

# Infrastructure Funding Statement (IFS) 2024

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## 1. Introduction

- 1.1. This is an Infrastructure Funding Statement (IFS) providing a summary of the financial contributions relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) within East Hampshire District (outside of the South Downs National Park) for 'this year' (01/04/2023 – 31/03/2024). Whenever this document says, 'this year', it is this period it is referring to.
- 1.2. The IFS provides the policy framework as to how the Council will deliver infrastructure across the district. The IFS also details how funding from development will be utilised to secure varying infrastructure under S106 or CIL.
- 1.3. The Council's third round of Strategic CIL Funding occurred this year. Those projects that were allocated Strategic CIL Funding are listed in Section 5.

## 2. Section 278 Highway Agreements

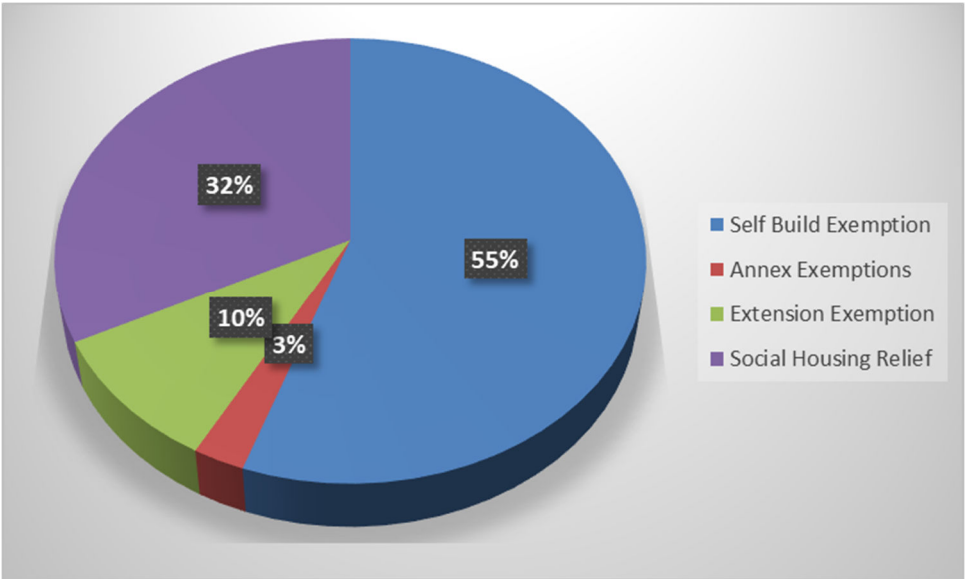
- 2.1. Section 278 Agreements (S278) are legal agreements that can fund infrastructure. These are legally binding agreements made under the Highways Act 1980 between Local Highway Authorities and Developers. S278 agreements are required to ensure that the road networks are able to cope with new development. S278 agreements are the responsibility of Hampshire County Council (HCC) as the Highway Authority. HCC is able to provide further data regarding these agreements during this year.
- 2.2. HCC Information can be found at the following;  
[www.hants.gov.uk/landplanningandenvironment/developer-contributions](http://www.hants.gov.uk/landplanningandenvironment/developer-contributions)

## 3. What is Community Infrastructure Levy (CIL)?

- 3.1. CIL is intended to fund generalised infrastructure requirements across the district to support new development. CIL income can be used to fund additional infrastructure required to support new development including roads, schools, green spaces, and community facilities
- 3.2. The levy is charged in pounds (£) per square metre on new floorspace (measured as gross internal area) of any type of development which has a CIL rate set in the Charging Schedule.
- 3.3. The amount of CIL payable by developers depends on where the development is located within the district and the type of development. The Council adopted its Community Infrastructure Levy Charging Schedule on 25 February 2016, and its charging schedule is published online at <https://www.easthants.gov.uk/planning-services/planning-policy/community-infrastructure-levy-cil/cil-charging-schedule> . As stated in the CIL Charging Schedule, Whitehill and Bordon Regeneration Area is a CIL Island

and therefore has a CIL rate of £0/sqm. All associated infrastructure is secured via S106.

- 3.4. The Council adopted its CIL Spending Protocol on 14 January 2021. The document sets out the process for determining the spending of CIL. The document is published at [www.easthants.gov.uk/cil-spending-bid-process](http://www.easthants.gov.uk/cil-spending-bid-process). Decisions on how CIL income should be spent within East Hampshire District (outside the South Downs National Park) lie with East Hampshire District Council for the Strategic CIL funding pot and with Town and Parish Councils in relation to the Neighbourhood Portion of CIL.
- 3.5. The Strategic CIL Funding pot is open to bidding once per year. It is used to fund infrastructure to support growth in the district and decisions on allocation of funding will be in line with the Council's Spending Protocol. Those projects granted Strategic CIL funding this year are listed later in this IFS in section 5.
- 3.6. CIL money received is split between the Council's administration costs, Parish and Town Council Neighbourhood Portion and Strategic CIL allocation.
- 3.7. Forecasting future CIL income is difficult and unreliable, particularly at times of market uncertainty, as it depends on developments commencing. The Council therefore has not attempted to forecast future CIL income, as it could give false hope to potential projects about available money.
- 3.8. The CIL Regulations set out scenarios where exemptions from CIL can be granted such as for self-build dwellings or Mandatory Social Housing Relief. This year, a total of £1,638,852.84 was granted in relief. The portions for different types of relief granted are illustrated in the following chart:



- 3.9. Who is Liable to Pay CIL?
- 3.10. Landowners are ultimately liable for the levy, but anyone involved in a development may take on the CIL liability. Where no one has assumed liability, it will automatically default to the landowners and payment becomes due as soon as the development

commences. In these circumstances, the landowner will not benefit from the Council's instalment policy.

- 3.11. The Council requires the submission of an Assumption of Liability Notice at the earliest opportunity and before development commences.
- 3.12. Appendix A illustrates some of the more common development scenarios and lists whether or not the proposal will be CIL liable.

## 4. Community Infrastructure Levy (CIL) Monitoring

### 4.1. Monitoring (the Council)

- 4.2. For East Hampshire District (outside the SDNP), the total amount of CIL payments collected from developments this year is £ 2,243,700.82.
- 4.3. The total value of demand notices issued in the reported period is £769,274.72. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.
- 4.4. Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £756,942.01. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £11,177.40 and the total value of the late payment interest accrued is £1,155.31.
- 4.5. The Council started collecting CIL in April 2016. Up to the start of this year (1 April 2023), the Council had already collected £11,767,736.28 in CIL payments from developments. Therefore, up to the end of this year (31 March 2024), the Council has collected in total £14,011,437.10 in CIL payments from chargeable development.
- 4.6. This total amount collected (£14,011,437.10) does not equate to money that is available to the Council to allocate to spend on infrastructure. 5% of this total contributes towards covering the Council's administration costs, and 15% or 25% is passed to Parish/Town Councils (known as "the neighbourhood portion" – see more information further on in this report).
- 4.7. Of this total amount collected (£14,011,437.10), £700,571.94 has contributed towards the Council's administration costs and £2,610,117.30 has been collected for Parish/Town Councils as the neighbourhood portion.
- 4.8. From this year's CIL money collected (£2,243,700.82), £112,185.05 has gone towards the Council's administration costs, and £ 495,929.57 has been collected to be available as neighbourhood portion.
- 4.9. To spend the Strategic CIL money collected, the Council needs to have a Spending Protocol in place. This sets out the governance and process for how infrastructure projects will be allocated funds. East Hampshire District Council adopted its CIL Spending Protocol on 14 January 2021 at Full Council.

- 4.10. Up to the 31 March 2023, the Strategic CIL funding pot held a total of £ 9,065,162.05 to be spent towards infrastructure projects. For the period of this IFS (1 April 2023 – 31 March 2024) a total of £ 1,635,586.18 was collected for the Strategic CIL funding pot. Therefore, the total Strategic CIL collected as of 31 March 2024 is £10,700,748.23.
- 4.11. In July 2021, the Council allocated a total of £1,960,348.00 of Strategic CIL funds to infrastructure projects. In July 2022, a further £2,302,238.36 of Strategic CIL money was allocated to funding infrastructure projects. In July 2023, a further £3,942,481.80 was allocated to funding infrastructure projects. This totals, £8,205,068.16 allocated to infrastructure projects.
- 4.12. Outside of this reporting period, projects have completed under budget which has resulted in Strategic CIL allocation amounts reducing meaning that the July 2022 allocation is now £2,127,238.36
- 4.13. This meant that there was £2,791,929.28 remaining in the Strategic CIL funding pot as of the 31 March 2024, however this figure does not consider the resultant Strategic CIL allocation of July 2024.
- 4.14. In July 2024, the Council allocated a total of £1,499,621.50 of Strategic CIL funds to infrastructure projects.
- 4.15. This means that there is a total of £1,292,307.78 which will be available for future bidding in 2025, along with any additional funds collected up to the end of December 2024.
- 4.16. Table 1 summarises the total CIL money collected to date and for this year.
- 4.17. The amount of CIL spent on repaying money borrowed, including any interest, is zero.
- 4.18. Table 1 – Summary of total CIL Money collected to date

2016 – 2024	CIL Admin	£700,571.86
2016 – 2024	CIL Neighbourhood Portion	£2,610,117.09
2016 – 2024	-	
2016 – 2024	Strategic CIL	£10,700,748.15
2016 – 2024	Total CIL	£14,011,437.10
2023 – 2024	CIL Admin	£112,185.04
2023 – 2024	CIL Neighbourhood Portion	£495,929.57
2023 – 2024	-	
2023 – 2024	Strategic CIL (as of 31st March)	£1,635,586.21

- 4.19. Monitoring (Neighbourhood Portion)

- 4.20. Where all or part of a development is within the area of a parish or town council, the Council must pass a portion of the CIL payment from the development to the parish/town council. The portion (“The Neighbourhood Portion”) is either 15% or 25% depending on whether a Neighbourhood Plan is in place.
- 4.21. In East Hampshire District, Alton, Medstead and Four Marks, Bentley, Ropley, Rowlands Castle and Beech have ‘made’ Neighbourhood Plans and receive the 25% proportion. All others receive 15%, which is capped at a maximum of £100 per existing council tax dwelling per year<sup>1</sup>.
- 4.22. The amount of money passed to the Parishes/Town Councils this year is £497,584.19. This does not equate to the total collected for this purpose as money is passed only when requested. This is broken down by area in Table 2. Not all Parish/Town Councils in the district appear in this list – that means they did not receive any neighbourhood portion this year, as there was either not any chargeable development in their area during that time or the money was not requested and remains held by the Council<sup>2</sup>. They may have been passed a neighbourhood portion in previous years – this is reported by the Parish/Town Council themselves.
- 4.23. Table 2 – Amount of money passed to Parish/Town Councils (“neighbourhood portion”) this year

<b>Zone</b>	<b>Date</b>	<b>Amount Passed</b>
<b>Alton</b>	05 May 2023	£103,014.34
<b>Alton</b>	21 November 2023	£235,197.72
<b>Bramshott &amp; Liphook</b>	28 April 2023	£12,519.63
<b>Bramshott &amp; Liphook</b>	17 November 2023	£7,500.19
<b>Clanfield</b>	12 May 2023	£1,850.56
<b>Four Marks</b>	19 May 2023	£16,088.69
<b>Headley</b>	16 May 2023	£12,132.92
<b>Horndean</b>	05 May 2023	£67,268.61
<b>Medstead</b>	12 May 2023	£6,367.42
<b>Ropley</b>	16 May 2023	£2,205.16
<b>Rowlands Castle</b>	16 May 2023	£12,586.14

- 4.24. Whilst the District Council must spend its CIL funds on the provision, improvement, replacement, operation, or maintenance of infrastructure needed to support the development of the area, there is more freedom regarding the use of the

<sup>1</sup> For example, if a parish has 300 existing dwellings, then they could not receive any greater than £30,000 from CIL neighbourhood monies in a year.

<sup>2</sup> This option is sometimes preferred as it enables the pot to be built up and extends the life span of the money (note further in the report re 5 year payback if not spent).

Neighbourhood Portion, which can also be applied to ‘anything else that is concerned with addressing the demands that development places on an area’.

- 4.25. However, if the money received (excluding the District Council as the Charging Authority) is not spent within 5 years of receipt, or is not spent on initiatives that support the development of the area, the Council (as the Charging Authority) may lawfully require the money/some of the money to be repaid, back to the Council
- 4.26. The first neighbourhood portion payments were made in 2018, meaning that in 2023 neighbourhood portion funds will be subject to clawback as detailed in 4.21. Currently, there are 7 Parishes to which this may apply. Table 3 shows the relevant parishes and funds subject to clawback as of 31 March 2023 up to December 2024.
- 4.27. Table 3 – Amount of funding subject to 5-year clawback period

Parish	Amount subject to Clawback	Clawback expiry
Medstead	£25,206.07 £24,539.32 £5,263.03	April 2024 April 2024 October 2024
Clanfield	£2,413.96	July 2024
Farringdon	£13,474.08	December 2023
Horndean	£1,157.60	October 2024
Binsted	£14,268.30	November 2024
Chawton	£10,908	November 2024
Rowlands Castle	£866.06	November 2024

- 4.28. For each year that a Parish/Town Council has received a neighbourhood portion payment, it must publish specific information<sup>3</sup>, which includes how much money it has received, spent and retained from the neighbourhood portion. This information should be published on their website. If no money has been received, as is the case for some Parish/Town Councils this year, they do not have to publish a report, but national planning guidance does advise in the interests of transparency publishing a report to that effect. There is likely to be retained money by those Parish/Town Councils not listed in Table 2, where they have received money in previous years and it is still retained, and available to spend.
- 4.29. The Council is working with Parish/Town Councils to align priorities for the allocation of the Council’s CIL, and the neighbourhood portion.

## 5. Funding from Community Infrastructure Levy (CIL)

- 5.1. The Planning Practice Guidance (PPG) states that the IFS must include a report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

<sup>3</sup> As set out in regulation 121B of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, <https://www.legislation.gov.uk/uksi/2019/1103/regulation/9/made>



5.2. Strategic CIL Funding

5.3. In accordance with the CIL Spending Protocol (adopted January 2021) part of the Strategic portion has been allocated by the Council to projects for investment in infrastructure for the benefit of the district.

