexation entered into for meeting the obligations of the nitrates mitigation policy

**£107,700** plus indexation entered into for the provision or improvement of community infrastructure in the local area including the provision of; equipment and furniture at the community building to be provided at Boorley Park; provision of allotment hut, equipment and infrastructure for allotments to be provided at Boorley Park; improvements to car parking at Botley; provision of an additional bin and seat in Botley Village Centre; and/or extension of Hedge End library facilities and new stock

**£58,374.16** plus indexation entered into for the provision of maintenance and supervision of open space facilities in the local area including: equipment for playing pitches at Boorley Park; provision of an indoor play area at Itchen Valley Park; and/or upgrade of skate and youth facilities at Woodhouse Lane leisure complex

**£53,649.46** plus indexation entered into for the maintenance of the on-site open space land and ecological mitigation land

**£50,367** plus indexation entered into for funding the work of the Solent Recreation Mitigation Partnership (SRMP)

**£50,000** plus indexation entered into for the provision, maintenance and supervision of the play equipment within the vicinity of the site

**£44,822** plus indexation entered into to meet the obligations of the New Forest mitigation strategy

**£30,000** plus indexation entered into to maintain the play area

**£21,900** plus indexation entered into for the provision, maintenance and supervision of on-site public art including the Boorley Green public art project

**£14,599.92** plus indexation entered into for the provision of additional capacity within existing GP surgeries within the local area to meet increased demand

**£5,000** entered into for the Council's Planning Obligations Officer and Enforcement Officer for monitoring compliance with the terms of this deed

**£4,023.71** plus indexation entered into for the supervising of the laying out and landscaping of the on-site open space land and the handover to the Council

**£2,250** plus indexation entered into for the supervision of the play area

**Total Entered Into = £610,384**

**Application Reference: F/21/91686 – Land at Toyndee Road, Eastleigh**

*Construction of 105 dwellings together with access from Toyndee Road, associated parking, public open space and landscaping following the demolition of existing buildings.*

**£190,306.94** plus indexation entered into for the provision or improvement of community infrastructure in the local area including the provision of; improvements to Leigh Road Recreation Ground and access to Eastleigh Town Centre

**£123,116.49** plus indexation entered into to mitigate the impact of the recreational use of the New Forest by residents of the development

**£103,109.74** plus indexation entered into for the provision of maintenance and supervision of open space and play area facilities in the local area

**£78,902.87** plus indexation entered into for the provision of maintenance and supervision of open space facilities in the local area

**£50,611.64** plus indexation entered into for the provision, maintenance and supervision of the off-site public art scheme

**£17,099.71** plus indexation entered into for the provision of additional capacity within existing GP surgeries within the local area to meet increased demand

**£13,173.62** plus indexation entered into for monitoring and measuring the effectiveness of mitigation due to significant changes in the local area; promotion and raising awareness of more sustainable modes of transport and changing behaviours; feasibility studies to improve uptake of low emissions vehicles

**£11,665.42** plus indexation entered into for the enhancement of wildlife habitats in the local area

**£5,000** entered into for the Council's Planning Obligations Officer and Enforcement Officer for monitoring compliance with the terms of this deed

**Total Entered Into = £592,986**

**Application Reference: F/21/89125  
– Former Post Office, 14 High Street, Eastleigh**

*Demolition of former post office and sorting office buildings and erection of 1 no. four storey building consisting of ground floor flexible commercial space (within use classes E(a), E(c), E(e), E(g)(i), F1, F2) and 10no. residential units, and 1 no. six storey building consisting of flexible ground floor commercial space (within use classes E(a), E(c), E(e), E(g)(i), F1, F2) and 18no. residential units with creation of associated public realm / open space.*

**£46,386.29** entered into for community infrastructure

**£36,273.31** entered into for open space

**£35,001.62** entered into to mitigate the impact of the recreational use of the New Forest

**£27,719.60** entered into for economic mitigation

**£14,388.74** entered into for public art

**Total Entered Into = £159,769**

**Application Reference: F/21/90245 – 192-194 Leigh Road, Eastleigh**

*Erection of a three-storey detached residential building (Class C3) housing 9no. flats with associated parking, cycles and bin stores following demolition of existing detached children's nursery building (Class D1).*

**£96,600** entered into for meeting the obligations of the nitrates mitigation policy

**Total Entered Into = £96,600**

**Application Reference: F/21/91132 – Treetops, Allington Lane, Fair Oak**

*Demolition of all existing buildings on site and erection of 35 residential dwellings with vehicular access from Allington Lane and associated infrastructure, hard and soft landscaping, open space and drainage.*

**£47,280** plus indexation entered into for the Bishopstoke Memorial Hall project

**£25,378.60** plus indexation entered into for the provision, maintenance and supervision of public open space and play areas in the local area

**£10,500** plus indexation entered into for Eastleigh's public art strategy

**£7,000** plus indexation entered into for providing additional capacity within existing GP surgeries within the local area

