

HASTINGS BOROUGH COUNCIL

Infrastructure Funding Statement

1 April 2021 to 31 March 2022



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1.0 Introduction

- 1.1 Hastings Borough Council (HBC) as a Local Authority enter into Section 106 legal agreements (planning obligations) with developers to collect funding for infrastructure requirements arising from development across Hastings and St Leonards. Planning obligations are legal obligations entered into to mitigate impacts of a proposed development. Planning Obligations are normally secured through a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and are a mechanism through which development proposals can be made acceptable in planning terms.
- 1.2 [The Community Infrastructure Levy \(Amendment\) \(England\) \(No.2\) Regulations 2019](#) set out the requirements for Infrastructure Funding Statements (IFS), which should be produced on an annual basis.
- 1.3 This is the third IFS, earlier versions can be viewed on our website via [Annual Infrastructure Funding Statement \(hastings.gov.uk\)](#). This IFS covers the monitoring period from 01 April 2021 – 31 March 2022. It provides a summary during that period of financial and non-financial contributions HBC (the Council) has secured through Section 106 obligations and spent for off-site infrastructure and affordable housing.
- 1.4 A summary of the financial contributions secured for East Sussex County Council (ESCC) is also shown below, however, the Country Council' own [ESCC Infrastructure Funding Statement](#) includes details of Highway works completed as part of new developments secured through S278 agreements and details of their other contributions.
- 1.5 The regulations state the IFS must 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
 - in relation to affordable housing, the total number of units which will be provided (**Table I**)
 - 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 (as this contribution is requested by East Sussex County Council, the details for Hastings can be viewed in their [ESCC Infrastructure Funding Statement](#))
 - 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**)

- details 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**)
- details 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 (**Table Ea (known as table E in the 2019/2020 IFS)**)
 - 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) (**Table Eb**)
 - 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 Ec**)
- 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 (**Tables A & H**)

1.6 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 and also where interest has been paid. The details provided in this document refer to index linked contribution amounts where applicable.

2.0 Stages of Planning Obligations

2.1 There are several different stages relating to Planning Obligations (s106).

- Stage 1** The planning application requires a s106, consultee comments sought to determine the requirements.
- Stage 2** A resolution to grant an application is agreed subject to a Planning Obligation. At this stage the Planning obligation s106 is progressed by our Legal team to being 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.
- Stage 3** The s106 is Engrossed. The obligation sets out what financial or other contribution is required and what infrastructure that money will be spent on. This is called 'allocation'. It also includes triggers, usually relating to commencement or occupation of development, which detail when contributions become due or work is required to comply with the obligation.
- Stage 4** Contributions are received or works partly undertaken as required by the Planning Obligation. S106 is part paid/project part completed.
- Stage 5** Financial contributions paid to the Council are spent and s106 is fully paid/projects completed.
- Monitoring** Monitoring is undertaken by the Planning Obligations Officer from Stage 3 onwards to ensure compliance with the S106 or Unilateral Undertaking (UU) requirements. Intervention will occur where necessary to ensure s106 obligations are met.

3.0 Monetary Contributions

3.1 Table A - Monetary Contributions (Summary)

3.1.1. This table sets out a summary of the payments expected from Planning Obligations entered into during 1 April 2021 to 31 March 2022 which are due to Hastings Borough Council.

Table	Description	Total amount
B	Monetary contributions secured through Planning Obligation between 1 April 2021 and 31 March 2022	£52,000.00
C	Monetary contributions secured through a Planning Obligation received between 1 April 2021 and 31 March 2022	£0.00
D	Monetary contributions secured through a Planning Obligation and not received between 1 April 2021 and 31 March 2022	£365,050.00
Ea	Monetary contributions secured through a Planning Obligation and spent between 1 April 2021 and 31 March 2022	£211,424.80
Eb	Monetary contributions received under Planning Obligations and spent on repaying money borrowed between 1 April 2021 and 31 March 2022	£0.00
Ec	Monetary contributions received through Planning Obligations spent on monitoring between 1 April 2021 and 31 March 2022	£0.00
F	Monetary contributions secured through a Planning Obligation, received, unallocated and not spent at 31 March 2022	£98.09
G	Monetary contributions (received under any planning obligations) which were allocated but not spent at 31 March 2022	£262,799.78
H	Financial contributions received, allocated and retained for purposes of long-term maintenance (Commutated Sums)	£302,575.39
J	Monitoring Fees received at 31 March 2022	£0.00
	Total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year (as shown in tables F, G and H)	£565,473.26