5.4. In July 2024, a total £of Strategic CIL money was allocated to funding infrastructure projects. This totals £allocated to Infrastructure projects

5.5. The strategic infrastructure projects as set out in Table 4 below total £.

5.6. Table 4 – Strategic infrastructure projects agreed for funding

<b>Date spending agreed</b>	<b>Reference</b>	<b>Project</b>	<b>Amount approved</b>
1 July 2021	442	Four Marks Community Building and Recreational Hub	£1,250,000
1 July 2021	445	Bohunt School full size floodlit 3G artificial grass pitch	£710,348
22 June 2022	576	Alton Station Forecourt	£427,371
28 July 2022	578	Clanfield Parish Council Car Park Improvements	£86,414
28 July 2022	579	Chawton Park Surgery Extension	£50,000
28 July 2022	580	Clanfield Cricket Pavilion	£196,000
28 July 2022	581	Medstead Parish Council Community Facility	£150,000
28 July 2022	582	Horndean Parish Council Five Heads Playground	£34,000
28 July 2022	583	Treloars Swimming Pool and facilities, Alton	£190,000
28 July 2022	584	Alton Town Council Anstey Lane Pump Track	£57,450
28 July 2022	585	Horndean Tech College Tennis Courts	£209,197
28 July 2022	586	Shortheath Boardwalk	£28,198
28 July 2022	587	Alton Community Hub	£467,278
28 July 2022	588	Wilson Practice Same Day Services, Alton	£29,830.36
28 July 2022	589	Bentley Memorial Hall Refurbishment	£12,500
28 July 2022	590	Woolmer Hill 3rd Gen Pitch and Pavilion, Haslemere	£350,000
28 July 2022	591	Beech Roadside Footways	£14,000
13 July 2023	580	Clanfield Cricket Pavilion Top Up Funding	£40,000

13 July 2023	587	Alton Community Hub Top up Funding	£153,023.81
13 July 2023	631	Dimension Childcare Outdoor Play Area	£10,000
13 July 2023	632	Grayshott Cricket Club Borehole and Water Irrigation Project	£57,054
13 July 2023	633	Ropley C of E Primary School Outside Canopies	£25,000
13 July 2023	634	Liss PC Newman Collard Playing Field Improvements	£21,000
13 July 2023	635	Ropley C of E Primary School Wildlife/Spiritual Garden	£32,548.85
13 July 2023	636	Amery Hill Residents' Association Creation of Brewery Trail	£22,000
13 July 2023	637	Headley PC Playing Field Pitch Improvements	£112,257.97
13 July 2023	638	Headley PC Playing Field Pavilion Improvements	£411,621.69
13 July 2023	639	HCC New Odiham Road /Basingstoke Road B3349 junction improvements	£400,000
13 July 2023	640	Anstey Junior School Nurture Group Facility	£35,483
13 July 2023	641	Dementia Friendly Redevelopment of Edgar Hall	£305,000
13 July 2023	642	Bentworth Primary School Landscape Plan	£60,000
13 July 2023	643	Petersfield Town Juniors Football Club Changing Room Facilities	£50,000
13 July 2023	644	EHDC Woodlands Hall Play Area & Outside Space	£221,190.60
13 July 2023	645	EHDC Petersfield Changing Spaces Toilet	£20,000
13 July 2023	646	HCC Alton Railway Station Active Travel Access Improvements	£192,650
13 July 2023	647	Treloar Trust Electric Minibus	£50,000
13 July 2023	648	HCC Bentley Railway Station Active Travel Access Improvements	£150,000
13 July 2023	649	Hampshire Cultural Trust Allen Gallery and Garden	£450,000
13 July 2023	650	Green Room School Kingsley Bushcraft Refurbishment	£14,465.88
13 July 2023	651	NHS Hampshire and IOW Integrated Care Board Boundaries Surgery Extension	£330,330
13 July 2023	652	HCC Farringdon Flood & Water Management Flood Alleviation	£130,000
13 July 2023	653	Ark Nursery Playground Initiative	£5,430
13 July 2023	654	Alton Community Association Community Centre Upgrade	£668,756

13 July 2023	655	HCC Liphook Accessibility & Public Realm	£150,000
18 <sup>th</sup> July 2024	736	Alton Scout group Refurbishment of Cabin	£80,000
18 <sup>th</sup> July 2024	737	First Friends Nursery Additional Capacity	£66,780
18 <sup>th</sup> July 2024	738	Alton Dental Extension to Practice	£189,163.50
18 <sup>th</sup> July 2024	739	HCC Mill Lane - Anstey Rd Puffin Crossing	£170,000
18 <sup>th</sup> July 2024	740	Alton Tennis Club Padel Court	£75,000
18 <sup>th</sup> July 2024	741	Alton Tennis Club Padel Court	£9,000
18 <sup>th</sup> July 2024	742	Bentley Archers Regeneration of rec ground	£34,888.00
18 <sup>th</sup> July 2024	743	ICB Extension of Watercress GP Surgery	£234,474.70
18 <sup>th</sup> July 2024	744	St Mary Church Centre refurbishment of toilets	£54,315
18 <sup>th</sup> July 2024	745	Liphook Infant School Playground Drainage	£30,000
18 <sup>th</sup> July 2024	746	The Green Room School Multi Purpose Pod	£75,000
18 <sup>th</sup> July 2024	747	Grayshott PC recreational facilities	£126,000
18 <sup>th</sup> July 2024	748	Selborne Primary School extension to school	£100,000
18 <sup>th</sup> July 2024	749	The Petersfield School 3G Football Turf Pitch	£100,000
18 <sup>th</sup> July 2024	750	Rowledge CIO Rebuild of Village Hall	£60,000
18 <sup>th</sup> July 2024	647	Treloar Trust electric minibus	£10,000
18 <sup>th</sup> July 2024	649	Hampshire Cultural Trust Allen Gallery & Gardens	£85,000

5.7. All chargeable development will still need to pay CIL regardless of any potential projects listed in this document or forthcoming IFSs. Where infrastructure is needed to make a development acceptable in planning terms, it will continue to be secured by S106.

5.8. An update on the stages of these projects is available in Appendix B.

## 6. Potential Developer Contributions Funded Projects

- 6.1. Through dialogue with Parish and Town Councils to align strategic priorities, and meetings with key infrastructure providers, such as HCC, the Council becomes aware of infrastructure projects considering bidding for CIL funding in the future. In addition, as the Council regularly reviews and updates evidence base informing the Local Plan, future community and sports projects are identified.
- 6.2. This section identifies some of those projects that are known of, and likely to submit bids for funding in the future. Their inclusion in this IFS does not determine the outcome of their bid, should they make one, or indicate that the project will be allocated funding, however, it does note the strategic nature of the projects, and evidence base supporting them.
- 6.3. Community Facilities
- 6.4. Community Facilities include the following; Health infrastructure • Education infrastructure (including libraries) • Cultural infrastructure/buildings • Local shops (has a local link in terms of what it is selling, or a community enterprise) • Meeting places • Sports venues/clubs • Public houses (pubs) • Places of worship • Music venues.
- 6.5. The Community Facilities Study (2023) provides information on existing facilities and identifies future projects. Projects at community facilities that support growth in the planning area would be considered for CIL funding. The Council is specifically aware of education and health needs in the district, particularly in relation to supporting SEN provision, wrap around care, and early years capacity in education, and reconfiguration/extension at health facilities (including dentists where NHS provision would be expanded). With all applications for CIL, consideration should be given to widening participation and inclusion.
- 6.6. Health Infrastructure
- 6.7. Health Infrastructure remains a strategic priority within EHDC to ensure suitable provision is available to support local communities. East Hampshire District Council works closely with the Integrated Care Board (ICB) to identify projects to come forward for CIL funding and will continue to do so.
- 6.8. Dentists providing NHS services
- 6.9. The Council's [Community Facilities Study 2023](#) has identified a considerable deficit of dentists in the district providing NHS services. This is particularly pertinent in the southern parishes, where there is only one dentist, and that is entirely private provision. There is no NHS provision in the southern parishes. If a practice can expand and increase NHS capacity, this is of great value to the health and wellbeing of residents, and of strategic importance to ensuring sufficient infrastructure is in place to support future growth. Should a CIL bid be made that enables more NHS provision and meets the specified criteria (for example, funds cannot be allocated for staff costs) this evidence base will be particularly noted in term of the prioritisation of the bid.
- 6.10. Transport Infrastructure
- 6.11. Transport infrastructure remains integral to development and supporting growth within East Hampshire. Hampshire County Council is the lead highways authority for the

EHDC area, and it is expected that the majority, if not all, transport related bids will have their involvement in some capacity.

6.12. Transport projects required to make developments acceptable tend to be covered by S106 however this is not to mean that such projects cannot also apply for CIL funding. Projects relating to enhancing travel between housing developments and towns, as well as improving well-travelled routes that can demonstrate sufficient evidence to support this may wish to consider CIL.

6.13. CIL is not to remedy existing issues/problems and this is relevant in terms of transport infrastructure. Projects relating to speeding or congestion may fall under an existing issue, so it is strongly recommended any highways projects contact us to discuss any potential bid prior to application.

#### 6.14. Specialist Education

6.15. In East Hampshire, Hollywater School in Bordon caters for c140 pupils with moderate and severe learning difficulties (SLD), aged 4-19. Early years specialist education is provided at Bushy Leaze nursery in Alton although all nurseries are inclusive. Alton College also has a 40-place independence hub for post-16 pupils with SLD. Alton College is seeking to make improvements that enable greater accessibility, strengthening the strong partnership it has with Treloars College.

6.16. In 2023, the provision of funded hours for early years was expanded and continues to be supported by the current Government. This is placing considerable pressure on existing early years infrastructure, to ensure sufficient places are available, and creating demand for new provision. Projects that support and expand specialist education or early years capacity are priorities for CIL funding.

#### 6.17. Hazelton Farm, Horndean – new primary school

6.18. A new primary school is planned to support the new homes at the site known as 'Land East of Horndean' and now referred to as 'Hazelton Farm, Horndean'. The site requires a new primary school, which is to be delivered using CIL and any relevant S106. In 2022, HCC, as the education authority, bid to the CIL fund for £7,490,000 to deliver the school. This amount exceeded the amount available in the CIL fund at the time.

6.19. The Cabinet report recommending the allocation of funds in 2022, noted of this bid, "The others are considered premature and could be considered in the future but need further information. One such project is the proposed new primary school (Hazelton Farm in Horndean), submitted by HCC. The bid exceeds the funds available. The development is yet to make CIL contributions, but when it does, the funds received should significantly contribute towards the cost of the school. Until such time, this project will be noted in the IFS as a forthcoming priority infrastructure project."

6.20. The project is a forthcoming priority infrastructure project, and close discussion will continue with HCC regarding the timing of CIL bids and delivery of the project. A bid is expected from HCC in 2025 to ensure the build out the school to support the delivery of the new homes.

## 7. Section 106 (S106) Planning Obligations

### 7.1. What is a Planning Obligation?

7.2. Planning obligations are legal agreements entered into under Section 106 of the Town and Country Planning Act between local authorities and persons interested in land. They can be attached to a planning permission which restricts the use of land, requiring operations to be carried out or requiring the payment of a sum to mitigate the impacts of development to make it acceptable in planning terms. A unilateral undertaking can also be used to secure the same aims as a formal bilateral S106 agreement where the interested party gives an undertaking(s) to the local authority which does not have to be a party to the agreement.

7.3. Planning obligations continue to operate alongside CIL. A planning obligation may be sought in addition to CIL where site specific measures are required to mitigate the impacts of a development. This can be through the provision of infrastructure that is on, or off, site. For example, affordable housing, which is outside the remit of CIL, or specific highway or flood alleviation infrastructure.

7.4. Any S106 legal agreements will need to meet the three tests set out in the CIL Regulations 2019 (as amended):

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development.

### 7.5. S106 Monitoring

7.6. The Council has launched a digital database where S106 contributions can be reviewed. This can be viewed on the [Public Facing Module](#) and the S106 database is largely complete though some historic items are still under review.

7.7. The following is a summary of all non-financial contributions to be provided under planning obligations within the reported year

7.8. Table 6: The following infrastructure were provided to the Council through non-financial obligations within the reported year

Covenant Type/Service	Deed Date	Clause	Planning Application
<b>Nutrient Mitigation Land/S106 Monitoring</b>	27/06/2023	S.5 Cl.4.1	53322/003
<b>The Owners' Covenants with the Council/S106 Monitoring</b>	22/06/2023	S1 C10.1	27202/031
<b>Council's Covenants with the Owner/S106 Monitoring</b>	22/06/2023	S5 C1.1	27202/031

<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C01	36216/008
<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C02	36216/008
<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C03.1	36216/008
<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C03.2	36216/008
<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C04	36216/008
<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C05	36216/008
<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C06	36216/008
<b>Affordable Housing On Site provision/Affordable Housing</b>	20/04/2023	S1 C07	36216/008
<b>First Homes/Affordable Housing</b>	20/04/2023	S1 C08	36216/008
<b>First Homes/Affordable Housing</b>	20/04/2023	S1 C09	36216/008
<b>First Homes/Affordable Housing</b>	20/04/2023	S1 C10	36216/008
<b>First Homes/Affordable Housing</b>	20/04/2023	S1 C11	36216/008
<b>First Homes/Affordable Housing</b>	20/04/2023	S1 C12	36216/008
<b>First Homes/Affordable Housing</b>	20/04/2023	S1 C13	36216/008
<b>Chargee Release/Affordable Housing</b>	20/04/2023	S1 C14	36216/008
<b>Highways Agreement/Highways HCC</b>	20/04/2023	S2 C1.1	36216/008