**Total Entered Into = £90,158**

**Application Reference: F/21/91821 – Unit 1, Hedge End Retail Park, Charles Watts Way, Hedge End**

*Use of existing retail unit as foodstore (Use Class E) with external building and layout alterations to include changes to car park.*

**£37,407.12** entered into for environmental improvements, public seating and street scene Improvements to West End Local Centre

**Total Entered Into = £37,407.12**

**Application Reference: PN/22/93553  
– Bampton House, Bampton Court, Hursley Road, Chandlers Ford**

*Prior Notification (Class MA) for change of use from offices (Use Class E) to 13no. residential units (Class C3) comprising of 11no. one-bedroom and 2no. two-bedroom apartments (Revised scheme to approval reference PN/21/90906).*

**£15,460.78** entered into to mitigate the impact of the recreational use of the New Forest

**Total Entered Into = £15,460.78**

**Application Reference: F/22/92347**

**- Netley Waterside House, Abbey Hill, Netley Abbey**

*Construction of replacement respite care and holiday centre to include visitor rooms, volunteer rooms, basement swimming pool and external accommodation cabins within lower gardens, after demolition of existing buildings. Associated works to include access, vehicle and cycle parking, electric vehicle charging points, roof mounted photovoltaics, drainage infrastructure, boundary treatments, tree works, landscape and ecological enhancements.*

**£4,130.21** entered into for public art

**£7,800** entered into for funding the work of the Solent Recreation Mitigation Partnership (SRMP)

**Total Entered Into = £11,930.21**

**Application Reference F/21/92098 – Land Adjacent to The Hermitage, Grange Road, Netley Abbey**

*Construction of 9no. dwellings and widening of road access following demolition of stables.*

**£10,449** entered into to mitigate the impact of the recreational use of the New Forest

**Total Entered Into = £10,449**

**Solent Recreation Management Plan (SRMP) Contributions Entered into in 2022/23**

4.15 Developers entered into a total of **£306,192.94** with the Council over the course of 2022/23 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 full planning consent for 381 dwellings on land west of Burnetts Lane, Eastleigh (£235,132), the granted full planning consent for the erection of 73 dwellings, associated landscape and amenity areas at Land South of Maddoxford Lane, Boorley Green, Botley (£50,367) and the granted full planning consent for a replacement respite care and holiday centre at Netley Waterside House, Abbey Hill, Netley Abbey (£7,800). A number of smaller developments granted planning permission across the Borough have secured SRMP contributions through upfront payments of a significantly lesser amount (£12,891.91).

**New Forest Mitigation Contributions Entered into 2022/23**

4.16 Developers entered into a total of £249,500.30 with the Council over the course of 2022/23 for the purpose of mitigating the impact of development within a 13.8km straight line catchment area upon the New Forest. The largest entered into amounts for New Forest contributions have been secured through the granted full planning consent for 105 dwellings on land at Toynbee Road, Eastleigh (£123,116.49), the granted full planning consent for the erection of 73 dwellings, associated landscape and amenity areas at Land South of Maddoxford Lane, Boorley Green, Botley (£44,822) and the granted full planning consent for 28 dwellings at the Former Post Office, 14 High Street, Eastleigh. A number of smaller developments granted planning permission across the Borough have secured New Forest contributions through upfront payments of a significantly lesser amount (£20,650.36).

### **Nitrates Mitigation contributions entered into in 2022/23**

4.17 Developers entered into a total of £264,300 with the Council in 2022/23 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 nitrates contributions have been secured from full planning consent granted for 73 dwellings at Land South of Maddoxford Lane, Boorley Green, Botley (£167,700) and the granted full planning consent for 9 dwellings with associated parking, cycles and bin stores at 192-194 Leigh Road, Eastleigh (£96,600).

### **Summary of Planning Obligations Entered into for Infrastructure Provision in 2022/23 to be Provided for Directly by Developers**

4.18 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 2022/23**

4.19 Developers agreed to directly provide a total of 166 affordable housing units through planning obligations in 2022/23 through the following approved applications:

- Land west of Burnetts Lane, One Horton Heath = 134 affordable dwellings<sup>5</sup>
- Land at Toynbee Road, Eastleigh = 20 affordable dwellings
- Treetops, Allington Lane = 12 affordable dwellings

### **Public Open Space and Children's Play Areas S106 Agreements Entered into in 2022/23**

4.20 Developers agreed to directly provide public open space through planning obligations in 2022/23. This will be provided at the following sites which have been granted planning permission:

- Lower Acre, One Horton Heath
- Land at Toynbee Road, Eastleigh
- Land South of Maddoxford Lane, Boorley Green

4.21 Developers also agreed to provide a total of 2 play areas through planning obligations in 2022/23. These will be provided at the following sites which have been granted planning permission:

- Lower Acre, One Horton Heath
- Land South of Maddoxford Lane, Boorley Green

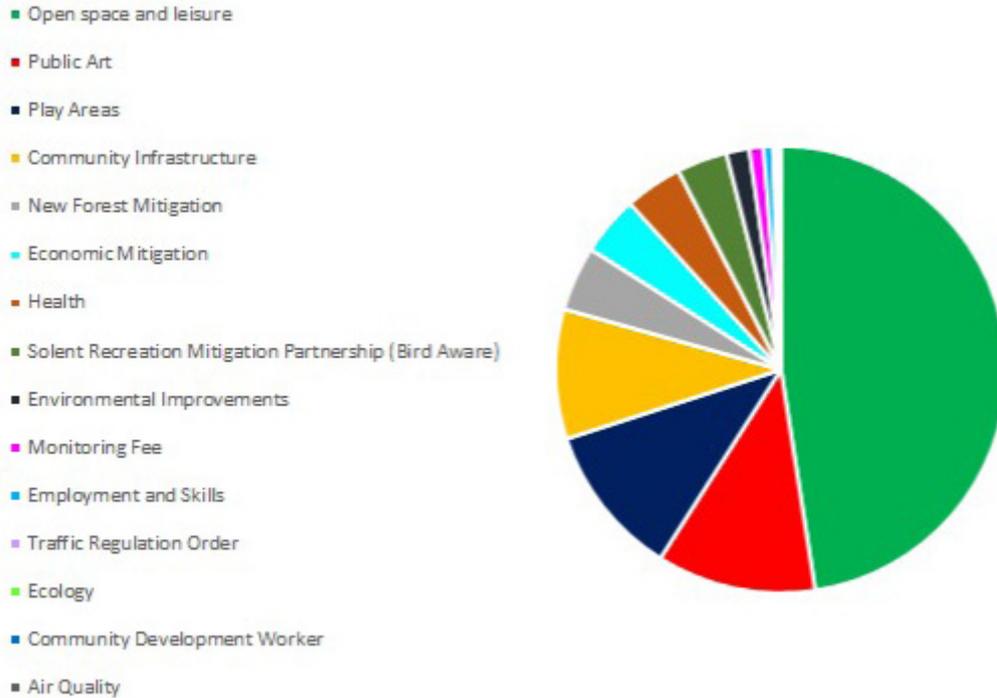
### **Summary of Financial Contributions Received in 2022/23**

4.22 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.

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<sup>5</sup> Since planning permission was granted an application for a Deed of Variation to the S106 Agreement dated 2 December 2022 (V/23/95347) was presented to the Horton Heath Development Management Committee in June 2023 to remove any requirement to provide affordable housing or first homes on viability grounds. The Committee agreed to vary the Section 106 as requested.

**Chart 2: Financial Contributions Received by Infrastructure Type 2022 /23**



\*£3,808,891 received in 2022/23

4.23 Further information is now provided on the developer contributions received by the Council over the course of 2022/23. 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 2022/23 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 2022/23 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 – 2022/23

### **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) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings (use class C3); - residential care home (use class C2); - creation of a new local centre - including a new primary school (2FE), children's pre-school nursery, community building, retail, office and other buildings and car parking (use classes A1, A2, A3, A4, A5, B1a, D1, D2); - public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane (with new accesses/works to Chestnut Avenue (existing), Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane, including new pedestrian links, landscaping and associated works; 3) construction of a new cycleway/footway along Stoneham Lane (from north/east of St Nicolas Church, southwards to the administrative boundary with Southampton City); 4) use of land south of Junction 5 of the M27 motorway for playing pitches and construction of associated facilities (including changing pavilion/hub building, spectator stands, enclosures, all-weather playing surfaces; floodlighting); with new accesses onto Stoneham Lane; parking; new footway/cycleway; landscaping and associated works; and 5) associated engineering operations; on and off-site supporting infrastructure necessary to facilitate development of the site. This application is subject to an Environmental Impact Assessment and is a departure from the development plan, and affects the setting of a listed building, and affects Public Rights of Way.

**£944,891.50** for Home Wood access and management (to be transferred)

**£151,857.56** for health

**£134,984.50** for economic development

**£134,984.50** for public art

**£134,984.50** for community infrastructure

**£94,294.81** for Home Wood access and management (to be transferred)

**£67,492.25** for open space

Total Received = **£1,663,489.62**

### **Application Reference: O/13/73707 – Land off Winchester Road, Fair Oak, Eastleigh**

*Outline: Residential development of up to 330 new dwelling units, new community building, public open space, and provision of new vehicular access from Winchester Road following demolition of existing buildings and stopping up of existing access.*

