

HASTINGS BOROUGH COUNCIL

Infrastructure Funding Statement

1 April 2019 to 31 March 2020



CONTENTS

- 1.0 Introduction
- 2.0 Stages of Planning Obligations
- 3.0 Monetary Contributions
 - 3.1 Table A: Monetary Contributions - Summary
 - 3.2 Table B: Monetary Contributions secured in reported year
 - 3.3 Table C: Monetary contributions received in reported year
 - 3.4 Table D: Monetary contributions not received at end of reported year
 - 3.5 Table E: Monetary contributions spent in reported year
 - 3.6 Table F: Monetary contributions received and unallocated and not spent at end of reported year
 - 3.7 Table G: Monetary contributions received and allocated and not spent at end of reported year
 - 3.8 Table H: Monetary contributions received, allocated and retained: long-term maintenance (Commuted Sums)
 - 3.9 Table I: Non-Monetary contributions secured in reported year
 - 3.10 Table J: Monitoring Fees
 - 3.11 Figure 1: Contributions paid to ESCC
- 4.0 Section 278 Agreements and Traffic Regulation Orders
- 5.0 Future Spending Priorities

1.0 Introduction

- 1.1 This report provides a summary of financial and non-financial contributions Hastings Borough Council (the Council) has secured through section 106 obligations associated with planning permissions for new developments for off-site infrastructure and affordable housing. Highway works completed as part of new developments are secured through S278 agreements, required by East Sussex County Council (ESCC), and details of these are contained within the ESCC Infrastructure Funding Statement.
- 1.3 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 sets out the requirements for Infrastructure Funding Statements (IFS), which should be produced on an annual basis. National Planning Practice Guidance provides further guidance. The first IFS required to be produced covers the period between 1 April 2019 and 31 March 2020.
- 1.4 The IFS should include:
- the total amount of money to be provided under any planning obligations which were entered into during the reported year (**Tables A & B**)
 - the total amount of money under any planning obligations which was received during the reported year (**Tables A & C**)
 - the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority (**Tables A & F**)
 - summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of
 - in relation to affordable housing, the total number of units which will be provided
 - in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided(**Table I**)
 - the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure (**Tables A & G**)
 - the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend) (**Tables A & E**)
 - in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item (**Table G**)
 - in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of
 - the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item

- the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)
- the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations

(Table E)

- the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held **(Table A & H)**

1.5 Please note that in certain cases the amount of financial contribution received will be greater than the sum of money noted in the relevant Planning Obligation. This occurs where the contribution amount is ‘index linked’ so that the sum of money is linked to inflation and would normally apply where the commencement of development is some notable time after the signing of the Planning Obligation. The details provided below refer to index linked contribution amounts.

2.0 Stages of Planning Obligations

2.1 There are several different stages relating to Planning Obligations.

Stage 1 A resolution to grant an application is agreed subject to a Planning Obligation. At stage 1 this Planning obligation is engrossed. This means that the Council, County Council and other parties signing the obligation have reached an agreement as to its content and the document is finalised. The obligation will set out what financial contribution is required and what infrastructure that money will be spent on. This is called ‘allocation’.

Stage 2 Triggers within the Planning Obligation are reached and some or all payments or works are required to comply with the obligation. Triggers usually relate to commencement of development or occupation of development.

Stage 3 Contributions are received or works undertaken as required by the Planning Obligation.

Stage 4 Financial contributions paid to the Council are spent.

3.0 Monetary Contributions

3.1 Table A - Monetary Contributions (Summary)

Table	Description	Total Amount
B	Monetary contributions secured through Planning Obligation between 1 April 2019 and 31 March 2020	£160,600.00
C	Monetary contributions secured through a Planning Obligation received between 1 April 2019 and 31 March 2020	£57,550.00
D	Monetary contributions secured through a Planning Obligation and not received between 1 April 2019 and 31 March 2020	£424,722.76
E	Monetary contributions secured through a Planning Obligation and spent between 1 April 2019 and 31 March 2020	£43,297.16
F	Monetary contributions secured through a Planning Obligation, received, unallocated and not spent at 31 March 2020	£315,359.61
G	Monetary contributions (received under any planning obligations) which was allocated but not spent at 31 March 2020	£0.00
H	Financial contributions received, allocated and retained for purposes of long-term maintenance (Commutated Sums)	£406,260.13
J	Monitoring Fees at 31 March 2020	£0.00
	Total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year (Shown in tables F, G and H)	£721,619.74

3.2 Table B - Monetary Contributions Secured through Planning Obligations between 1 April 2019 and 31 March 2020

This table sets out the total amount of money to be provided under any planning obligations which were entered into during 1 April 2019 to 31 March 2020. This table excludes any contributions secured for ESCC.