<b>Highways Agreement/Highways HCC</b>	20/04/2023	S2 C1.2	36216/008
<b>Highway Works/Hampshire County Council</b>	20/04/2023	S2 C1.3	36216/008
<b>Estate Roads/Highways HCC</b>	20/04/2023	S2 C2.1-2.2 HCC	36216/008
<b>Estate Roads/Highways HCC</b>	20/04/2023	S2 C2.3 HCC	36216/008
<b>Traffic Regulation Order/Highways HCC</b>	20/04/2023	S3 C2.3	36216/008
<b>Traffic Regulation Order/Highways HCC</b>	20/04/2023	S3 C2.4	36216/008
<b>Notices/S106 Monitoring</b>	20/04/2023	S4 C1 EHDC	36216/008
<b>Submission of Documents/S106 Monitoring</b>	20/04/2023	S4 C2	36216/008
<b>Restrictive Covenant/S106 Monitoring</b>	20/04/2023	S4 C3	36216/008
<b>Permissive Paths/S106 Monitoring</b>	20/04/2023	S4 C4.1	36216/008
<b>Permissive Paths/S106 Monitoring</b>	20/04/2023	S4 C4.2	36216/008
<b>SANGS/Planning Services</b>	20/04/2023	S4 C5.1	36216/008
<b>Council's Covenants with the Owner/S106 Monitoring</b>	20/04/2023	S5 C1	36216/008
<b>Council's Covenants with the Owner/S106 Monitoring</b>	20/04/2023	S5 C2	36216/008
<b>Council's Covenants with the Owner/S106 Monitoring</b>	20/04/2023	S5 C3	36216/008
<b>Council's Covenants with the Owner/S106 Monitoring</b>	20/04/2023	S5 C4	36216/008
<b>County Council's Covenants/Hampshire County Council</b>	20/04/2023	S6 C3	36216/008
<b>County Council's Covenants/Hampshire County Council</b>	20/04/2023	S6 C2	36216/008
<b>County Council's Covenants/Hampshire County Council</b>	20/04/2023	S6 C1	36216/008



<b>County Council's Covenants/Hampshire County Council</b>	20/04/2023	S6 C4	36216/008
<b>Indexation/S106 Monitoring</b>	20/04/2023	C12	36216/008
<b>Interest on Late Payment/S106 Monitoring</b>	20/04/2023	C13	36216/008
<b>Notices/S106 Monitoring</b>	12/05/2023	S1 Cl.1.1	59484
<b>Notices/S106 Monitoring</b>	12/05/2023	S1 Cl.1.2	59484
<b>Affordable Housing On Site provision/Affordable Housing</b>	12/05/2023	S2 Cl.1	59484
<b>Affordable Housing On Site provision/Affordable Housing</b>	12/05/2023	S2 Cl.2.1	59484
<b>Affordable Housing On Site provision/Affordable Housing</b>	12/05/2023	S2 Cl.2.2	59484
<b>Affordable Housing On Site provision/Affordable Housing</b>	12/05/2023	S2 Cl.3.1	59484
<b>Affordable Housing On Site provision/Affordable Housing</b>	12/05/2023	S2 Cl.3.3	59484
<b>Affordable Housing On Site provision/Affordable Housing</b>	12/05/2023	S2 Cl.3.4	59484
<b>Transfer of Affordable Housing/Affordable Housing</b>	12/05/2023	S2 Cl.3.5	59484
<b>Transfer of Affordable Housing/Affordable Housing</b>	12/05/2023	S2 Cl.3.6 - 3.6.5	59484
<b>Transfer of Affordable Housing/Affordable Housing</b>	12/05/2023	S2 Cl.3.7	59484
<b>Affordable Housing On Site provision/Affordable Housing</b>	12/05/2023	S2 Cl.3.8 - 3.8.4	59484
<b>Notices/S106 Monitoring</b>	12/05/2023	S3 Cl.1	59484
<b>Notices/S106 Monitoring</b>	12/05/2023	S3 Cl.2	59484
<b>Notices/S106 Monitoring</b>	12/05/2023	S3 Cl.3	59484

<b>Notices/S106 Monitoring</b>	12/05/2023	S3 Cl.4.1 - 4.2	59484
<b>Land Transfer/Community Services</b>	12/05/2023	S3 Cl.5.1	59484
<b>Notices/S106 Monitoring</b>	12/05/2023	S3 Cl.5.3	59484
<b>Notices/S106 Monitoring</b>	12/05/2023	S3 Cl.5.4 - 5.5	59484
<b>Land Transfer/Community Services</b>	12/05/2023	S3 Cl.5.6	59484
<b>Land Transfer/Community Services</b>	12/05/2023	S3 Cl.4.3.1 - 4.4	59484
<b>Management Company/S106 Monitoring</b>	12/05/2023	S3 Cl.6.1 - 6.1.4	59484
<b>Land Transfer/Community Services</b>	12/05/2023	S3 Cl.7.1	59484
<b>Land Transfer/Community Services</b>	12/05/2023	S3 Cl.7.2	59484
<b>Management Company/S106 Monitoring</b>	12/05/2023	S3 Cl.8.1.1 - 8.1.2	59484
<b>Management Company/S106 Monitoring</b>	12/05/2023	S3 Cl.9	59484
<b>Travel Plan/Highways HCC</b>	12/05/2023	S4 Cl.1 HCC	59484
<b>Travel Plan/Highways HCC</b>	12/05/2023	S4 Cl.2.3 HCC	59484
<b>Travel Plan/Highways HCC</b>	12/05/2023	S4 Cl.2.4 HCC	59484
<b>Travel Plan/Highways HCC</b>	12/05/2023	S4 Cl.3.1.1 HCC	59484
<b>Travel Plan/Highways HCC</b>	12/05/2023	S4 Cl.3.1.2 HCC	59484
<b>Travel Plan/Highways HCC</b>	12/05/2023	S4 Cl.3.1.3 HCC	59484
<b>Travel Plan Bond/Hampshire County Council</b>	12/05/2023	S4 Cl.3.2 HCC	59484
<b>Highway Works/Hampshire County Council</b>	12/05/2023	S5 Cl.1	59484
<b>Council's Covenants with the Owner/S106 Monitoring</b>	12/05/2023	S6 Cl.1.1	59484
<b>Council's Covenants with the Owner/S106 Monitoring</b>	12/05/2023	S6 Cl.2.1	59484
<b>County Council's Covenants/Hampshire County Council</b>	12/05/2023	S7 Cl.1 HCC	59484

<b>County Council's Covenants/Hampshire County Council</b>	12/05/2023	S7 Cl.2 HCC	59484
<b>County Council's Covenants/Hampshire County Council</b>	12/05/2023	S7 Cl.3 HCC	59484
<b>County Council's Covenants/Hampshire County Council</b>	12/05/2023	S7 Cl.4 HCC	59484
<b>Indexation/S106 Monitoring</b>	12/05/2023	Cl.14	59484
<b>Interest on Late Payment/S106 Monitoring</b>	12/05/2023	Cl.15	59484
<b>Nutrient Mitigation Land/S106 Monitoring</b>	27/06/2023	S.5 Cl.5.2 HBC	53322/003
<b>Nutrient Mitigation Land/S106 Monitoring</b>	27/06/2023	S.5 Cl.5.4 HBC	53322/003
<b>Nutrient Mitigation Land/S106 Monitoring</b>	27/06/2023	S.5 Cl.5.5 HBC	53322/003
<b>Indexation/S106 Monitoring</b>	16/06/2023	C13	21560/023
<b>Interest on Late Payment/S106 Monitoring</b>	16/06/2023	C19	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C1.1 ALL	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C1.2 MV	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C1.3 AC	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C1.4 ALL	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C2.1 MV	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C2.2 MV	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C2.3 AC	21560/023
<b>Notices/S106 Monitoring</b>	16/06/2023	S1 C2.4 AC	21560/023
<b>Community Matters/Whitehill Bordon Regeneration Team</b>	16/06/2023	S1 C3 & 4	21560/023
<b>Indexation/S106 Monitoring</b>	16/06/2023	C13	21560/024
<b>Interest on Late Payment/S106 Monitoring</b>	16/06/2023	C19	21560/024
<b>Nutrient Mitigation Land/S106 Monitoring</b>	27/06/2023	S.5 Cl.5.3 HBC	53322/003

<b>Indexation/S106 Monitoring</b>	31/08/2023	C13	22024/012
<b>Interest on Late Payment/S106 Monitoring</b>	31/08/2023	C15	22024/012
<b>Affordable Housing On Site provision/Affordable Housing</b>	31/08/2023	S1 C1	22024/012
<b>Affordable Housing On Site provision/Affordable Housing</b>	31/08/2023	S1 C2	22024/012
<b>Affordable Housing On Site provision/Affordable Housing</b>	31/08/2023	S1 C3	22024/012
<b>Affordable Housing On Site provision/Affordable Housing</b>	31/08/2023	S1 C4	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C6	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C5	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C7	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C8	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C9	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C10	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C11	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C12	22024/012
<b>First Homes/Affordable Housing</b>	31/08/2023	S1 C13	22024/012
<b>Highways Agreement/Highways HCC</b>	31/08/2023	S3 C1.1-1.2 HCC	22024/012
<b>Highway Works/Hampshire County Council</b>	31/08/2023	S3 C1.3-1.4 HCC	22024/012
<b>Travel Plan/Highways HCC</b>	31/08/2023	S3 C2.1	22024/012

<b>Travel Plan/Highways HCC</b>	31/08/2023	S3 C2.2	22024/012
<b>Travel Plan/Highways HCC</b>	31/08/2023	S3 C2.6, 2.7, 2.8	22024/012
<b>SANGS/Planning Services</b>	31/08/2023	S4 C1	22024/012
<b>SANGS/Planning Services</b>	31/08/2023	S4 C2-C6	22024/012
<b>SANGS/Planning Services</b>	31/08/2023	S4 C7	22024/012
<b>Footway/Cycleway/Highways HCC</b>	31/08/2023	S5 C1	22024/012
<b>Footway/Cycleway/Highways HCC</b>	31/08/2023	S5 C2	22024/012
<b>Employment and Training Plan/Economic Development</b>	31/08/2023	S6 C1	22024/012
<b>Employment and Training Plan/Economic Development</b>	31/08/2023	S6 C2	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.1 EHDC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.1 HCC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2a EHDC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2b EHDC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2c EHDC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2d EHDC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2a HCC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2b HCC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2c HCC	22024/012
<b>Notices/S106 Monitoring</b>	31/08/2023	S7 C1.2d HCC	22024/012
<b>District Council Covenants/S106 Monitoring</b>	31/08/2023	S8 C1.1-C1.2 EHDC	22024/012
<b>County Council's Covenants/Hampshire County Council</b>	31/08/2023	S8 C1.1-C1.2 HCC	22024/012
<b>Restrictive Covenant/S106 Monitoring</b>	07/09/2023	C5	50951/012
<b>The Owners' Covenants with the Council/S106 Monitoring</b>	22/06/2023	S1 C10.2	27202/031
<b>The Owners' Covenants with the Council/S106 Monitoring</b>	22/06/2023	S.1 C10.2	27202/038

<b>POS Off Site/Community Services</b>	18/10/2023	1	21273/007
<b>Transport Contribution/Hampshire County Council</b>	18/10/2023	2	21273/007
<b>Monitoring Fee/S106 Monitoring</b>	18/10/2023	3	21273/007
<b>Radford Park Improvement Contribution/S106 Monitoring</b>	05/10/2023	S1 part 2 C2	23460/010
<b>Radford Park Improvement Contribution/S106 Monitoring</b>	05/10/2023	S1 part 2 C3	23460/010
<b>Recreation Leaflets/S106 Monitoring</b>	05/10/2023	S1 Part 3	23460/010
<b>Restrictive Covenant/S106 Monitoring</b>	05/10/2023	S1 Part 4 C1.1	23460/010
<b>Restrictive Covenant/S106 Monitoring</b>	05/10/2023	S1 Part 4 C1.2	23460/010
<b>Notices/S106 Monitoring</b>	05/10/2023	S1 Part 5 C1	23460/010
<b>Notices/S106 Monitoring</b>	05/10/2023	S1 Part 5 C2	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	S2 C1.1	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	S2 C1.2	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	S2 C1.3	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	S2 C1.4	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	S2 C1.5	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	S2 C1.6	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	S2 C1.7	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C1	23460/010

<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C2	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C3	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C4	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C5	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C6	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C7	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	S3 C8	23460/010
<b>The Parish Council's Covenants/S106 Monitoring</b>	05/10/2023	17	23460/010
<b>Council's Covenants with the Owner/S106 Monitoring</b>	05/10/2023	6	23460/010
<b>The Owners' Covenants with the Council/S106 Monitoring</b>	05/10/2023	5	23460/010
<b>The Owners' Covenants with the Council/S106 Monitoring</b>	06/12/2023	C4 4.1	55417/009
<b>Commencement of Development/S106 Monitoring</b>	06/12/2023	C4 4.2.1	55417/009
<b>Commencement of Development/S106 Monitoring</b>	06/12/2023	C4 4.2.2	55417/009
<b>The Owners' Covenants with the Council/S106 Monitoring</b>	06/12/2023	C4 4.2.3	55417/009
<b>The Owners' Covenants with the Council/S106 Monitoring</b>	06/12/2023	C4 4.2.4	55417/009
<b>Council's Covenants with the Owner/S106 Monitoring</b>	06/12/2023	C4 4.3	55417/009
<b>Council's Covenants with the Owner/S106 Monitoring</b>	06/12/2023	C4 4.5	55417/009
<b>Council's Covenants with the Owner/S106 Monitoring</b>	06/12/2023	C4 4.6	55417/009

<b>Interest on Late Payment/S106 Monitoring</b>	06/12/2023	C9 9.1	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C2.1	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C2.2	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C2.3	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C2.4	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C2.5	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C2.6	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C2.7	55417/009
<b>Council's Covenants with the Owner/S106 Monitoring</b>	06/12/2023	S1 pt 1 C3	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 1 C4	55417/009
<b>Affordable Housing Mix/Affordable Housing</b>	06/12/2023	S1 pt 2 A 1-2	55417/009
<b>County Council's Covenants/Hampshire County Council</b>	06/12/2023	S2 C2	55417/009
<b>Notices/S106 Monitoring</b>	29/02/2024	S2 C1.1	56082/004
<b>Notices/S106 Monitoring</b>	29/02/2024	S2 C1.2	56082/004
<b>Notices/S106 Monitoring</b>	29/02/2024	S2 C1.3	56082/004
<b>Sport and Recreation Contribution/S106 Monitoring</b>	29/02/2024	S2 C2.3	56082/004
<b>Sport and Recreation Contribution/S106 Monitoring</b>	29/02/2024	S2 C2.4	56082/004
<b>Management Plan/S106 Monitoring</b>	29/02/2024	S2 C3.1	56082/004
<b>Management Company/S106 Monitoring</b>	29/02/2024	S2 C3.2	56082/004