**£277,266.96** for Area B Open Space Commuted Maintenance Sum

**£245,556.09** for Area A Open Space Commuted Maintenance Sum

**£16,732.58** for Area C Open Space Commuted Maintenance Sum

**£5,610.44** for Revised Area A Open Space Supervision Fee

**£1,107.54** for Revised Area B Open Space Supervision Fee

Total Received = **£546,273.61**

### **Application Reference: O/15/75953 – Land to the West of Boorley Green, Winchester Road, Eastleigh**

*Outline application for up to 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for two-form entry primary school, formal and informal open space and sports pitches. New access off Winchester Road, associated on-site roads, infrastructure and footpaths/cycleways. Detailed matters for determination access (all other matters reserved - scale, appearance, landscaping and layout). This application is the subject of an Environmental Impact Assessment, is a departure from the Development Plan, is Major Development and affects the setting of a Right of Way.*

**£192,784.39** for public art

**£88,792.01** for Solent recreational mitigation

**£49,195.57** for open space

Total Received = **£330,771.97**

### **Application Reference: O/16/78389 – Crows Nest Lane, Botley, Southampton**

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

**£106,057.40** for open space

**£61,997.07** for open space and play

**£50,172.67** for play area maintenance

**£7,954.31** for open space supervision

**£3,762.95** for play area supervision

Total Received = **£229,944.40**

### **Application Reference: F/20/89125 – Former Eastleigh Post Office, 14 High Street, Eastleigh**

Demolition of former post office and sorting office buildings and erection of 1 no. four storey building consisting of ground floor flexible commercial space (within use classes E(a), E(c), E(e), E(g)(i), F1, F2) and 10 no. residential units, and 1 no. six storey building consisting of flexible ground floor commercial space (within use classes E(a), E(c), E(e), E(g)(i), F1, F2) and 18 no. residential units with creation of associated public realm / open space.

**£46,386.29** for community infrastructure

**£33,524.38** for New Forest SANG

**£27,719.60** for economic mitigation

**£25,476.20** for open space and play

**£14,388.74** for public art

**£8,367.12** for open space (local green space)

**£2,879.99** for open space (wildlife sites)

**£1,205.91** for New Forest ranger

**£271.33** for New Forest SANG monitoring

Total Received = **£160,219.56**

### **Application Reference: X/19/84943 – Land to the West of Boorley Green, Winchester Road, Eastleigh**

Variation of condition 3 of outline planning permission O/15/75953, as amended by X/18/82986, to allow revisions to the Parameter Plans for Movement & Access, Landscape, Density, Building Heights and Land Use.

**£125,395.36** for open space and play

Total Received = **£125,395.36**

### **Application Ref: O/16/79466 – Land at Abbey Fruit Farm, Grange Road, Netley Abbey, Southampton**

Outline application for residential development of 93 no. 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.

**£89,111.61** for community infrastructure

**£8,994.28** Solent Recreational Mitigation

**£2,385.20** for air quality

Total received = **£100,491.09**

**Application Ref: F/16/79704 – Land at Hammerley Farm Burnetts Lane, Horton Heath, Eastleigh**

*Construction of 37 dwellings with associated landscaping, open space, parking with access from Anson Road.*

**£39,153.33** for community infrastructure

**£21,612.09** for open space and play

**£12,869.51** for Solent recreational mitigation

**£8,760.99** for public art

**£5,188.98** for ecological mitigation

**£4,831.12** for Community Development Worker

**£2,852.68** for health

**£2,101.34** for air quality

Total Received = **£97,370.04**

**Application Ref: F/19/85028 – Land to the West of The Kings School, Allington Lane, Fair Oak**

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

**£40,159.82** for community infrastructure

**£21,747.60** for open space and play

**£17,882.16** for public art

**£3,165.45** for health

Total received = **£82,955.03**

### **Application Ref: O/12/71514 – Land to the North and East of Boorley Green, Winchester Road, Botley**

Outline application with all matters reserved (except for access) for the demolition of golf driving range shelter and groundsman’s equipment store and the development of 1400 homes with access from Winchester Road and Maddoxford Lane (with upgrades to the Winchester Road/Woodhouse Lane Junction and approaches and Maypole Roundabout, construction of Sunday’s Hill Bypass and approaches, extension to existing hotel (including new conference and leisure facilities, 44 no. new bedrooms and car parking), creation of new local centre (incorporating energy centre, pub, assisted living accommodation, retail and employment floorspace, including change of use of Braxells Farm House to employment), primary school, multi purpose community building, sports and open space facilities including play areas, allotments and Multi-Use Games Area, and changing facilities, together with construction of roads, footpaths (including diversion of Footpath No. 2) and cycle ways, and pumping stations. (Amended description following amended plans received 11/12/2012). This application is the subject of an Environmental Impact Assessment.