3.2 Table B - Monetary Contributions Secured through Planning Obligations between 1 April 2021 and 31 March 2022

3.2.1. This table sets out the total amount of money to be provided under any planning obligations which were entered into during 1 April 2021 to 31 March 2022 which are due to Hastings Borough Council.

Contribution amount	Contribution type	Source – application number	Source - contribution address
Up to £22,000 (signed 18.10.21)	Open space and leisure	HS/OA/20/00180	Mayfield E, Land to the west of Bodiam Drive, St Leonards on Sea, TN38 9TW
£30,000 (signed 18.10.21)	Green infrastructure	HS/OA/20/00180	Mayfield E, Land to the west of Bodiam Drive, St Leonards on Sea, TN38 9TW
Total up to £52,000			

3.3 Table C - Monetary contributions secured through Planning Obligations received between 1 April 2021 and 31 March 2022

3.3.1. This table provides details of the total amount of money received between 1 April 2021 and 31 March 2022 irrespective of the date of the planning obligation.

Contribution amount received	Contribution type	Source – application no.	Source - contribution address
No contributions were received in 2021/2022			
Total £0.00			

3.4 Table D - Monetary contributions secured through Planning Obligations and not received at 31 March 2022

3.4.1. This table sets out the total money secured by Planning Obligations but not received by end of 31 March 2022 for obligations entered irrespective of the date of the planning obligation. This includes any outstanding amounts due where some money has been received previously.

Contribution amount	Contribution type	Source – application number	Source - contribution address	Status update (at September 2022)
£20,000	Open space and leisure	HS/FA/15/00763	Land North of 31 Fern Road	Trigger point not yet reached for payment
£65,450	Open space and leisure	HS/FA/17/01040	Former Factory site Fellows Road	With Legal Enforcement
£57,000	Open space and leisure	HS/FA/18/00291	Site of former Hastings College Archery Road	With Legal Enforcement
£110,600	Open space and leisure	HS/OA/17/00901	Harrow Lane Playing Fields	HS/DS/21/01044 granted 24.03.22. Trigger point not yet reached for payment
£10,000	Other	HS/CC/19/00986	Sanctuaire, Crowhurst Road, St Leonards-on-sea, TN38 8EG	Trigger point not yet reached for payment
£50,000	Open space and leisure	HS/FA/19/00533, HS/FA/19/00536 and HS/OA/19/00542	Site of Mount Pleasant Hospital, 7 Frederick Road, Hastings, TN35 5AA	Trigger point not yet reached for payment. In the process of agreeing a Deed of Variation
Up to £22,000	Open space and leisure	HS/OA/20/00180	Mayfield E, Land to the west of Bodiam Drive, St Leonards on Sea, TN38 9TW	Trigger point not yet reached for payment.
£30,000	Green infrastructure	HS/OA/20/00180	Mayfield E, Land to the west of Bodiam Drive, St Leonards on Sea, TN38 9TW	Trigger point not yet reached for payment.
Total £365,050				

3.5 Table Ea – Monetary contributions secured through Planning Obligations received, and spent between 1 April 2021 and 31 March 2022

3.5.1. This table sets out the total amount of money secured by any planning obligation which had been received. It confirms what was spent between 1 April 2021 and 31 March 2022.