<b>Open Space Works Specification/S106 Monitoring</b>	29/02/2024	S2 C3.3	56082/004
<b>Open Space Works Specification/S106 Monitoring</b>	29/02/2024	S2 C3.4	56082/004
<b>Open Space Works Specification/S106 Monitoring</b>	29/02/2024	S2 C3.5	56082/004
<b>Open Space Works Specification/S106 Monitoring</b>	29/02/2024	S2 C3.6	56082/004
<b>Open Space Works Specification/S106 Monitoring</b>	29/02/2024	S2 C3.7	56082/004
<b>Management Company/S106 Monitoring</b>	29/02/2024	S2 C3.10	56082/004
<b>Management Plan/S106 Monitoring</b>	29/02/2024	S2 C3.9	56082/004
<b>Affordable Housing On Site provision/Affordable Housing</b>	29/02/2024	S2 C4.1	56082/004
<b>Affordable Housing On Site provision/Affordable Housing</b>	29/02/2024	S2 C4.2	56082/004
<b>Affordable Housing On Site provision/Affordable Housing</b>	29/02/2024	S2 C4.2.4	56082/004
<b>Affordable Housing On Site provision/Affordable Housing</b>	29/02/2024	S2 C4.3	56082/004
<b>Affordable Housing On Site provision/Affordable Housing</b>	29/02/2024	S2 C4.4.1 - 4.4.3	56082/004
<b>Affordable Housing On Site provision/Affordable Housing</b>	29/02/2024	S2 C4.4.4	56082/004
<b>Affordable Housing On Site provision/Affordable Housing</b>	29/02/2024	S2 C4.5	56082/004
<b>Notices/S106 Monitoring</b>	29/02/2024	HCC S3 C1.1	56082/004

<b>Notices/S106 Monitoring</b>	29/02/2024	HCC S3 C1.2	56082/004
<b>Highway Works/Hampshire County Council</b>	29/02/2024	HCC S3 C3.1	56082/004
<b>Highway Works/Hampshire County Council</b>	29/02/2024	HCC S3 C3.2	56082/004
<b>Travel Plan/Highways HCC</b>	29/02/2024	HCC S3 C4.1	56082/004
<b>Travel Plan/Highways HCC</b>	29/02/2024	HCC S3 C4.3	56082/004
<b>Travel Plan/Highways HCC</b>	29/02/2024	HCC S3 C4.7	56082/004
<b>Travel Plan/Highways HCC</b>	29/02/2024	HCC S3 C4.8	56082/004
<b>Travel Plan/Highways HCC</b>	29/02/2024	HCC S3 C4.9	56082/004
<b>Footway/Cycleway/Highways HCC</b>	29/02/2024	HCC S3 C5.1	56082/004
<b>Footway/Cycleway/Highways HCC</b>	29/02/2024	HCC S3 C5.2	56082/004
<b>Footway/Cycleway/Highways HCC</b>	29/02/2024	HCC S3 C5.3	56082/004
<b>Footway/Cycleway/Highways HCC</b>	29/02/2024	HCC S3 C6.1	56082/004
<b>Management Company/S106 Monitoring</b>	29/02/2024	S4	56082/004
<b>Council's Covenants with the Owner/S106 Monitoring</b>	29/02/2024	S5 C1.1	56082/004
<b>Council's Covenants with the Owner/S106 Monitoring</b>	29/02/2024	S5 C1.2	56082/004
<b>Council's Covenants with the Owner/S106 Monitoring</b>	29/02/2024	S5 C1.4	56082/004
<b>Council's Covenants with the Owner/S106 Monitoring</b>	29/02/2024	S5 C1.5	56082/004
<b>County Council's Covenants/Hampshire County Council</b>	29/02/2024	HCC S6 C1.1	56082/004
<b>County Council's Covenants/Hampshire County Council</b>	29/02/2024	HCC S6 C1.2	56082/004
<b>County Council's Covenants/Hampshire County Council</b>	29/02/2024	HCC S6 C1.3	56082/004

<b>County Council's Covenants/Hampshire County Council</b>	29/02/2024	HCC S6 C1.4	56082/004
<b>County Council's Covenants/Hampshire County Council</b>	29/02/2024	HCC S6 C1.5	56082/004

- 7.9. The total amount of contributions received from Planning Obligations for the reported year was £ 6,291,827.87
- 7.10. The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £37,500.00
- 7.11. The Council's Housing team has looked at innovative ways to use S106 funds to provide a range of affordable housing tenures. To reduce reliance on Bed and Breakfast placements, the Council has funded a pioneering project in Bordon which involved converting a council owned village hall into temporary accommodation for those facing homelessness within the district.
- 7.12. To help those looking to get on the housing ladder, the Council has partnered with Merlion Housing Association, who specialises in providing shared equity housing. With the Council's subsidy, homes can be offered with a discount of up to 50 per cent of the market value with no rent to pay.
- 7.13. During the year the following non-monetary contributions have been agreed under planning obligations:
- The total number of affordable homes to be provided as on-site provision agreed under planning obligations is 44.
  - The total number of affordable homes to be provided by off-site funding allocations made within the reported period is 0.
- 7.14. Table 6: The following items had money allocated towards them during the reported year with unspent allocations.

<b>Infrastructure</b>	<b>Allocated</b>	<b>Date Allocated</b>	<b>Unspent</b>
<b>Liphook EI Radford Park Biodiversity Action Plan Works</b>	£1,492.00	11 December 2023	£1,492.00
<b>Alton Sports Centre All Weather Pitch</b>	£5,027.44	24 October 2023	£5,027.44
<b>Transfer of Employment</b>	£19,182.93	01 November 2023	£19,182.93

<b>and Training and Economic contributions Funds to ED 2020 financial year onwards</b>				
<b>Clanfield Parish S106 funds to spend 2022 onwards (not including transport)</b>	£2,145.49	07 August 2023	£2,145.49	
<b>W-B Whitehill and Bordon Leisure Centre</b>	£1,485,397.13	22 March 2024	£1,485,397.13	
<b>Allees Meadow, Bramshott</b>	£14,393.43	12 October 2023 to 23 October 2023	£14,393.43	
<b>Affordable Housing for Allocation (holding)</b>	£52,272.99	15 September 2023 to 02 January 2024	£52,272.99	
<b>AH Local Authority Housing Fund</b>	£30,041.23	03 May 2023 to 01 March 2024	£239.40	
<b>W-B Bordon Enclosure Embankment Upgrade</b>	£28,847.00	30 June 2023	£26,348.85	
<b>W-B Post 16 Education Internal Transfer</b>	£128,315.56	15 June 2023	£128,315.56	
<b>W-B Deadwater Valley Trust Knox Pond Accessibility</b>	£98,403.34	07 July 2023	£86,405.86	
<b>W-B WBCA Forest Community Centre Improvements</b>	£178,000.00	12 July 2023	£96,697.00	
<b>Rowlands Castle Scout Hut Improvements 2023</b>	£991.97	11 July 2023 to 02 August 2023	£353.97	
<b>W-B Enhancement of playparks</b>	£67,821.89	12 July 2023	£38,187.69	

<b>CIL &amp; S106 Amery Hill RA Brewery Heritage Trail</b>	£3,293.00	13 July 2023 to 15 November 2023	£3,293.00
<b>CIL &amp; S106 Headley PC Playing Field Pavilion Improvements</b>	£300,000.00	13 July 2023 to 02 August 2023	£300,000.00
<b>W-B Phoenix Theatre Improvements 2023</b>	£498,888.59	26 July 2023	£498,888.59
<b>South Downs NP Historic Parish Transport Funds</b>	£6,778.71	25 July 2023	£6,778.71
<b>P'field Changing Places Toilet Facilities</b>	£31,139.50	24 August 2023 to 19 December 2023	£31,139.50
<b>Arts/Cultural Feasibility Study</b>	£30,992.19	05 February 2024 to 28 February 2024	£30,992.19
<b>Transport Funds offered to HCC</b>	£362,930.28	25 August 2023 to 26 August 2023	£362,930.28
<b>Medstead Village Green Restoration 2023</b>	£6,000.00	04 September 2023	£1,941.00
<b>W-B WBFC Portable Floodlights</b>	£4,980.00	20 October 2023	£4,980.00
<b>Horndean Dimension Care Shade</b>	£14,000.00	27 October 2023	£14,000.00
<b>W-B Hollybrook Park Play Area</b>	£164,622.00	07 July 2023 to 01 November 2023	£164,622.00
<b>Clanfield CC Pavilion Fit Out</b>	£37,000.00	31 October 2023	£2,850.06
<b>W-B WTC Sport Equipment &amp; Workshop</b>	£79,799.00	15 November 2023	£79,799.00
<b>W-B Mill Chase Recreation Ground Pitch Improvement</b>	£49,486.00	16 November 2023	£49,486.00

<b>Blacknest Fields Environmental Improvements</b>	£7,280.00	15 November 2023	£7,280.00
<b>St Mary's Bentworth CE Primary School Bicycle shelter and e-bike charging area</b>	£2,000.00	15 November 2023	£2,000.00
<b>EHDC Tawny Grove Play Area Fourmarks</b>	£24,913.74	15 November 2023	£24,913.74
<b>W-B WTC Mill Chase Car Park Re-surfacing</b>	£229,404.00	16 November 2023	£229,404.00
<b>Liphook St Marys Church Centre Roof</b>	£72,992.15	20 November 2023	£60,742.70
<b>Liphook and Ripsley CC Pavilion Refurbishment</b>	£69,104.00	21 November 2023	£69,104.00
<b>B-L Radford Park Pond</b>	£143,000.00	22 November 2023	£143,000.00
<b>Medstead Village Pond Phase 2</b>	£10,134.67	30 November 2023	£1,360.14
<b>Clanfield PC Down Farm Park Football Pitches</b>	£8,014.00	06 December 2023	£7,614.00
<b>Church on the Green Boiler replacement</b>	£2,630.00	06 December 2023	£2,630.00
<b>W-B WBFC Spectator Walkways &amp; Barriers</b>	£31,320.00	18 December 2023	£31,320.00
<b>Haskell Centre Public Toilet Doors</b>	£2,856.00	22 January 2024	£2,856.00
<b>B-L Radford Park Sluice Gate</b>	£30,000.00	24 January 2024	£30,000.00
<b>Bentley Playground Store</b>	£7,115.00	30 January 2024	£7,115.00
<b>Medstead Village Pond 3</b>	£1,629.42	30 January 2024	£1,629.42

<b>Medstead Village Green Play Area</b>	£30,000.00	30 January 2024	£17,753.11
<b>Radford Park Improvements - new section of boardwalk</b>	£90,167.29	13 February 2024	£90,167.29
<b>Napier Hall Horndean Roof Replacement</b>	£2,800.00	14 February 2024	£2,800.00
<b>Merchistoun Hall replacement radiators</b>	£12,952.80	14 February 2024	£12,952.80
<b>Horndean Jubilee Play area upgrade and repairs</b>	£14,696.00	14 February 2024	£14,696.00
<b>Four Marks Village Hall Lighting Upgrade</b>	£12,882.14	14 March 2024	£12,882.14
<b>Medstead Village Hall Solar Panels</b>	£37,093.00	18 March 2024	£37,093.00
<b>Medstead Village Hall Air Con &amp; Heat Pump</b>	£31,879.00	18 March 2024	£31,879.00

7.15. Table 7: In relation to money which was spent by the Council during the reported year; the items of infrastructure that planning obligations money has been spent on and the amount spent are as follows:

<b>Infrastructure</b>	<b>Spent</b>	<b>Date Spent</b>	<b>Spend Description</b>
<b>W-B SANGS Contribution Transfers (Whitehill Town Council) and Monitoring</b>	£16,053.42	15 August 2018 to 28 April 2023	3rd Instalment 4th Instalment Tranche 5
<b>Horndean El Gales Brewery Paving Works 2017</b>	£33,000.00	03 October 2017 to 11 April 2023	Tranche 2 Tranche 2 Tranche 2 Tranche 2
<b>Medstead Four Marks GI Route</b>	£2,089.30	24 January 2024 to 09 February 2024	
<b>Medstead El Village Green Wildlife Corridor 2019</b>	£55.81	07 October 2019 to 09 May 2023	Tranche 2 Tranche 1 Tranche 1 Tranche 3 Tranche 3 Tranche 4 Tranche 4 Tranche 5

			Tranche 5 Tranche 6 Tranche 7
<b>W-B Allowable Solutions Expenditure 2018 Onwards (COSY COB) (Q)</b>	£8,226.80	30 April 2019 to 29 February 2024	Mr and Mrs Pearce Cosy COB grant Mrs Barbara Anne Lacey grant. Lacey COB Cosey. Buckland 1638 Cosy COB Payment. Beckwith 1752 COB Grant Scheme Ingham COB Cosy Grant. Recipients Hassel and Clements X 2 Cosy Cob Grant 2021 Cosy Cob Grant 2021 Tranche 10 Tranche 11 Tranche 12
<b>AH Pinewood VH Homeless Conversion 2019 and 2022</b>	£59,260.50	27 June 2019 to 27 August 2024	Tranche 1 Tranche 2 Tranche 3 Tranche 4 Tranche 5 Tranche 6 Tranche 7 Tranche 8 Tranche 9 Tranche 10 Tranche 11 Tranche 12 Tranche 12 Tranche 13 Tranche 14 Tranche 15 Tranche 16 Tranche 17 Tranche 18 Tranche 19 Tranche 20 Tranche 22 Tranche 21 Tranche 23 Tranche 24 Tranche 25 Tranche 26 Tranche 27 Tranche 28 Tranche 29 Tranche 30 Tranche 31 Tranche 32 Tranche 33 Tranche 34 Tranche 35 Tranche 36 Tranche 37 Tranche 37 Tranche 37 Tranche 38
<b>W-B Knox's Pond Enhancements 2018</b>	£15,410.34	14 February 2022 to 24 April 2023	Tranche 1 Tranche 2 Tranche 3
<b>Transfer of Employment and Training and Economic contributions Funds to ED 2020 financial year onwards</b>	£86,902.00	06 September 2019 to 03 May 2023	Internal tf Internal tf Tranche 2A Tranche 2B Internal tf Internal tf