**£26,270.88** for play area

**£26,270.88** for play area

**£5,000** for open space (SUDs, negotiated at transfer not in S106)

**£4,680.70** for public art

**£4,680.70** for public art

**£4,680.70** for public art

**£1,182.17** for play area supervision

**£1,182.17** for play area supervision

Total Received = **£73,948.20**

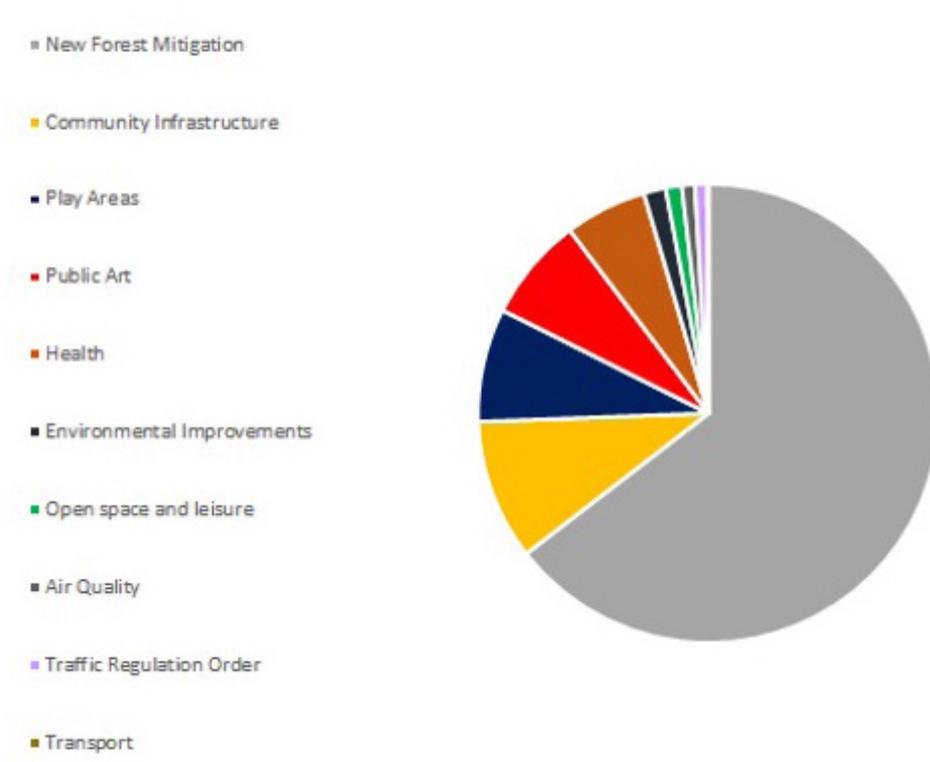
### **Solent Recreation Management Partnership (SRMP) Contributions Received in 2022/23**

4.24 The Council received a total of **£138,598** from developments within 5.6km of the coast for the Solent Habitat mitigation measures over the course of 2022/23. The highest amount received from a single development was **£88,792.01** from the developers of the land North West of Winchester Road, Boorley Green (permitted for up to 680 residential units).

### **Summary of Financial Contributions Allocated in 2022/23**

4.25 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 2022/23:

Chart 3: Developer Contributions Formally Allocated by the Council by Infrastructure Type 2022/23



\* £1,774,658 allocated in 2022/23

4.26 The following constitutes the key infrastructure items that were allocated funds by Eastleigh Borough Council over the course of 2022/23 across a number of identified categories.

## Developer Contributions Formally Allocated by the Council to Key Infrastructure Items by Type – 2022/23

### Play areas

£52,542 allocated to play area at Chancellor Park

£31,449 allocated to Fleming Park play area

£24,999 allocated to Fleming park play area and paddling pool

£2,199 allocated to Lawn Road play area

### Open Space and Leisure

£ 20,287 allocated to Moorgreen Meadows visitor mitigation and enhancements

£ 10,764 allocated to Fleming Park footbridge repair

£ 7,550 allocated to running route way markers for Lakeside Country Park

£ 1,861 allocated to open space protection at Suffolk Close

### Public Art

£10,359 allocated to 'Coralent' public art project in Bursledon

£ 11,549 allocated to public art in the Town Centre

£ 7,000 allocated to Colonnade public art

## **Community Infrastructure**

**£649,113** allocated to Fair Oak library

**£20,011** allocated to litter bin reserve

**£18,000** allocated to extended parking provision for the splashpad and new café at New Century Park development, Fair Oak