Contribution amount spent	Infrastructure location	Spent on	Source – application no.	Source - address
£3,440.60	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
£2,824.01	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
£1,377.57	Helmsmans Rise (equipped), Cooden Ledge play areas	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)
£4,290.00	Church Wood Local Nature Reserve	Woodland management	HS/FA/04/01084	Tesco's, Church Wood Drive
£2,914.71	Playgrounds including Carnoustie Close and Seaside Road	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

Contribution amount spent	Infrastructure location	Spent on	Source – application no.	Source - address
£2,124.13	Redmayne Drive play area and open space adjoining 11 Ellis Close	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/FA/97/00619	Former Royal East Sussex Hospital Site, Cambridge Road
£4,374.97	Cookson Gardens play area and Cookson Gardens and Ticehurst Close open space	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
£4,676.50	Celandine Drive, Bluebell Gardens and Arbourvale unequipped play areas and Celandine Drive equipped play area and open space	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space and unequipped play areas	HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens
£3,904.38	Knowsley Court, Fleetwood Close, Welton Rise 1 (adjoining Alpine House, Welton Rise), Welton Rise 2 (Opposite 40-48 Welton Rise) play areas	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£2,443.70	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
£3,523.86	Harbour Way/Stonebeach Rise play area and open space (Area 2)	Maintenance and repairs of play equipment by grounds maintenance contractor. Also maintenance of surrounding space	HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road

Contribution amount spent	Infrastructure location	Spent on	Source – application no.	Source - address
£1,261.67	Mare Bay Close Play Area and surrounding Open Space (Area 4)	Maintenance of on-equipped play area and open space	HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road
4,402.96	St Johns Road Play Area	Maintenance of play area by grounds maintenance contractor	HS/FA/06/00969	Site of former Kendal House and 10 Chapel Park Road
£27,510.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/15/00557	145 St Helens Park Road
£142,355.74	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/16/00223	Mayfield J, Land south of Mayfield Lane
Total £211,424.80				

3.6 Table Eb – Monetary contributions received under Planning Obligations and spent on repaying money borrowed between 1 April 2021 and 31 March 2022

3.6.1. This table sets out the total amount of money received through planning obligations which was spent on repaying money borrowed, including any interest along with details of the items of infrastructure which that money was used to provide (wholly or in part) between 1 April 2021 and 31 March 2022.

Contribution amount spent on repaying borrowing (including interest)	Infrastructure location
None	
Total £0.00	

3.7 Table Ec – Monetary contributions received through Planning Obligations spent on monitoring between 1 April 2021 and 31 March 2022

3.7.1. This table shows the money received under planning obligations which was spent on monitoring (including reporting under Regulation 121A) in relation to the delivery of planning obligations between 1 April 2021 and 31 March 2022. Our monitoring contribution was introduced from 01 April 2022.

Contribution amount spent on monitoring	Source – application no.	Source - address
None		
Total £0.00		

3.8 Table F – Monetary contributions secured through Planning Obligations, received and unallocated and not spent at 31 March 2022

3.8.1. 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 2022. ‘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.

Contribution Amount	Contribution Type	Source – application no.	Source - Contribution address
£98.09	Community facilities	HS/FA/08/00377	200-204 The Ridge, Hastings
Total £98.09			

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

3.9.1. Total amount of money which has been received from planning obligations that is allocated but unspent at 31 March 2022.

Contribution Amount available to spend	Allocated Infrastructure Location	Allocated to be spent on	Source – application no.	Source - address
£66,476.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program ¹	HS/FA/17/00003	Little Acres Farm, Frederick Road
£3,335.52	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/15/00715	17-18 Kings Road
£17,800.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/15/00191	Site of former Old Roar House, Old Roar Road
£25,974.26	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/16/00223	Mayfield J, Land south of Mayfield Lane
£3,286.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/18/00143	91-93, Part of 103 & 109 Middle Road
£50,000.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/19/00510	Land adj. 51 Rye Road (Former King's Head)
£50,000.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/13/00377	Land East of Pennine Rise
£8,750.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/13/00916	Land rear 197 Harley Shute Road
£1,000.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/14/00616	Plot 69, Former 2-28 The Cheviots and All Cotswold Close, Pennine Rise
£16,240.00	Affordable housing	Next Steps/Rough Sleeping Accommodation Program	HS/FA/15/00579	Land Rear of 290 Battle Road

¹ Details of the Next Steps/Rough Sleeping Accommodation Program can be found in Section 5 of this report