<b>Beech Traffic Calming Study 2019</b>	£8,813.10	09 March 2022 to 17 November 2023	Tranche 1 Tranche 2 Tranche 4 Tranche 4 Tranche 4
<b>AH Site Finder Appointment May 2020 to 2023</b>	£4,546.13	24 June 2020 to 07 June 2023	1st monthly invoice 2nd monthly invoice 3rd monthly invoice 4th monthly invoice 5th monthly invoice 6th monthly invoice 7th monthly invoice 6th monthly invoice 8th monthly invoice 9th monthly invoice 10th monthly invoice 11th monthly invoice 12th Monthly Invoice Expenses 2021 financial year Monthly Payments 2022 financial year Monthly Payments 2022 financial year Monthly Payments 2022 financial year Monthly Payments 2022 financial year Monthly Payments 2022 financial year Monthly Payments 2022 financial year Monthly Payments 2022 financial year Monthly payments 2022 Financial year Monthly Payment 2022 Financial year Monthly Payment - 2023 Financial Year Monthly Payments - 2023 Financial Year Monthly Payment - 2023 Financial Year Monthly Payment - 2023 Financial Year Monthly Payments 2023 Financial Year Monthly Payments 2023 Financial Year Monthly Payments - 2023 Financial Year Monthly Payments - 2023 Financial Year Monthly Payment

			- 2022/2023 Financial Year Monthly Payment - 2023 Financial Year Monthly payment- 2023 Financial year Monthly Payment - 2023 Financial Year Monthly Payment - 2023/24 Monthly Payment 2023/24 Monthly Payment 23/24 Monthly payments 23/24
<b>Steep Traffic Calming Gateways 2020</b>	£3,160.50	22 November 2023	Tranche1 Tranche1 Tranche 1
<b>Alton Station Forecourt 2020</b>	£4,536.00	17 March 2021 to 09 June 2023	Tranche 1 Tranche 2 Tranche 3
<b>W-B Headley Field 6 Sports Pitches</b>	£9,260.55	30 June 2021 to 28 July 2023	backing invoice 202106 PO 7345 backing invoice 202105 PO 7344 backing invoice 202105 PO 7344 backing invoice - GRK/21/11 Tranche 2 Tranche 3 Tranche 4 Tranche 5 Tranche 6 Tranche 7 Tranche 8 & 9 Tranche 10 Tranche 10
<b>W-B Bird and Visitor Surveys 2021 Onwards</b>	£20,712.03	14 September 2021 to 16 February 2024	Tranche 2
<b>W-B Wealden Heath Phase SAMM SLA 1 Feb 22 and 31 Mar 25</b>	£107,251.88	24 February 2022 to 08 October 2024	Tranche 1 Tranche 2 Tranche 3 Tranche 4 Tranche 5 Tranche 6 Tranche 7 Tranche 8 Tranche 9 Tranche 10 Tranche 11
<b>Historic Acolaid Spends</b>	£18,836.69	21 November 2005 to 08 November 2024	

<b>Rowlands Castle Recreation Ground Pitch Improvements</b>	£7,165.00	20 January 2022 to 24 May 2024	Tranche 1 Tranche 2 Tranche 3 Tranche 4 Tranche 5 Tranche 6 Tranche 7 Tranche 8 Tranche 9 Tranche 9 Tranche 10
<b>W-B Whitehill and Bordon Leisure Centre</b>	£2,430,935.25	31 March 2022 to 20 February 2024	Tranche 1 Internal transfer of funds. Journal reference 4372 (20/2/24) Internal transfer of funds. Journal reference 4372 (20/2/24) Internal Transfer of funds. Journal reference 4372 (20/2/24)
<b>Alton Allotments</b>	£1,456.03	17 January 2024 to 19 March 2024	Tranche 1 Tranche 2 Tranche 2 Tranche 2
<b>AH Merlion Small Payments 2022 Onwards</b>	£650.00	22 November 2022 to 07 August 2024	Tranche 1 Tranche 2 Tranche 3 Tranche 4 Tranche 5
<b>AH Shared Equity Homes Fullers Rd Rowledge Merlion</b>	£547,500.00	09 January 2024	Tranche 1 Tranche 1 Tranche 1 Tranche 1 Tranche 1
<b>AH Rogers Court Car Park Feasibility Alton</b>	£30,000.00	17 February 2023 to 24 July 2024	Tranche 1 - RIBA Stage 0 Tranche 2 - RIBA Stage 1 Tranche 3 - RIBA Stage 2 Tranche 4 - RIBA Stage 3
<b>AH Local Authority Housing Fund</b>	£1,547,748.40	12 April 2023 to 19 July 2024	Add spend date
<b>W-B Bordon Enclosure Embankment Upgrade</b>	£2,498.15	22 March 2024	Tranche 1 - Design Fees
<b>W-B Mill Chase Rec Ground Phase 1 Works</b>	£1,636.00	28 July 2023	Tranche 1
<b>Rowlands Castle Parish Hall Refurbishment 2023</b>	£5,850.00	18 October 2023	
<b>W-B Deadwater Valley Trust Knox Pond Accessibility</b>	£11,997.48	15 March 2024 to 24 May 2024	Tranche 1 Tranche 2 Tranche 3 Tranche 4 Tranche 5 (Final)
<b>W-B WBCA Forest Community Centre Improvements</b>	£81,303.00	21 December 2023 to 03 December 2024	Tranche 1 Milestones 1 & 2 Tranche 2 Milestone 3 Tranche 3 Tranche 4 Tranche 5 Tranche 6
<b>Rowlands Castle Scout Hut Improvements 2023</b>	£2,413.92	30 August 2023 to 12 September 2023	Tranche 1 Tranche 2

<b>W-B Enhancement of playparks</b>	£29,634.20	21 August 2023 to 21 June 2024	Tranche 1 Tranche 3 Tranche 5	Tranche 2 Tranche 4
<b>CIL &amp; S106 EHDC Woodlands Hall Play Area &amp; Outside Space</b>	£4,130.00	13 September 2023	Tranche 1	
<b>CIL &amp; S106 Ark Nursery Playground Initiative</b>	£1,098.00	08 September 2023	Tranche 1	Tranche 1
<b>RC Parish Hall Fire Alarm system 2023</b>	£9,306.00	18 October 2023 to 05 December 2023	Tranche 1	Tranche 2
<b>Medstead Village Green Restoration 2023</b>	£4,059.00	10 November 2023 to 08 December 2023	Tranche 1	Tranche 2
<b>Medstead Cemetery Waterpipe</b>	£3,750.00	12 January 2024	Tranche 1 (and Final)	
<b>Ropley Primary School Wildlife Garden Storage 2023</b>	£1,775.00	09 February 2024		
<b>RC St Johns Church Hall Kitchen Improvements</b>	£1,260.00	15 December 2023		
<b>W-B Solar panels Whitehill Village Hall</b>	£17,000.00	12 December 2023 to 05 January 2024	Tranche 1 (Final)	Tranche 2
<b>RC Playground Enhancement</b>	£22,605.64	12 December 2023		
<b>RC St John the Baptist Church Centre Lighting</b>	£3,697.00	13 March 2024	PO 200011795 PO 200011795	
<b>Clanfield CC Pavilion Fit Out</b>	£34,149.94	17 November 2023 to 05 April 2024	PO 200011414 PO 200011575 PO 200012034	
<b>Management of Swelling Hill Pond 2023</b>	£40,000.00	09 January 2024 to 05 March 2024	Tranche 1	Tranche 2
<b>Busy Bees Nursery Alton Storage shed</b>	£375.00	06 December 2023		
<b>Liphook St Marys Church Centre Roof</b>	£44,940.00	08 March 2024 to 16 August 2024	Part Tranche 1 Tranche 1 Part Tranche 1 Tranche 1	Part Tranche 2 Tranche 2
<b>Medstead Village Pond Phase 2</b>	£8,774.53	21 February 2024 to 09 April 2024	Tranche 1	Tranche 2 Tranche 3
<b>Clanfield PC Down Farm Park Football Pitches</b>	£400.00	21 February 2024 to 15 November 2024	Tranche 1	Tranche 2 Tranche 3
<b>Horndean Green Trail and Heritage Network</b>	£14,765.00	20 February 2024 to 22 March 2024	Tranche 1	Tranche 2
<b>Medstead Village Green Play Area</b>	£12,246.89	08 March 2024 to 19 July 2024	Tranche 1	Tranche 2 Tranche 2

- 7.16. No planning obligations money was spent on repaying money borrowed including any interest.
- 7.17. Following the financial audit of the remaining extant funds held, the Council was able to re-open its S106 generic funding bidding window for all of the Parishes holding funds, including Whitehill and Bordon in 2023. This has resulted in a number of bids being received and enabled the allocation of funding to community projects across the district..
- 7.18. An annual bidding window will be opened to enable further bids to be submitted and assessed, However, it should be noted these funds are finite and this process will only continue until the funds are all allocated
- 7.19. Community Project Worker Funds
- 7.20. East Hampshire District Council no longer collect Community Project worker funds through S106 however there are several agreements prior to this change that pay contributions towards this service.
- 7.21. East Hampshire District Council is taking an active management approach towards new major development sites across the district, to ensure the best outcome for each site. The Section 106 contributions help to fund the costs of our Community Development Officers, and they play an active role in integrating new development sites into the existing community. Their role involves working with existing residents to address any concerns or issues arising from new development, engaging Town and Parish Councils to support new development support new residents to integrate into the community and ensure any new community infrastructure is necessary, delivered in a timely fashion and fit for purpose.
- 7.22. There are currently five active sites across the district where the Community Development workers are supporting Resident Liaison Groups and working with new and existing residents and other stakeholders to ensure new developments integrate effectively into the existing community. Officers are now starting work on a new site in the South of the District where we will look to establish the Resident Liaison Group once development progresses.
- 7.23. Officers are currently operating in sites across the district at Lowsley Farm in Liphook, Lord Mayor Treloar Hospital in Alton, Land East of Selborne Road in Alton, the Molson Coors Brewery Site in Alton and Penns Field in Petersfield. Work will start at Land East of Horndean in the near future.

## 8. Infrastructure to secured via S106 Agreements be

- 8.1. As detailed in Section 7, the Council will continue to secure certain types of infrastructure using S106 Agreements. This Section provides further guidance on these obligations and the circumstances under which they would be secured/payable.
- 8.2. For more information, see the [Affordable Housing Requirement in East Hampshire \(outside SDNP\) Clarification Note November 2024.](#)

## **Affordable Housing on Residential Development Sites**

### **Satisfying the policy requirements**

- 8.3. For qualifying sites, under Policies CP13 and CP14 of the Joint Core Strategy, on-site affordable housing provision will be secured by a Planning Obligation. In certain cases, the local planning authority may negotiate the provision of affordable housing below the policy requirements, for example where the developer can demonstrate that the development would be made unviable as a result of the policy requirements, or the developer is unable to secure a registered provider willing to procure the affordable dwellings. Further guidance is provided below on the evidence that would be required to support a departure from JCS Policy CP13 under either of these scenarios.
- 8.4. In addition, in instances where the affordable housing requirement would result in a requirement that isn't a round number (e.g. 2.8 dwellings), the Council will expect two units to be provided on site and the remaining 0.8 of a unit to be rounded up to an additional home on site, or secured through a commuted sum to contribute to the provision of affordable housing on an alternative site.

### **Viability**

- 8.5. The Council recognises that there will on occasion be developments where abnormal site costs, and other factors may mean that the affordable housing requirements cannot be met on a particular site. Where developers advise that their scheme is unviable with provision of the required proportion of affordable housing, an open book approach to development appraisal of scheme viability will be considered. This development appraisal would need to include all other CIL and planning obligation requirements and identify what level of affordable housing could be supported by the development. It is important to note that in addition to the submission of a viability assessment, the Council will require the developer to pay the Council's costs so that the submitted viability assessment can be independently assessed by a development viability consultant.
- 8.6. A lower level of provision may be acceptable if, following the independent review of the viability assessment by an appropriately qualified expert; the Council accepts that meeting the full affordable housing requirement makes the scheme unviable.
- 8.7. Whilst the Council does not have a preferred approach for undertaking viability appraisals, it is suggested that developers may wish to use the Homes and Communities Agency Toolkit.

### **Difficulty procuring a Registered Provider**

- 8.8. The Council recognises that for some developments, particularly on smaller sites, a situation may arise where the developer is unable to fulfil the affordable housing obligations as, despite all reasonable efforts, no Registered Provider (RP) is willing to procure the affordable dwellings. This may be due to a number of factors, such as; the site location falls outside of the RP's core investment area; the tenure proposed does not fit the RP's business model or the financial offer submitted by the RP may not

cover the developer's reasonable build costs. Other reasons are also likely to arise which may be specific to that individual site.

- 8.9. In these circumstances and where provision has been made within the S106 Agreement the developer may apply to the Council to commute the on-site provision of affordable housing to a financial sum. The Council will need to be satisfied that the developer has made all reasonable efforts to dispose of the affordable housing to an RP and they will be expected to evidence details of any offers received from RP's or correspondence with RP's. This may also include financial information on the sum the developer is seeking for the affordable dwellings to ensure that cost is not the overriding factor that the affordable housing obligations cannot be satisfied.
- 8.10. If the Council agrees, then the affordable housing obligations may be commuted to a financial payment to the off-site provision of affordable housing units. This sum will be calculated in accordance with the tariff detailed in Table 7 below.
- 8.11. It is important to note that the Council's priority remains the provision of affordable housing on the application site and so this cascade to a financial sum is the last resort. Before considering requests under this provision the Council will first explore with the developer whether an amended affordable housing scheme, including changes to the number, type, tenure and location within the site, will make onsite provision possible.

8.12. Table 7: Affordable Housing Commuted Sums

	<b>Group 1</b>	<b>Group 2</b>	<b>Group 3</b>	<b>Group 4</b>
<b>Parish</b>	Whitehill and Bordon	Clanfield	Alton	Beech
		Headley	Bramshott and Liphook	Bentley
		Horndean	East Tisted	Bentworth
		Rowlands Castle	Four Marks	Binstead
			Froyle	Chawton
			Grayshott	Farringdon
			Lasham	Kingsley
			Medstead	Selborne
			Ropley	Wield
			Shalden	Worldham
<b>Commuted sum (£) per square metre (GIA)</b>	£229.92	£387.99	£510.14	£646.65

**Note:** The commuted sum rates will increase with market inflation over time. They are linked to the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

- 8.13. In circumstances where a developer is providing commuted sums to fund off site affordable housing provision, the following method should be followed for calculating the commuted sum payable.

8.14.



Step 1: Establish the cumulative Gross Internal Area (GIA) of the development proposed. This is the whole development, not just the affordable housing.