**£16,390** allocated to Fleming Park paddling pool, play area and skate park project

**£15,000** allocated to replacement fence and boardwalk, West Horton Farm Countryside Site, Bishopstoke

**£10,000** allocated to Underwood Road water supply

**£7,000** allocated to North Stoneham Park event space and kick-about area

**£6,000** allocated to cycle path at Fryern recreation ground

**£6,000** allocated to Town Centre toilets improvement project

**£5,320** allocated to LED lights at Hound Parish and Abbey Hall

**£3,258** allocated to new litter bins and benches

**£2,000** allocated to notice boards on the Avery Estate

**£1,200** allocated to new seat in Boyatt Wood

## **Health**

**£102,311** allocated to Stokewood surgery extension

## **Environmental Improvements**

**£1,145,032** allocated to Home Wood

**£27,325** allocated to Eastleigh Town Centre environmental improvements

**£8,500** allocated to additional wildlife pond and upgrade to existing pond

**£8,027** allocated to Oaklands stream bank repair

**£1,747** allocated to North End nature park pond dipping platform

## **Air Quality**

**£16,243.91** allocated to Air Quality Action Plan

## **Traffic Regulation Orders**

**£15,000** allocated to Traffic Regulation Order (TRO) for Stoneham Lane

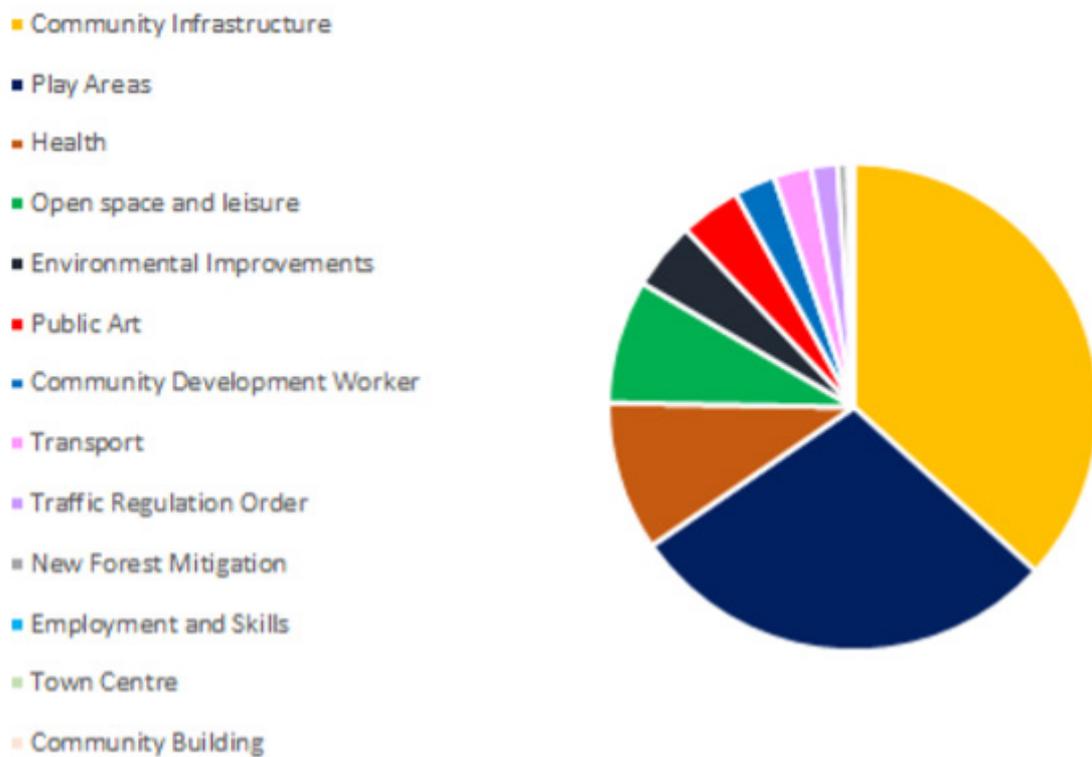
## Transport

£1,480 allocated to replacement bus shelter on Derby Road

### Summary of Financial Contributions Spent in 2022/23

4.27 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 2022/23:

Chart 4: Financial Contributions Spent by Infrastructure Type 2022/23



\* £1,569,060 spent in 2022/23

4.28 Further information is now provided on the developer contributions spent by the Council over the course of 2022/23.

**Table 4: List of All Schemes Resulting in Financial Contributions Spent by the Council for the Purpose of Funding Key Infrastructure Provision – 2022/23**

<b>Scheme Name</b>	<b>Amount Spent</b>
Hiltingbury lakes, Chandler's Ford	£158,852.00
Bus station toilets, Eastleigh Town Centre	£126,922.28
Eastleigh Town Centre Action Plan	£122,734.50
Public open space at Hedge End Way for play trail and related public art and maintenance of open space land	£105,462.85
Stokewood surgery extension	£89,369.17
Cleverley Rise play area, Bursledon	£73,913.89
New play area at Station Road recreation ground, Netley	£72,096.37
Stokewood Surgery development	£65,849.78
Fair Oak library	£64,854.65
Fleming park play area, Eastleigh	£43,365.31

### **Solent Recreational Mitigation Partnership – Contributions Spent 2022/23**

4.29 The Solent Recreation Mitigation Partnership spent **£139,533.45** on behalf of Eastleigh Borough Council over the course of 2020/21 on mitigation measures identified in the Bird Aware Solent Strategy. Contributions from each of the member local authorities have helped to fund a team of full-time and seasonal rangers, 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 2022/23**

4.30 £4,848 was refunded to developers in 2022/23. This was through SRMP contributions which were returned in instances where a development previously granted planning permission has not been implemented.