£388.00	Open space and leisure	Interpretation measures	HS/FA/00/00375	Land north-west of Darwell Close
£19,550.00	Ore Valley Adventure Playground and Ore Valley Road playground	New equipment purchase	HS/FA/17/01040	Former Factory site Fellows Road
Total £262,799.78				

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

3.10.1. 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
£1,732.27	Kensington Close play area	Maintenance of play area, public garden and buffer strip	HS/FA/00/00067	Plot C, Icklesham Drive
£8,705.25	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
£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)
£2,669.64	Church Wood Local Nature Reserve	Woodland management	HS/FA/04/01084	Tesco's, Church Wood Drive
£9,901.86	Sandhurst Recreation Ground	Improvement, maintenance and upgrading of recreation ground	HS/FA/08/00377	200-204 The Ridge
£14,179.24	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

Contribution Amount	Allocated Infrastructure Location	Allocated to be spent on	Source – application no.	Source - Contribution address
£45,323.50	Celandine Drive, Bluebell Gardens and Arbourvale unequipped play areas and Celandine Drive equipped play area and open space as shown on the Planning Obligation plan	Maintenance of open space and play area	HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens
£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
£3,664.86	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 non-equipped play space and surrounding 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
Total £302,575.39				

3.11 Table I – Non-Monetary Contributions secured through Planning Obligations between 1 April 2021 and 31 March 2022

3.11.1. This table provides details of infrastructure projects that have been secured and allocated with a Planning Obligation engrossed between 1 April 2021 and 31 March 2022.

Contribution Type	Units (Affordable Housing)	Source – application no.	Source - Contribution address
Affordable housing	15	HS/OA/20/00180	Mayfield E, Land to the west of Bodiam Drive, St Leonards on Sea, TN38 9TW
Affordable housing	52	HS/OA/15/00168 (HS/DS/21/00570 decided on 09.12.2021 confirmed amount of affordable to be provided on site following the engrossment of the S106 for this outline permission on 21.06.2018) ²	Former The St Leonards Academy Darwell Campus, Darwell Close
	Total 67		

² This was not shown in the previous IFSs due to the outline application being granted for up to 210 units and the actual number of dwellings not being known. The DS permission has now been determined and provided details for the 210 units.

3.12 Table J – Monitoring Fees

3.12.1. The following table confirms no monitoring fees were collected during the 2021/2022 monitoring year.

Amount	Source – application no.	Details
None		
Total £0.00		

3.12.2. The law³ permits local authorities to seek a proportionate and reasonable contribution towards the monitoring and reporting of planning obligations through Section 106 Agreements. This is further reinforced within National Planning Guidance 2019⁴. A fixed rate monitoring fee of £500 was introduced from 01 April 2022, subject to annual review. Any payments received relating to monitoring will therefore be reflected in the next IFS.

3.12.3. The monitoring fee will be increasing to £550 (Subject to Cabinet approval with the Planning fees and charges) from 01 April 2023 remaining payable on commencement of development. As of 01 April 2023, this monitoring fee will also apply to a Deed of Variation to an existing Planning Obligation Agreement. Again, this will become payable upon commencement of development or where construction already underway, will be required to be paid once the Deed of Variation has been signed and the S73 planning permission issued.

3.13 Breakdown of Contributions expected from Planning Obligations signed in the monitoring year

3.13.1. Figure 1 shows the proportion of monies to be provided to Hastings Borough Council (HBC), East Sussex County Council (ESCC) and Sussex Police (Police) where relevant under any planning obligations which were entered into during the monitoring year 1 April 2021 to 31 March 2022.