Step 2: Multiply the cumulative Gross Internal Area (GIA) by the commuted sum rate detailed in Table 2 that relates to the Parish where the development is located.



Step 3: If some provision is being made on site, so the calculation relates to part off site contribution, the amount established in Step 2 is proportioned accordingly. The same proportioned approach is applied when the figure is not a whole number.

8.15. For clarification, some worked examples are provided below. Effectively it is a calculation of an amount of money per square metre – and varies depending on the location of the development (some areas require a higher amount than others). Where a planning application is ‘outline’ and the GIA is not known, it is likely that the legal agreement at outline stage says the affordable housing contribution will be determined at the reserved matters stage and at that point the contributions will be calculated on the detailed information then available.

8.16. If a developer considers that the commuted sum required to support off site affordable housing provision would make the development unviable, the process set out in the viability section above (paragraphs 8.4 to 8.6) would need to be followed to determine a commuted sum that would make the development viable.

8.17. Table X – Examples of Calculations

#### Example A

Proposal: Development of 61 new homes in Bramshott and Liphook. No affordable houses to be provided on site, so a commuted sum is to be calculated for the full requirement of affordable housing. The cumulative Gross Internal Area (GIA) of the development proposed is 6,895 sqm.

Calculation:

Step 1: Establish the cumulative Gross Internal Area (GIA) of the development proposed. This is 6,895 sqm, which is the GIA of 61 homes.

Step 2: Multiply the cumulative Gross Internal Area (GIA) by the commuted sum rate that relates to the Parish where the development is located.

$6,895 \text{ sqm} \times \text{£}510.14 = \text{£}3,517,415.30.$

Step 3: Not required as the full requirement is to be made via a commuted sum rather than on site. The commuted sum required is **£3,517,415.30.**



### Example B

Proposal: Development of 76 new homes in Rowlands Castle, following demolition of 1 home (net gain 75). The affordable housing requirement is 30.4 homes. 30 homes are to be provided on site, and a commuted sum is to be calculated for the 0.4 requirement. The cumulative Gross Internal Area (GIA) of the development proposed is 8,645 sqm.

Calculation:

Step 1: Establish Gross Internal Area (GIA) of the development proposed. This is 8,645 sqm, which is the GIA of 76 homes.

Step 2: Multiply the cumulative Gross Internal Area (GIA) by the commuted sum rate that relates to the Parish where the development is located.

$8,645 \text{ sqm} \times \text{£}387.99 = \text{£}3,354,173.55$ .

Step 3: If some provision is being made on site, the calculation relates to part off site contribution, therefore the amount established in Step 2 is proportioned as follows:

$\text{£}3,354,173.55$  is the commuted sum for 30.4 affordable homes.

As such, the commuted sum for 1 affordable home is  $\text{£}110,334.66$  ( $\text{£}3,354,173.55 / 30.4 = \text{£}110,334.66$ ).

A commuted sum for 0.4 of an affordable home is required, as such  $0.4$  of  $\text{£}110,334.66 = \text{£}44,133.86$ .

The commuted sum required is **£44,133.86**.

### Example C

Proposal: Development of 150 new homes in Kingsley. Due to specific circumstances, the 60 affordable homes required cannot be fully provided on site; 45 affordable homes are to be provided on site, and a commuted sum is therefore required for 15 affordable homes. The cumulative Gross Internal Area (GIA) of the development proposed is 19,500 sqm.

Calculation:

Step 1: Establish Gross Internal Area (GIA) of the development proposed. This is 19,500 sqm, which is the GIA of 150 homes.

Step 2: Multiply the cumulative Gross Internal Area (GIA) by the commuted sum rate that relates to the Parish where the development is located.

$19,500 \text{ sqm} \times \text{£}646.65 = \text{£}12,609,675.$

Step 3: If some provision is being made on site, the calculation relates to part off site contribution, therefore the amount established in Step 2 is proportioned as follows:

£12,609,675 is the commuted sum for 60 affordable homes.

As such, the commuted sum for 1 affordable home is £210,161.25 ( $\text{£}12,609,675 / 60 = \text{£}210,161.25$ ).

A commuted sum for 15 affordable homes is required, as such  $15 \times \text{£}210,161.25 = \text{£}3,152,418.75.$

The commuted sum required is **£3,152,418.75.**

### Education

- 8.18. Where a proposed development generates the need for a new school to be provided on site, the land and provision of a school will be secured through a S106 Agreement.
- 8.19. S106 contributions will also be collected on developments through requests from the County Council to facilitate pooling with other funding sources to enable extension or improvements of a relevant school identified through the standard planning process.
- 8.20. Generic financial contributions towards education may also be administered through the Council's strategic CIL process.
- 8.21. The timing and need for the provision of land or school building(s) to serve a new development will be considered on a case-by-case basis, with the specific requirements being set out within any S106 Agreement. It is likely to be linked to phases of a development, with facilities being required either upon a certain level of units being completed, or when a certain threshold of occupation at a development is reached.

- 8.22. The County Council has published a guidance document on '[Developer Contributions towards Children's Services Facilities](#)' (2022) which highlights that the Council is expected to consult Hampshire Children's Services Department on any planning proposals relating to a development of 10 or more eligible dwellings.
- 8.23. The Guidance provides guidance on the minimum usable areas required for new primary and secondary school sites.
- 8.24. Visit the County Council's Children's services webpages or contact the County Council by email [developer.contributions@hants.gov.uk](mailto:developer.contributions@hants.gov.uk) to confirm the latest position in terms of on-site infrastructure requirements.

### Health

- 8.25. Where a proposed development generates the need for a new healthcare facility, such as a new GP surgery, to be provided on site, the land and provision of a healthcare facility will be secured through a S106 Agreement.
- 8.26. The timing for the provision of such healthcare facilities will be considered on a case-by-case basis, with the specific requirements being set out within any S106 Agreement. It is likely to be linked to phases of a development, with facilities being required either upon a certain level of units being completed, or when a certain threshold of occupation at a development is reached.
- 8.27. S106 will also be sought for generic healthcare contributions where it is demonstrated to be required in order to mitigate the impacts of any granted permission. In order to collect these projects, any requests will need to identify a project for the funding to be contributed towards and have consideration for any collected CIL charges on the site.
- 8.28. Generic financial contributions towards healthcare provision may also be administered through the Councils strategic CIL process.

### Green Infrastructure

- 8.29. The standards for the provision of public open space and built recreation facilities on new residential development sites are set out in Joint Core Strategy Policy CP18.
- 8.30. Green infrastructure can take many forms including:
- multifunctional green space (i.e. parks, amenity space, accessible natural green space)
  - equipped play areas
  - allotments
  - habitats infrastructure to support biodiversity.
- 8.31. The Council will continue to use S106 or conditions to secure the provision of local multifunctional green space, locally equipped play areas and allotments that directly serve a proposed development site, where the site is suitable.

8.32. The Council's adopted green space standards require new residential developments to provide, as a minimum, 3.24ha of public open space per 1,000 population<sup>4</sup> to serve the needs generated by the new development. This requirement is broken down to set out what a development must provide in respect of multi-functional green space, provision for children or young people and allotments, as set out in Table 8 below.

8.33. Table 8: Green Space Standards

<b>Open Space Type</b>	<b>Requirement per 1,000 population (ha)</b>
Parks and gardens	1.03
Natural and semi-natural green space	1.8
Green corridor	N/A
Amenity green space	0.31
Allotments	0.1
Churchyard or cemetery	N/A
Provision for children or young people	0.52 sites per 1,000 population

8.34. There are no standards for habitat creation as each site is assessed on a case-by-case basis. It is recognised however, that the provision of other forms of green infrastructure can contribute towards conserving and enhancing biodiversity.

8.35. Where a proposal requires off-site planting, a S106 Agreement must be entered in to. This should cover the cost of any site purchase required for the new planting, the cost of the plants, any associated management and maintenance where the Council will not be adopting the land and sufficient funding for replacements for a period of five years. It is imperative that any proposal for off-site planting has the prior written approval of the landowner. The costs will be calculated on a site-by-site basis and be based on current prices at the time of the application.

Social infrastructure

8.36. The provision of new and improvement of existing social infrastructure will be funded through CIL. However, in some instances developers may be required to provide land or buildings to enable the delivery of additional social infrastructure to serve the site. In such instances the provision of land or buildings will be secured through S106.

Internationally Designated Sites

8.37. Residential development in parts of the district has the potential to impact upon internationally designated sites both within and located outside of the district.

Wealden Heaths Phase II Special Protection Area

8.38. Policy CP22 sets out the requirements for development impacting on the integrity of the Wealden Heaths Phase II Special Protection Area (SPA). The Council also as an

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<sup>4</sup> Open Space, Sports and Recreation Needs and Opportunities Assessment 2018 to 2028 (December 2019)

adopted Supplementary Planning Document for developments within this area (Joint Wealden Heaths Phase II Special Protection Area: SPD although there is now an exclusion zone for any new residential development within the SPA's 400 metre buffer).

8.39. Any proposed housing within 5km of the Wealden Heaths Phase II SPA will need to be supported by a project-specific Habitats Regulations Assessment (HRA), to enable the local planning authority, as competent authority, to undertake its HRA screening / Appropriate Assessment, to assess whether mitigation of these impacts is required. The requirement for mitigation is likely to vary depending on the number of proposed dwellings, the distance from the SPA and the 'in combination' effects. Advice on this should be sought from Natural England at the earliest opportunity. Where on-site, or off-site, mitigation is required, this would be secured through a planning obligation.

#### 8.40. Solent International designated sites

8.41. The Solent coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation. In response to concerns over the impact of recreational pressure on birds within protected areas in the Solent, the Solent Forum initiated the Solent Disturbance and Mitigation Project (SDMP) to determine visitor access patterns around the coast and how their activities may influence the birds.

8.42. Contributions will be sought from new development in order to implement the measures set out in the Solent Special Protection Area (SPA) Interim Planning Framework. Measures include the provision of dog wardens and rangers to educate the public about the impacts of recreational disturbance on protected species. The contribution is calculated on the number of bedrooms per individual dwelling. The current rates are set out on the Council's website and are applicable to permissions granted on or after 1 April 2022.

8.43. The contribution will affect all net new dwellings in the district located within 5.6km of the Solent International Designated sites and is payable in addition to any CIL liability and any other S106 contributions. Appendix C contains maps showing the parts of the district that fall within the 5.6km buffer.

#### 8.44. Nutrient neutrality

8.45. New development necessitates the provision of connections to the foul water drainage network and can increase surface water run-off. This could increase the amount of nutrients entering Solent International Designated Sites, even if it is a proportionately small contribution. Natural England has advised that new developments within the East Hampshire and Itchen drainage catchments may contribute towards nutrients entering these designated sites, resulting in increase levels of eutrophication.

8.46. Within these catchments, new housing schemes and other proposals which include a net gain in overnight accommodation or development which has a high volume of water use will need to be supported by a Habitats Regulations Assessment (with nutrient budget calculations) to enable the local planning authority, as competent authority, to undertake its HRA screening / Appropriate Assessment, to assess whether any mitigation of these impacts is required, to prevent any increase in

nutrients into the water system in order for them to be 'nutrient neutral' if they would otherwise lead to a likely significant impact on a European site.

- 8.47. In some instances, where there is a positive nutrient budget, mitigation will be required which could entail, either on-site mitigation, or the purchasing of nutrient credits from an accredited third-party mitigation scheme. In discharging the requirements of planning obligations, the Local Planning Authority would require written confirmation from an accredited mitigation scheme that sufficient credits have been purchased to mitigate the nutrient budget from the development.
- 8.48. Given the geographical nature of East Hampshire district, it is likely that some third-party mitigation schemes could be progressed outside of the district. In such cases, the planning authority of the mitigation land together with the landowner of the mitigation site would both need to be signatories to a legal agreement, with East Hampshire District Council, in order to ensure that the accredited mitigation scheme is monitored, with the planning authority for the mitigation land undertaking any necessary enforcement action where necessary.
- 8.49. More detail guidance on the nutrient neutrality is available on the Council's website <https://www.easthants.gov.uk/planning-services/nutrient-neutrality-what-developers-need-know>

### Flood Protection and Water Management

- 8.50. There may be circumstances when mitigation measures will be required in order to make a development safe from any risk from surface water flooding. Measures will normally be identified by the Environment Agency, or Lead Local Flood Authority, and will usually be secured through planning conditions. However, where the measures involve off-site improvements, the need for a S106 Legal Agreement, negotiated on a case-by-case basis, will be considered.
- 8.51. Where on site measures are required, the type and location of the works should be justified and agreed with the Council, in consultation with the Lead Local Flood Authority and/or the Environment Agency, prior to any works being implemented. In some cases, assessed though a Flood Risk Assessment, it may be appropriate to consider on-site flood mitigation measures such as the positioning of electrical sockets at a higher level or using more water resistant materials. The use of such measures will normally be secured through planning conditions rather than a legal agreement.
- 8.52. Where off-site mitigation is necessary, it is expected that developers will enter into a S106 Agreement which agrees either a level of appropriate funding or the provision of appropriate flood defence works or mitigation measures.

### Transport

- 8.53. Alterations to the local highway network which are necessary to promote a safe, efficient or sustainable relationship between development and the public highway may be secured by a S106 planning obligation and/or S278 Agreements with the Local Highway Authority. Improvements could include the provision, removal, or relocation of

street furniture, dropped kerbs, crossovers, pedestrian crossings, bus stops and links to the cycle network.

8.54. Where a development is required to make specific contributions towards off-site improvements, amendments, or additions to public transport services (projects which are not identified in this IFS to be funded by CIL) contributions may be secured through S106.

### Travel Plans

8.55. Contributions towards revenue items are still permitted under planning obligations and are not restricted by the CIL regulations. Where development exceeds the threshold for a Travel Plan, a Travel Plan will be secured through a S106 Agreement, which will have the objective of reducing adverse transport impacts. A fee is charged for approval of a travel plan and for on-going monitoring.

8.56. Travel Plans will set out, as far as possible, how development proposes to mitigate its adverse transport impacts and promote sustainable travel and may include measures relating to encouraging sustainable transport behaviour and infrastructure provision. Travel Plans will include provision for financial penalties to fund the promotion or provision of sustainable transport until travel plan objectives are met.