## Monitoring Fees

- 4.31 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)	£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 5: Infrastructure Projects Proposed and Completed in 2022/23 as a Result of Developer Contributions Spending

- 5.1 This section of the IFS provides information on some of the key infrastructure projects which have been completed following spending from developer contributions received in the same financial year, those otherwise completed following the receipt of developer contributions over previous years 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).
- 5.2 The direct provision includes that which has been completed and provided for by the Council in both its role as a developer and landowner at key sites such as One Horton Heath and Itchen Valley Country Park. Further details of the infrastructure being provided at these sites is included below before this section reports on infrastructure which has been completed and provided for more widely across the Borough as a result of developer contributions which have been received.

## Infrastructure Provision at One Horton Heath

### Link Road

- 5.3 The delivery of the One Horton Heath strategic development provides an example of the Council's upfront approach and commitment to providing 'infrastructure first'. This will mean that local people and new residents can benefit from improved access and new facilities at an earlier stage than is typical of housing developments. The first phase of this development involves road improvements which are both completed and currently underway in advance of the first new homes to be constructed and occupied. This includes the construction of a major new link road which will run through the heart of the development between Allington Lane and Burnetts Lane. This commenced in Spring 2023 and follows the previous completion of the Allington Lane Roundabout and the new Chalcroft Way link road and two roundabouts either side of this link road.



### Cricket Pitch

- 5.4 Cabinet approval was received in July 2022 to forward fund 'Off-site Sports Pitch Contribution' of £219,000 to facilitate delivery of the Lapstone Playing Fields cricket pitch project, in line with the Councils 'infrastructure first' policy.

### Primary School

- 5.5 The Council is also proposing to take a proactive approach to self-delivering the primary school on the One Horton Heath 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 subject to the approval of the outline and subsequent reserved matters applications.

## Walking and Cycling

- 5.6 Two new cycle routes are also being created as part of the One Horton Heath development, giving residents better cycling connectivity through the area. The routes will offer cyclists new ways to travel from the north of Hedge End, through Horton Heath, to the south of Fair Oak.
- 5.7 A wide shared cycle way and footpath will follow the new 1.8km link road from the south end of the development to the new roundabout at the top of Allington Lane. As well as being more direct, this wide shared cycle way will be a more relaxing ride than the current route along Burnetts Lane and Fir Tree Road - two narrow country lanes. The first part along Chalcroft Way opened in September 2021 and has now become a regular route for cyclists.
- 5.8 As future parts of the development are constructed, an innovative new cycle greenway - designed solely for walkers and cyclists will offer a more recreational, scenic route through the east side of the development - connecting at the top and bottom of the new link road.
- 5.9 In addition to the two new north to south routes, two east to west routes for cyclists and pedestrians will be created from downgraded sections of Fir Tree Lane and Chalcroft Lane.
- 5.10 The Council considers that One Horton Heath will be one of the most sustainable developments in the country. It presents an incredible opportunity to not only promote cycling and walking within the development but also to connect the surrounding areas for cyclists and pedestrians. As well as reducing the emissions associated with driving, this new cycling network will open up cycling to people of all abilities, empowering them to enjoy active, healthy, outdoor lives.



## **Infrastructure Provision at Itchen Valley Country Park**

- 5.11 A range of improvements are proposed at Itchen Valley Country Park which has retained Green Flag Award status for over a decade. These will be partly funded by developer contributions along with monies received from the New Homes Bonus and borrowing repaid from future income generation.
- 5.12 The planned works will bring new elements to make it more versatile for a range of events and activities, while preserving it as a valued local amenity, where Borough residents can enjoy its tranquil surroundings.

The new features to be provided include the following:

- A new community building at High Hill Field
- Remodelling of Highwood Barn and Kingfisher Barn
- Better barbecue and picnic areas
- Upgraded play equipment
- A new central events and welcoming space at Highwood Barn
- A covered outdoor seating area for customers to the popular Woodland Café

## **Other Significant Infrastructure Projects Completed across the Borough in 2022/23**

### **Eastleigh Bus Station Toilets**

- 5.13 The bus station toilets re-opened in July 2022. The old facilities have been replaced with four self-contained cubicles two of which provide much improved accessibility for people with disabilities and parents with push chairs. All four cubicles also have baby changing beds, nappy disposal and sharps disposal chutes.

### **Eastleigh Town Centre Seaters and Planters**

- 5.14 New Corten steel seating and planters have been installed in Eastleigh Town Centre. These have been very successful in increasing dwell time, adding colour and pollinator friendly perennial planting. These were funded through the spending of developer contributions from developers of nearby housing developments.

### **Fleming Park Footbridge, Eastleigh**

- 5.15 Developer contributions from nearby housing developments have been used to replace one of the Fleming Park bridges enabling a key walking route from Falkland Road to Dove Dale and onto Nightingale School.

### **Monks Brook Stream Bank Reinforcements, Chandler's Ford**

- 5.16 Monks Brook Stream bank has been re-enforced as a result of spending developer contributions to prevent the undermining of Bournemouth Road near Oaklands Road.