Contribution Amount	Contribution Type	Source – application no.	Source - Contribution address
£110,600.00	Open Space and Leisure	HS/OA/17/00901	Harrow Lane Playing Fields
£50,000.00	Affordable Housing	HS/FA/19/00510	Land adjoining 51 Rye Road, Former Kings Head
Total: £160,600.00			

3.3 Table C – Monetary contributions secured through Planning Obligations received between 1 April 2019 and 31 March 2020

This table provides details of the total amount of money received between 1 April 2019 and 31 March 2020 irrespective of the date of the planning obligation.

Contribution Amount Received	Contribution Type	Source – application no.	Source - Contribution address
£38,000.00	Open Space and Leisure	HS/FA/18/00291	Site of former Hastings College Archery Road
£19,550.00	Open Space and Leisure	HS/FA/17/01040	Former Factory Site Fellows Road
Total: £57,550.00			

3.4 Table D - Monetary contributions secured through Planning Obligations and not received at 31 March 2020

This table sets out the total money secured by Planning Obligations but not received by end of 31 March 2020 for obligations entered irrespective of the date of the planning obligation.

Contribution Amount	Contribution Type	Source – application no.	Source - Contribution address
£120,000.00	Affordable Housing	HS/FA/12/00615	Former Westerleigh School northern playing field, Hollington Park Close
£20,000.00	Open Space and Leisure	HS/FA/15/00763	Land North of 31 Fern Road
£1,672.76	Affordable Housing	HS/FA/15/00715	17-18 Kings Road
£65,450.00	Open Space and Leisure	HS/FA/17/01040	Former Factory site Fellows Road
£57,000.00	Open Space and Leisure	HS/FA/18/00291	Site of former Hastings College Archery Road
£110,600.00	Open Space and Leisure	HS/OA/17/00901	Harrow Lane Playing Fields
£50,000.00	Affordable Housing	HS/FA/19/00510	Land adjoining 51 Rye Road, Former Kings Head
Total: £424,722.76			

3.5 Table E – Monetary contributions secured through Planning Obligations and spent between 1 April 2019 and 31 March 2020

This table sets out the total amount of money secured by any planning obligation and spent between 1 April 2019 and 31 March 2020

Contribution Amount Spent	Infrastructure Location	Spent on	Source – application no.	Source - address
£3,373.20	Kensington Close Play Area	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/FA/00/00067	Plot C, Icklesham Drive
£2,768.64	Darwell Close Play Area	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/FA/00/00375	Land north-west of Darwell Close
£6,612.12	Stonebeach Rise, Helmsmans Rise (Cooden Ledge), Highwater View, Mare Bay	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View)
£6,353.76	Carnoustie Close	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/FA/09/00485	Hastings College, 80 St Saviours Road
£2,082.48	Redmayne Drive	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of	HS/FA/97/00619	Former Royal East Sussex Hospital Site, Cambridge Road

		surrounding space		
£3,237.00	Cookson Gardens	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/FA/98/00106	St Helens Hospital (west), 29 Frederick Road
£9,911.60	Ponswood and Gillsmans Wood Nature Reserve	Maintenance and Repairs	HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens
£1,892.16	Fleetwood Close	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£1,905.84	Knowsley Court	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£2,338.80	Welton Rise	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£1,655.52	Mistral Close	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£1,166.04	Stonebeach	Maintenance and	HS/OA/91/00787	Land south of

	Play Area	repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space		'Wychnour' and Hoads Wood North, Battle Road
Total:				
£43,297.16				

3.6 Table F – Monetary contributions secured through Planning Obligations, received and unallocated and not spent at 31 March 2020