### Other

8.57. Other types of infrastructure may be required to make a development acceptable in planning terms. The following list provides information on additional S106 Agreements not detailed in this chapter that could be required to make a development acceptable:

- Works or funding for the management and conservation archaeological interests where a development has an adverse impact.
- Works or funding for the restoration, conservation / enhancement of listed buildings, buildings of local importance and monuments at the development site.
- Works or funding for the diversion and or enhancement of Public Rights of Way.

## Appendix A – Potential Liability

Existing Use	Proposed Use	Potential Liability	
Development site	Dwelling (self build)	CIL is not charged on self build development, provided the relevant forms are submitted to the council before development commences	Not liable
Development site	Dwelling	CIL charged on all new floorspace	CIL liable

		Charge is based on total new floorspace (no minimum)	
<b>Development site</b>	<b>Affordable housing</b>	Affordable housing <b>may not</b> be CIL liable or chargeable (subject to the relief process)	May not be liable
<b>Development site</b>	<b>Office</b>	Office development is <b>not</b> CIL liable	Not liable
<b>Office in use</b>	<b>Change of use to dwelling</b>	CIL liable and chargeable for any <b>additional</b> floorspace (no minimum) For example, if existing office is 110sqm and in use, then only additional floorspace above 110sqm is chargeable	Liable and potentially chargeable
<b>Not in use (vacant for past 3 years)</b>	<b>Dwelling</b>	CIL liable and chargeable for the <b>entire</b> floorspace of the dwelling, as the existing building has not been in lawful use for 6 months out of the previous 3 years. Charge is based on total floorspace (no minimum)	Liable and chargeable
<b>Office</b>	<b>Affordable housing</b>	Affordable housing <b>may not</b> be CIL liable or Chargeable (subject to the relief process)	May not be liable

<b>Office</b>	<b>Office extension</b>	Office development is <b>not</b> CIL liable or chargeable This is irrespective of size	Not liable
<b>Demolished dwelling</b>	<b>Replacement new dwelling</b>	A credit is given for the demolished floorspace so CIL is only payable on the <b>net additional</b> floorspace	CIL liable
<b>Dwelling</b>	<b>Extension less than 100 sqm</b>	CIL is only chargeable for extensions over 100sqm (not counting the original dwelling)	Not liable



		Therefore, any extension of <b>less than 100sqm</b> is <b>not</b> chargeable	
<b>Dwelling</b>	<b>Extension more than 100sqm</b>	CIL is charged for the <b>entire new</b> floorspace where an extension is <b>greater than 100sqm</b> (not counting the original dwelling) Chargeable as extension is <b>greater than 100sqm</b>	Liabe and chargeable
<b>Dwelling</b>	<b>Internal mezzanine</b>	Any floorspace that is created by a mezzanine floor within an existing building is <b>not</b> CIL chargeable	Not Liabe
<b>Dwelling</b>	<b>Annexe</b>	The additional floorspace is CIL Liabe but an exemption for a self build annexe may be granted on receipt of CIL Form 8	CIL liabe

The Council charges CIL for new dwellings (houses, including holiday lets, annexes, excepting older persons accommodation) and residential extensions (over 100sq,m). As well as retail development and hotel accommodation (over 100sq.m).

## Appendix B - Strategic CIL Monitoring Update

### The North

<b>PROJECT: Allen Gallery and Garden (HERITAGE)</b>				
<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>

Hampshire Cultural Trust	Alton	£450,000	2023	Project advancing
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Commentary:

The Allen Gallery is part of Hampshire Cultural Trust (HCT). While not a partner as such, HCT is developing this project in close cooperation with the National Lottery Heritage Fund (NLHF). Funding for the Development Phase was secured in summer 2022 and since then NLHF has supported and scrutinised progress (with a dedicated Investment Manager and specialist consultant assigned to the project). The subsequent Delivery Phase grant is not guaranteed but HCT received strong support for their bid and success is very likely given the investment already made by NLHF and the match funding secured. The outcome is due in July for a project start in September 2024. Support has also been received from Alton Town Council with the allocation of £15,000 Neighbourhood CIL in 2024.

Planning application and listed building consent applications have been approved (May 2024).

This report recommends further CIL funding of £85,000 towards this project.

Whilst not yet commenced, significant progress has been made on this £2.6m project.

**PROJECT: New Odiham Road /Basingstoke Road B3349 junction improvements (TRANSPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status

Hampshire County Council	Alton	£400,000	2023	<b>Planned</b>
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Commentary:

The project is planned and moving forward with Hampshire County Council working through the planning and design phase for the project. This project requires a large amount of planning, and it is not envisaged the project will be delivered in the short term but remains a strategic priority. EHDC is happy the project is continuing to move forward and will continue to monitor the project.

**PROJECT: Redevelopment of Edgar Hall (COMMUNITY)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Dementia Friendly	Alton	£305,000	2023	Proposed re-allocation of funds

Commentary:

This report recommends the reallocation of £305,000 CIL funding previously awarded to Dementia Friendly to for the extension of Edgar Hall to the refurbishment of Alton Assembly Rooms as detailed in paragraph 4.10 of the main report.

**PROJECT: Creation of Brewery Heritage Trail (HERITAGE)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
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Amery Hill Residents' Association	Alton	£22,000	2023	Project Advancing
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Commentary:

The project has been in a mobilisation phase for many months, and it is about to commence in the coming weeks. There has been a delay in commencing due to agreeing a number of items with the land owners but these are in the process of being finalised so that we can commence the project. The project is due to be completed by the middle of 2025.

As part of the mobilisation, a Public Art Consultant has been selected who will support the project to ensure successful delivery of the project.

The majority of the artists who will be producing the sculptures have been decided, and the team who will be capturing the oral history of Alton's brewing heritage in a multi-media format.

Regular meetings with the land owners have been arranged to ensure that all the aspects in relation to the Heritage Trail meet the necessary requirements.

**PROJECT: Electric Minibus, Treloar's (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Treloar's Trust	Alton	£50,000	2023	Project advancing

Commentary:

Total funds secured to date are £213,077 which is 74% of the total cost (£288,890). Funds secured include this £50,000 CIL from EHDC, £10,000 from Alton Town Council Neighbourhood CIL (2024). Since then, an additional £9822 has been pledged from Waverley Borough Council CIL.

This report recommends further CIL funding of £10,000 towards this project.

Significant progress has been made towards full funding.

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**PROJECT: Nurture Group Facility, Anstey Junior School (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Anstey Junior School	Alton	£35,483	2023	Early stages

Commentary:

The project is currently held up awaiting sign off from HCC Property Services. There are no outstanding issues, but confirmation is required as to the Property Service requirements. The supplier for the project is still onboard and working with the school and the project will be commenced, and order made as soon as practical.

**PROJECT: Alton Community Centre Upgrade (COMMUNITY)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Alton Community Association	Alton	£668,756	2023	Commenced

Commentary:

Representatives from the Community Centre are liaising with the Council’s Communities team to progress this project. Phase 1 has been completed, aiming to seek planning permission this year for remaining work.

Officers across directorates are working closely with the Community Association to ensure that the project is delivered in line with that which is being funded.

**PROJECT: Alton Station Forecourt (TRANSPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
EHDC Regeneration & Place-Making Team	Alton	£427,371	2022	Completed

**Commentary:**

The Alton Station Forecourt Project completed in March 2024. The project was heavily tied to pedestrian movement making it safer and easier for people to get to and from the station and improving the experience and engagement with the public realm. A celebratory event was held in November 2023 attended by a variety of partners and representatives.



**PROJECT: Alton Railway Station Active Travel Mobility Hub (TRANSPORT)**

<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Hampshire County Council	Alton	£192,650	2023	Commenced

Commentary:

This project is complimentary to the Forecourt works. To date, it has been partially implemented and the outstanding elements are in the process of being delivered subject to discussions and agreement from partners involved in the project. While this was awarded to Hampshire County Council, the EHDC Regeneration team are working in partnership with them to deliver the scheme.

**PROJECT: Chawton Park Surgery Extension (HEALTH)**

<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Chawton Park Surgery and the ICB	Alton	£50,000	2022	No measurable progress

Commentary:

The Council is working closely with the Integrated Care Board and the surgery to further consider all possible options for the delivery of health care in Alton. The site is a proposed allocation in the Draft Local Plan 2024.

**PROJECT: The Wilson Practice, floorspace reconfiguration (HEALTH)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Floorspace reconfiguration for Same Day Services	Alton	£29,830.36	2021	Completed

Commentary:

This project has been completed and the final conditions are being complied with. Officers will review the whole project and are satisfied the project has been delivered in a timely and efficient manner.

**PROJECT: Treloar School and College accessible swimming pool and facilities (SPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Treloar School and College	Alton	£190,000	2021	Completed



Commentary:



The improved pool facilities opened in February 2023.

<https://www.easthants.gov.uk/news/2023/development-funding-makes-splash-new-treloars-swimming-pool>

*“The new facilities have made a dramatic difference to the staff and students at Treloar’s. More students can benefit at one time, with more classes possible throughout the day, providing a better experience for students and staff, and with greater independence for students. To highlight just some of the many benefits-*

- *Before the work, the maximum number of students at one time was 4, now we are able to cater for 6 or 7 students at one time.*
- *The new changing rooms have a hoist direct from the changing room. This means that students are able to get into the pool quicker and therefore they can spend more of their lesson time in the pool.*
- *Having more space for changing facilities means that lesson times can “overlap”, so while one class is using the pool, the next class can be getting changed ready. As a result, the pool is being used by more classes in a day.*
- *Students who drive their own chair can now drive themselves into the changing room, whereas before they had to enter the pool side area to access the changing rooms. They are not allowed to wheel themselves on poolside for safety reasons, so the new facilities give more independence.*
- *Our Specialist Paediatric Physiotherapist said “Water is such a lovely medium to work with as our students can feel free from their chairs and there is such a freedom of movement in the warm pool water.” This was confirmed by one of our students: “I like swimming because I feel weightless and relaxed.”*

*We are extremely grateful for the support from EHDC in helping to bring this project to life and to make such a difference to our students, all of whom are physically disabled, many with complex clinical needs and a sensory impairment.” (Head of Trusts, Treloars - April 2024).*

**PROJECT: Anstey Lane Pump Track (SPORT)**

<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Alton Town Council	Alton	£57,450	2022	Completed



Commentary: Completed. Opened 15 December 2022.

Extracts from Alton Town Council press release

*The first user of the track was International Mountain Bike Racer Wyn Masters, who gave it a big thumbs up on his test ride:*

*“Was stoked to get a first test ride on the new Alton track, it’s definitely a fun track and good set up for lots of fun for all ages; stoked to see another Velosolutions track in the south, hats off to all that made it happen!” Wyn Masters - GT Factory Rider*

*Velosolutions UK Designer said “We were really excited to be able to bring a Velosolutions pump track to Alton and have packed in a 110m length track full of rollers, jumps and our signature berms. The track has been designed with progression in mind and has plenty of social space on each end for riders to hang out.”*

*Town Mayor Ginny Boxall said: “We are very excited to see this project become a reality and our grateful thanks to the members of the community who advocated for this scheme. This new leisure facility for the Town will provide a modern recreational space which will not only provide a location to meet with like-minded people to improve physical health and mental wellbeing but also helps build confidence and skills on a bicycle”.*

**PROJECT: Alton Community Hub (COMMUNITY)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
EHDC RegenCo	Alton	£467,278 & £153,023.81	2021 & 2023	Commenced

Commentary:

The project has been commenced and is being routinely monitored by Officers across the council. It is understood that while the project has commenced, it is moving forward slowly for a number of reasons which are being worked through.

**PROJECT: Four Marks Community Building and Recreational Hub (COMMUNITY)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Four Marks Parish Council	Four Marks	£1,250,000.00	2021	Project advancing

Commentary:

A planning application has been submitted but remains pending awaiting further information.

The Parish Council has taken steps to try and satisfy/review in light of the objections which are currently on the Planning Portal. They have appointed Smart Marketing to engage with potential users of the building to demonstrate the need. RW Sport have also been appointed on the recommendation of EHDC Sports Development. A comprehensive study is currently being finalised where the sporting governing bodies have been consulted to demonstrate the need and types of facilities required.

The Planning application is still in the system and the council has extended this whilst it conducts this review. The priority has been looking at the objections from the statutory consultees and ensuring that the project can deliver exactly what the community needs. There is no dispute that a community building is needed, but the Parish Council is trying to ensure that it meets the requirements both now and in the future.

**PROJECT: Boundaries Surgery Extension, Four Marks (HEALTH)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
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NHS Hampshire and IOW Integrated Care Board	Four Marks	£330,000	2023	Project advancing
<p>Commentary:</p> <p>A planning application has been submitted for this project, awaiting determination (ref: 56860/001).</p> <p>The site is a proposed allocation in the Draft Local Plan 2024.</p>				
<b>PROJECT: Community Facility (COMMUNITY)</b>				
<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Medstead Parish Council	Medstead	£150,000	2021	Commenced
<p>Commentary:</p> <p>A planning application was submitted to East Hampshire DC case Ref 58628 with planning approval given on 1<sup>st</sup> July 2022. Building regulation approval given by EHDC on 1<sup>st</sup> November 2023. The project has experienced issues with a shortfall of funding being identified, however it is likely this will be addressed in due course. This has not stopped the building works and the project is still progressing as anticipated.</p>				





**PROJECT: Bentley Memorial Hall Refurbishment (COMMUNITY)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Bentley Community Association	Bentley	£12,500	2022	Completed

& Bentley Memorial Hall Association				
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Commentary:

*“The project was completed in early 2023 and the new venue was very well received by the community.*

*Our first opening events were a series of Lent lunches organised by the church for the village and this has been followed by:*

- 1. increased use by exercise classes including 2 Pilates classes per week.*
- 2. regular internal Parish Council meetings plus some public meetings.*

*In particular we now have the ability now to have several activities going on simultaneously at the Memorial Hall.*

*For example 2 club meetings in the upstairs and downstairs rooms, plus a sports club session ( badminton or table tennis) in the main hall.*

*The additional and secondary access to the upstairs room is particularly beneficial when the nursery school is in operation in the main hall during the day time.*

*A further benefit is we had the roof above the room properly insulated at the same time and this makes the room much warmer and more comfortable during the winter without significant additional heating cost.*

*Altogether we are very pleased with the additional meeting space and the ability to have local club meetings at the same time as the nursery school.”*

Trustee.