### **Gore Copse, Pembers Hill, Fair Oak**

5.17 An area of woodland opened up in December 2022 following the completion of an informal gravel footpath that runs the length of the woodland and meadow area. It provides a walking route from the Pembers Hill Park development through to Mortimers Lane and where the footpath crosses the watercourse a board walk ensures an accessible route is maintained throughout the year. The area of land is almost four hectares in size and includes Gore Copse, a stream and adjoining grassland for public open space. The area will remain in the ownership and management of the developer Drew Smith who completed this on-site open space provision before it is transferred to the Council to manage in future.



### **Boorley Green Community Centre, Boorley Green**

5.18 The Boorley Green Community Centre opened to the public in January 2023. This provides a multi-purpose, open-plan space for community use for activities and events, designed to accommodate 150 people. The facilities comprise of a main hall, a secondary hall/ function room, a welcoming café/foyer area, a kitchen, meeting rooms and WC accommodation and was funded by developer contributions.



### **Norman Rodaway Play Area, Hedge End**

5.19 The existing play area at Norman Rodaway Sports Ground has been upgraded and funded through the receipt of £112,658 of developer contributions. A total £60,678 of this was front funded through the Council's 'Infrastructure First' approach as reported in the 2021/22 IFS.



### **Hedge End Way, Hedge End**

5.20 A new play trail opened in Summer 2023 on the open space adjacent to Hedge End Way, Hedge End. This has been constructed of treated wood and provides a safe, fun and challenging experience aimed at children up to 12 years of age. This also includes a multi play adventure tower, nest swing, rocker beam, balance beam course, spiderweb net, sloping monkey bars, stepping posts and more.

5.21 A total of £105,462 was funded for the development of the play area by the developer of the housing estate as part of the community benefits outlined in the planning requirements as agreed by Eastleigh Borough Council.



### **Cleverley Rise Play Area, Bursledon**

- 5.22 The play area which opened in Summer 2022 has been constructed of treated wood and is anticipated that it will be used by children up to 10 years of age. It is located on the open space area adjacent to Blundell Lane includes a Multi Play Adventure Tower, Nest swing, Toddler Adventure Tower, See-saw, DDA roundabout and Cradle swing.
- 5.23 This play area was funded by the developer of the nearby housing as part of the community benefits outlined in the planning requirements as agreed by Eastleigh Borough Council.



### **Kestrel Park Play Area, Bursledon**

- 5.24 A new play area at Kestrel Park, Bursledon opened in Spring 2022. The play area has been constructed of treated wood and is anticipated that it will be used by children up to 14 years of age.

There is a range of exciting equipment including;

- Adventure Play Area - Climbing System Jungle Forest; Spring Mounted Rocker Beam; Climbing Station, Slide and Nest Swing
  - Ropes and Beams Trim Trail - Balancing Beam Course, Triple Spring Bouncing Disc, Sloping Monkey Bars, Low stepping posts, Stilts Course, Spiderweb Net, Balancing Snake, Wildlife Wheelspin
- 5.25 A total of £58,100 was funded for the development of the play area by the developer of the nearby housing as part of the community benefits outlined in the planning requirements as agreed by Eastleigh Borough Council.



## **Affordable Housing Completed from Planning Obligations in 2022/23**

5.26 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 204 new homes for affordable housing were completed through on-site provision across 7 sites (of which 177 were completed as a result of S106 contributions). The sites where affordable housing completed in 2022/23 are:

- Boorley Park, Boorley Green
- North Stoneham Park, Eastleigh
- Botley Road, West End
- Pembers Hill Farm, Fair Oak
- Providence Hill, Bursledon
- Serenity, Heath House Lane, Hedge End
- Site 2, Land to the West of Kings School, Allington Lane, Fair Oak.

## Section 6: Local Plan Review – Future Infrastructure Delivery Beyond 2036

- 6.1 Work on the Local Plan Review which will look beyond 2036 has commenced through the publication of a [Local Development Scheme](#), [Statement of Community Involvement](#) and a consultation on a [Call for sites](#).
- 6.2 The evidence base is currently being developed which will include a Strategic Land Availability Assessment (SLAA) and Sustainability Appraisal which will assess the suitability of the strategic areas and sites which have been put forward through the Call for Sites by developers, landowners and the Council.
- 6.3 This assessment will help to refine these for the purpose of undertaking a comparative assessment of site options, which in turn will help to shape the Council's preferred option for future development. The IDP will also be updated as part of the key evidence to support the Local Plan Review as it is progressed and will provide a feedback loop for reporting on the delivery of essential, necessary and desirable infrastructure funding that will be needed to support future development. This will include that to be funded by developer contributions in future.
- 6.4 Whilst work on identifying a preferred option(s) for the spatial location of development over the period of the Local Plan Review is some way off, the need for new infrastructure provision to support the Borough's identified housing and development needs over this long-term period will remain.

# EASTLEIGH BOROUGH COUNCIL