This table sets out the total amount of money which has been received from planning obligations but is unallocated and not spent at 31 March 2020. 'Unallocated' means that a specific project has not been identified towards which the money can be spent at the point at which this report is published. This will normally relate to financial contributions towards affordable housing where a specific Council Project for building affordable units is not available at the end of the reporting period

Contribution Amount	Contribution Type	Source – application no.	Source - Contribution address
£95,000.00	Affordable Housing	HS/FA/17/00003	Little Acres Farm, Frederick Road
£3,335.52	Affordable Housing	HS/FA/15/00715	17-18 Kings Road
£17,800.00	Affordable Housing	HS/FA/15/00191	Site of former Old Roar House, Old Roar Road
£98.09	Community Facilities	HS/FA/08/00377	200-204 The Ridge, Hastings
£27,510.00	Affordable Housing	HS/FA/15/00557	145 St Helens Park Road
£168,330.00	Affordable Housing	HS/FA/16/00223	Mayfield J, Land south of Mayfield Lane
£3,286.00	Affordable Housing	HS/FA/18/00143	91-93, Part of 103 & 109 Middle Road
Total: £315,359.61			

3.7 Table G – Monetary contributions secured through Planning Obligations allocated but not spent during the reported year

Total amount of money which has been received from planning obligations but is allocated and unspent at 31 March 2020.

Contribution Amount available to spend	Allocated Infrastructure Location	Allocated to be spent on	Source – application no.	Source - address
None				
Total: £ 0.00				

3.8 Table H – Monetary contributions received, allocated and retained for purposes of long-term maintenance (Commuted Sums)

This table shows the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”)

Contribution Amount	Allocated Infrastructure Location	Allocated to be spent on	Source – application no.	Source - Contribution address
£8,546.07	Kensington Close Play Area	Maintenance of play area, public garden and buffer strip	HS/FA/00/00067	Plot C, Icklesham Drive
£14,297.90	Darwell Close Play Area	Maintenance of equipped playground	HS/FA/00/00375	Land north-west of Darwell Close
£39,940.00	Darwell Close Open Space	Maintaining the public open space including the badger run	HS/FA/00/00375	Land north-west of Darwell Close
£388.00	Land north of planning application site	Interpretative measures on land north of site (Public Right of Way network)	HS/FA/00/00375	Land north-west of Darwell Close
£7,989.69	Helmsmans Rise (Equipped), Cooden Ledge Play Areas	Maintenance of play areas	HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View)
£28,196.00	Helmsmans Rise and Coxwain Gardens Open Spaces	Maintenance of open spaces	HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View)

£39,399.00	Marline Valley Local Nature Reserve and Woodland within the Drainage Scheme	Future management and interpretative measures in respect of the Marline Valley Local Nature Reserve	HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View)
£6,959.64	Church Wood Local Nature Reserve	Woodland management	HS/FA/04/01084	Tesco's, Church Wood Drive
£4,402.96	St. Johns Road Play Area	Maintenance and repairs of play area	HS/FA/06/00969	Site for Former Kendal House and, 10 Chapel Park Road
£9,901.86	Sandhurst Recreation Ground	Improvement, maintenance and upgrading of recreation ground	HS/FA/08/00377	200-204 The Ridge
£9,268.47	Playgrounds including Carnoustie Close and Seaside Road	Improvement, upgrading and maintenance of playgrounds	HS/FA/09/00485	Hastings College, 80 St Saviours Road
£18,385.85	Redmayne Drive Play Area and open space adjoining 11 Ellis Close	Maintenance of the open space (including the play area)	HS/FA/97/00619	Former Royal East Sussex Hospital Site, Cambridge Road
£7,611.97	Cookson Gardens Play Area and Cookson Gardens and Ticehurst Close open space	Maintenance of play space and open space	HS/FA/98/00106	St Helens Hospital (west), 29 Frederick Road
£8,802.12	Ponds Wood Local Nature Reserve including Gillsmans Wood	Maintenance and repairs Local Nature Reserve	HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens
£50,000.00	Celandine Drive, Bluebell Gardens and Arbourvale unequipped Play Areas and Celandine Drive Equipped Play Area And open space	Maintenance of open space and play area	HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens

	as shown on the Planning Obligation plan			
£11,696.70	Knowsley Court, Fleetwood Close, Welton Rise 1 (adjoining Alpine House, Welton Rise), Welton Rise 2 (Opposite 40-48 Welton Rise) Play Areas	Maintenance of Play Areas	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£40,000.00	Welton Rise Open Space adjacent to Welton Rise 2 Play Area	Maintenance of the open space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£23,289.42	Protected area (edged blue on Planning Obligation plan) and adjoining Nature reserve	Long Term Maintenance of protected area and adjoining Nature Reserve	HS/OA/06/00686	20 and Land Rear of, 20 Wartling Close
£1,261.67	Mare Bay Close Play Area and surrounding Open Space (Area 4)	Maintenance of Play Area and Open Space	HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road
£2,443.70	Highwater View Play Area and surrounding Open Space (Area 1)	Maintenance of Play Area and Open Space	HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road
£8,354.76	Harbour Way/Stonebeach Rise Play Area and Open Space (Area 2)	Maintenance of Play Area and Open Space	HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road
£7,574.35	Carvel Court Play Area and surrounding Open Space (Area 3)	Maintenance of Play Area and Open Space	HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road
£38,000.00	Warrior Square, St Leonards Gardens and western end of the seafront	Alternative Play provision and maintenance	HS/FA/18/00291	Site of former Hastings College Archery Road
£19,550.00	Ore Valley Adventure Playground and	New equipment purchase	HS/FA/17/01040	Former Factory site Fellows Road

	Ore Valley Road Playground			
Total: £406,260.13				

3.9 Table I – Non-Monetary Contributions secured through Planning Obligations between 1 April 2019 and 31 March 2020.

This table provides details of infrastructure projects that have been secured and allocated within a Planning Obligation engrossed between 1 April 2019 and 31 March 2020.

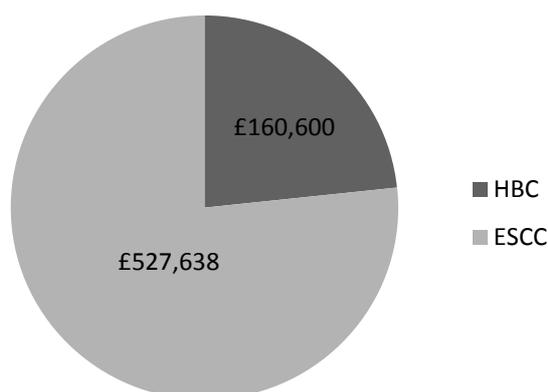
Contribution Type	Units (Affordable Housing)	Source – application no.	Source - Contribution address
Affordable Housing	56	HS/OA/17/00901	Harrow Lane Playing Fields
Other – Ecological Design Strategy and Landscape and Ecological Management Plan		HS/OA/17/00901	Harrow Lane Playing Fields
Affordable Housing	15	HS/OA/17/00645	Land adjacent 777 The Ridge
Affordable Housing	7	HS/OA/19/00153	Land to the rear of 419 to 447 Bexhill Road
	Total: 78		

3.10 Table J – Monitoring Fees

Amount	Source – application no.	Details
None		
Total: £ 0.00		

3.11 Figure 1 – Contributions paid to ESCC

This figure shows the proportion of monies to be provided to Hastings Borough Council or East Sussex County Council under any planning obligations which were entered into during 1 April 2019 to 31 March 2020. Please note, where a planning obligation associated with a planning permission requires payment of moneys towards a Traffic Regulation Order (TRO) or a Travel Plan Audit, these are included in the amount shown in Figure 1. Please see ESCC IFS for any other County Council Contributions secured outside of a planning obligation.



4.0 Section 278 Agreements and Traffic Regulation Orders

- 4.1 Section 278 Agreements require certain works to be undertaken by the developer to comply with ESCC Highway Authority requirements before development can commence.
- 4.2 Traffic Regulation Orders are legal documents agreed between ESCC Highways Authority and the applicant. They restrict or prohibit the use of the highway network, in line with The Road Traffic Regulation Act 1984 and help ESCC to manage the highway network for all road users, including pedestrians and they aim to improve road safety and access to facilities.
- 4.3 Details of these are found within the ESCC Infrastructure Funding Statement.

5.0 Future Spending Priorities

- 5.1 Future spending priorities of the Council are set out within the Councils Local Plan, both the Hastings Planning Strategy and the Hastings Development Management Local Plan.