**PROJECT: Bentley Railway Station Active Travel Access Improvements (TRANSPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Hampshire County Council	Bentley	£150,000	2023	Early Stages

Commentary:



The project is planned and moving forward with Hampshire County Council working through the planning and design phase for the project. This project requires a large amount of planning, and it is not envisaged the project will be delivered in the short term but remains a strategic priority. EHDC is happy the project is continuing to move forward and will continue to monitor the project.

**PROJECT: Roadside Footways (TRANSPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Beech Parish Council	Beech	£14,000	2022	Early stages

Commentary: The design of the on-road footways has been agreed between Beech Parish Council and Hampshire Highways, and all necessary safety audits have been completed. We now await final confirmation from Hampshire Highways of the project cost (they have been advised that it will vary little from that quoted in our original application for Strategic CIL) following which formal Parish Council can be given. Hampshire Highways advise Beech PC that they are timetabling the implementation of the scheme “in spring/summer 2024”. The project has been delayed by resourcing issues at Hampshire Highways.

**PROJECT: Landscape Plan (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Bentworth Primary School	Bentworth	£60,000	2023	Project advancing

Commentary:

Landscape plan completed and implementation to occur over the summer holidays to mitigate disruption to the school. Project expected to be completed by the end of the Summer with a provisional opening scheduled for 2 September 2024.



**PROJECT: Outside canopies to provide additional teaching space (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Ropley C of E Primary School	Ropley	£25,000	2023	Completed

Commentary: Project was delivered quickly following the allocation of funds.

*"The canopies have proven to be an invaluable additional space at our school. Not only for the parents sheltering from the rain on an almost daily basis at pick up, but also provides a space for the children to eat their packed lunches, quiet play time activities or just sitting and chatting with friends! Moving forward to the better weather, they will become an extension of the classroom for break out groups and reading. Our PTA have also used the canopies for their events such as the Christmas Fair where stalls were set up outside and the canopies decorated with fairy lights!"*

Ropley Primary School Office Manager, March 2024.



**PROJECT: Wildlife / Spiritual Garden (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Ropley C of E Primary School	Ropley	£32,548.85	2023	Completed

*"Norma's Garden has proven to be a real hit with our children. The all weather surface allows us to use this space all year round, and many science lessons have taken place in the outdoor classroom as well as providing a meeting space for conversations, quiet reading or drawing during break times. The games tables are a real favourite with the children too. Today we are starting to get the bee friendly garden area ready for planting and hope to encourage wildlife into the area during the spring and summer months. The area is enjoyed by our extended day facility too. It really is a multi functional space that has proven to be an absolute blessing."*

Ropley Primary School Office Manager, March 2024.

Commentary:



The North East

**PROJECT: Bohunt School 3G Artificial Grass Pitch (SPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Bohunt School	Bramshott & Liphook	£710,348.00	2021	Project advancing

Commentary:

Planning Permission has been granted in May 2024 following its submission in 2022. The applicant is now in the process of complying with the planning and funding conditions, with officers providing support on the Community Use Agreement required. It is expected that once the conditions have been complied with, the project will be delivered swiftly likely co-insiding with a school holiday to mitigate impact to education.

<b>PROJECT: Woodlands Hall Play Area and outside space (COMMUNITY)</b>				
<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
East Hampshire District Council	Headley	£221,190.60	2023	Project Advancing
<p>Commentary:</p> <p>The Community Team within EHDC are undertaking discussions with internal teams as to moving forward with the project. This project is still in the early stages of advancing and while delays to the original timeline of works are expected due to the complexity of the site, there is still a commitment to see the project through to completion.</p>				
<b>PROJECT: Playing field pitch improvement (SPORT)</b>				
<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Headley Parish Council	Headley	£112,257.97	2023	Commenced
<p>Commentary:</p> <p>The project is in it's final stages and the works are nearing completion. Field 6 will be fully operational and this project is a grand example as to how a short term project can be delivered in a quick timeframe.</p>				



**PROJECT: Playing fields pavilion project (SPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Headley Parish Council	Headley	£411,621.69	2023	Project advancing

**Commentary:**

The project is advancing finalising design and resolving outstanding queries. Officers are working closely with Headley Parish Council as to the deliver of the project, offering support and guidance where appropriate. It is hoped that the project will be commenced in the Autumn of 2024.

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**PROJECT: Liphook Accessibility and Public Realm (TRANSPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Hampshire County Council	Bramshott and Liphook	£150,000	2023	

Commentary:

The project is planned and moving forward with Hampshire County Council working through the planning and design phase for the project. This project requires a large amount of planning, and it is not envisaged the project will be delivered in the short term but remains a strategic priority. EHDC is happy the project is continuing to move forward and will continue to monitor the project.

**PROJECT: Playground initiative, The Ark Nursery (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
The Ark Nursery	Bramshott and Liphook	£5,430	2023	Completed

Commentary:

*“I am the Manager of the Ark Preschool in Liphook. We are the grateful recipients of funds that allowed us to resurface the remainder of our outdoor play area. It has been a huge success. Not only do the children now have a safe surface on which to play and experience the outdoors but the ease of which the staff are able to create more exciting open-ended activities for the children has been wonderful to see. Previously the area was stoney and rough and children shied away from*

*playing there or could hurt themselves on the surface. Now we have space to explore and play and it is fantastic to see."*

**PROJECT: Bushcraft Refurbishment (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Green Room School	Kingsley	£14,465.88	2023	Completed

Commentary:


*"The outcome from the Cabinet's decision came through at the beginning of the Summer holidays on 14.7.23 which enabled the staff at The Green Room Kingsley to arrange for the works to be completed by 11.9.23, coincidentally just in time for the start of the new bushcraft curriculum within the new academic year - perfectly dovetailing our ability to enhance the pupils experience with our new immediately available new bushcraft space. The space allows for multiple options for lesson planning and is used every day in all weathers due to the practical design and waterproof canopy. It is spacious and consequently enables large groups of children and adults to occupy the space as well as feeling cosy and intimate for smaller group lessons and even 1:1 sessions.*

*It's warm in the winter months as the fire is lit under the middle of the canopy where supervised pupils can cook and make hot drinks for one another and visitors.*

*We are most grateful for the award, it has made a very positive difference to our pupils, our school and our community."* The Green Room School, April 2024





<b>PROJECT: Grayshott Sportsfield Borehole and Water Irrigation Project (SPORT)</b>				
<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Grayshott Cricket Club	Grayshott	£57,054	2023	Completed
<p>Commentary:</p> <p>This project has completed. The value of the project has expended since its funding ,with the borehole benefiting both the local Football Team and the nearby allotments. This project is a great example of how a small project can have wide reaching impacts which are invaluable to all those involved.</p>				
				

The South

<b>PROJECT: South Lane Car Park Improvements (COMMUNITY)</b>				
<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Clanfield Parish Council	Clanfield	£86,414	2022	Completed

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Commentary:

This project has completed and was to be delivered in tandem with the Cricket Pavilion. However due to delays with the Pavilion, the car park was delivered first. The extension to the car park is considered a huge success as it enables more individuals to park up and use South Lane Meadow open space without overly impacting on the land available.

**PROJECT: Clanfield Cricket Pavilion (SPORT)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Clanfield Cricket Club	Clanfield	£196,000 & £40,000	2022 and 2023	Completed

Commentary:

The Clanfield Cricket Club recently had its grand opening attended by a number of organisations who supported the project. It is a great example of a community coming together with a shared aim and delivering a project that benefits many. This project was delivered with the extension to South Lane Car Park and is a joint success.



**PROJECT: Five Heads Playground replacement (COMMUNITY)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
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Horndean Parish Council	Horndean	£34,000	2022	Completed

Commentary:

*“The project undertaken at Five Heads Recreation Ground involved the removal of outdated play equipment which had been in place for many years. This had given rise to public comments insofar as the play area appeared to be a relic from the 1960’s.*

*We now have a contemporary play area which is enjoyed by young children, the nature of equipment provides numerous opportunities for developing physical skills whilst having fun in a safe environment.*

*The new play area has been welcomed by residents, and is in frequent use particularly by preschool children during the daytime.”*

Chief Officer, Horndean Parish Council



**PROJECT: Community Tennis (SPORT)**

<b>Organisation delivering project</b>	<b>Parish/Town</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Horndean Technology College	Horndean	£209,197	2022	Project advancing

**Commentary:**

Our tennis court project is nearly complete. The 7 courts have all been resurfaced and levelled, however due to the weather conditions the top colour coats has been delayed as it has to be dry. We are hoping they can start that today and finish the coat on the 3rd June. Once that is completed we would like to draw down the funds for the completed project. We are extremely pleased with the result so far and are looking forward to opening the courts very soon to the local community. We have advertised for a tennis coach and we are interviewing in June for that post. We have set up Clubspark with the LTA to deliver pay as you play tennis.



**PROJECT: Nursery Outdoor Play Area (EDUCATION)**

Organisation delivering project	Parish/Town	Allocation of funds (amount)	Year funds allocated	Progress status
Dimension Childcare	Horndean	£10,000	2023	Completed

Commentary:

The project has been completed and is now in situ for use. The project was featured in the nurseries newsletter and demonstrated the quick turnaround of a project in short term with a large impact. The improved facilities are much improved on what was present on site prior to the award and enabled the project to be scaled up to also feature an awning through other funding streams.



Partially and out of CIL area

<b>PROJECT: Flood and Water Management Farringdon Flood Alleviation (FLOOD MITIGATION)</b>				
Organisation delivering project	Location	Allocation of funds (amount)	Year funds allocated	Progress status

Hampshire County Council	Farringdon	£130,000	2023	In progress
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Commentary:

The A32 Farringdon -Chawton Flood Alleviation Scheme has been in progress for some time – initial construction works were undertaken in 2017 and there have been a number of construction phases since then – a useful table showing the Programme of Works to date is available under item 4 in this link:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/scheme-a32-farringdon>

We are awaiting a decision on a planning application to install the last section of pipe to re-connect the winterbourne with its historical path behind the Gosport Road properties, north of the cross roads in Lower Farringdon. Details of the application are available here:

SDNP/23/03358/FUL - Installation of approximately 88m of 375mm-diameter High Density Polyethylene (HDPE) Twinwall Pipe and associated chambers, vegetation clearance and reinstatement through a field and small portion of gardens associated with The Orchards and Malthouse Properties, as shown on drawing CJ009136-HEH-GEN-SK3 S2 P01 (non technical summary received)







**PROJECT: Newman Collard Playing Fields Improvements, Liss (SPORT)**

Organisation delivering project	Location	Allocation of funds (amount)	Year funds allocated	Progress status
Newman Collard Playing Fields Trust	Liss	£21,000	2023	Project advancing

Commentary:

The project is progressing with works expecting to be starting within the next couple of months. Condition compliance is still being undertaken with the funding award and clarification is being sought on the overall timescale and scope of the project.

**PROJECT: Changing Places toilet, Petersfield (COMMUNITY)**

Organisation delivering project	Location	Allocation of funds (amount)	Year funds allocated	Progress status
East Hampshire District Council	Petersfield	£20,000	2023	Advancing

Commentary:

The project is advancing well with works due to get underway soon. There are a number of partners within the project and it is hoped that the project will be delivered within the 2024-2025 financial year.

**PROJECT: Changing room facilities (SPORT)**

Organisation delivering project	Location	Allocation of funds (amount)	Year funds allocated	Progress status
Petersfield Town Juniors Football Club	Petersfield	£50,000	2023	Advancing

Commentary:

Planning permission has been applied for by the Club for this project and should permission be granted, it would be worked on over the summer. The planning application number is SDNP/24/00927/FUL. The funding has a condition issued which requires the project to be commenced within two years of the award. Officers continue to monitor the project to ensure compliance with the funding terms.

<b>PROJECT: Shortheath Boardwalk (ENVIRONMENTAL)</b>				
<b>Organisation delivering project</b>	<b>Location</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
SDNPA and HCC	SDNP	£28,198	2022	In Progress
<p>Commentary:</p> <p>The project is in progress. The planning process has been completed, and the project has gone out to Tender with the winning tender having been decided. There is now a reliance on a third party to provide a plan of sewage pipe in the vicinity before ground can be broken. A plan for the implementation of the project has been developed and Natural England have confirmed consent for the works. Works are expected to have been completed by the end of December 2024 with the funds expected to have been drawn down within this financial year.</p>				
<b>PROJECT: Woolmer Hill 3rd Gen Pitch and Pavilion (SPORT)</b>				
<b>Organisation delivering project</b>	<b>Location</b>	<b>Allocation of funds (amount)</b>	<b>Year funds allocated</b>	<b>Progress status</b>
Waverley Borough Council	Waverley borough – Woolmer Hill, near Haslemere	£350,000 (£175,000)	2022	Completed
<p>Commentary:</p> <p>This project changed in scope, dropping the pavilion aspect. EHDC had allocated £350,000 to this project, but the project was completed under budget, so £175,000 was returned to the EHDC CIL pot. £175,000 EHDC CIL was spent towards delivering this project.</p> <p><a href="https://www.waverley.gov.uk/Council-updates/Read-our-latest-news/new-3g-pitch-open-at-woolmer-hill-to-boost-grassroots-sport">https://www.waverley.gov.uk/Council-updates/Read-our-latest-news/new-3g-pitch-open-at-woolmer-hill-to-boost-grassroots-sport</a></p>				

Extract of the Waverley Press Release

Funding for the new football pitch was a real team effort with £699,000 provided by the Football Foundation and £330,000 allocated from Waverley Borough Council and East Hampshire District Council's Community Infrastructure Levies. Beacon Hill Football Club invested £50,000 and there were also contributions of £1,500 from Sport Haslemere and Haslemere Town Football Club.

The journey to this point has been five years, from the first meeting between Beacon Hill Football Club and Waverley Borough Council. Since then, Beacon Hill Football Club and the Woolmer Hill Sports Association, alongside the wider community, has worked closely with the council and the football foundation to realise the development. The pitch is managed alongside other pitches and facilities at the Woolmer Hill site by the Woolmer Hill Sports Association and Beacon Hill Football Club.

Leading figures from Waverley Borough Council, East Hampshire District Council, Beacon Hill Football Club, community groups and local sports clubs met on Thursday 19 October to see the new 3G sports pitch in action. Beacon Hill FC girls' teams were training hard ahead of weekend matches.

Appendix C - Area within 5.6km of the Solent International Designated sites