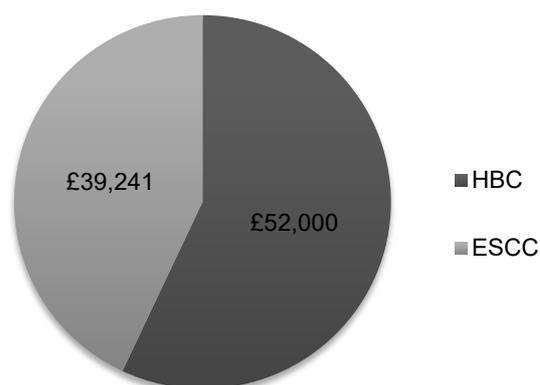


Figure 1: Proportion of money due to ESCC and HBC and Sussex Police under planning obligations signed during the monitoring year

3.13.2. Where a planning obligation associated with a planning permission requires payment of money to ESCC towards a Traffic Regulation Order (TRO) or a Travel Plan Audit fee, these are included in the amount shown in Figure 1.

³ [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2019/1251/contents/instrument)

⁴ [Planning obligations - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/planning-obligations)

- 3.13.3. Further details of the County Council contributions can be found in the ESCC Infrastructure Funding Statement (IFS)⁵. It should be noted that the ESCC IFS excludes Travel Plan Audit fees however Hastings Borough Council's IFS includes Travel Plan Audit fees within the total amount of money payable to ESCC. This year the Travel Plan Audit fees was £2,250 and this is included within the overall proportion of money paid to ESCC shown within the pie chart in Figure 1.
- 3.13.4. As illustrated in the pie chart at Figure 1 there were no contributions expected for Sussex Police from Planning Obligations signed in the monitoring period 01 April 2021 to 31 March 2022. Although there was a Deed of Variation signed on 30 April 2021 in relation to the trigger for payment of Police contribution for the application at Holmhurst St Mary, The Ridge (reference HS/LA/20/00722).

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. Details of these are also found within the ESCC IFS.

⁵ <https://www.eastsussex.gov.uk/environment/planning/development-contributions/>

5.0 Future Spending Priorities

- 5.1. Future spending priorities for the Council are set out within the Hastings Local Plan. Information about the new Local Plan and the adopted Local Plan (Hastings Planning Strategy and the Hastings Development Management Plan) are available from the website at <https://www.hastings.gov.uk/planning/policy/new-local-plan/>
- 5.2. The previous IFS confirmed the affordable housing Planning Obligation contributions held unspent within the S106 account (as illustrated in Table G above) had been allocated for future spend as part of the match funding for the Next Steps and Rough Sleeping Accommodation Programmes. This was confirmed in the Cabinet report dated 05 July 2021.
- 5.3. As a Registered Provider of Affordable Housing the Council is providing these units under the Next Steps Accommodation Program (NSAP) and Rough Sleeping Accommodation Program (RSAP) as a social or affordable rent product as part of the scheme in collaboration with other authorities in East Sussex.
- 5.4. The RSAP is the current scheme the Council is part of. Under the funding requirements, individuals placed in these units receive a non-secure tenancy and receive ongoing support from the Rough Sleeping Initiative multi-disciplinary team. Local authorities and the Rough Sleeping Initiative team support individuals to move on from this accommodation after 2 years in order for the units to be recycled for former rough sleepers leaving the streets and those already living in temporary accommodation.
- 5.5. In addition to table G above, Appendix B confirms the amount spent and the amount held in the account to be spent on affordable housing. It may require enlarging in order to view the full details contained in the document.
- 5.6. Table H above confirms the commuted sums allocated to regular maintenance of play areas and woodland. In addition, the following forecast shown at Appendix A, has been established by the Parks and Open Spaces department, the Planning Obligations Accountant and Planning Obligations Officer to allocate those and the other S106 contributions received for spend across the next 3 years. Appendix A is a forecast of expected spend from April 2022 to March 2024 inclusive. It may require enlarging in order to view the full details contained in the document.
- 5.7. It should be noted there were some changes to the predicted spend for 2021/2022 relating to play, woodland and open spaces published in the last IFS. These changes are reflected in Appendix A and the forecasted spend has been adjusted accordingly.
- 5.8. Details of the actual spend of Planning Obligation money in the 2022/2023 financial year will be confirmed in the next Infrastructure Funding Statement.

Appendix A – details of forecasted spend of S106 contributions for play, open space and woodland contributions from April 2022

Appendix A - Play/Woodland/Open space Planning Obligations (S106/UU) spending plan

Planning application number	Development address	Type of contribution	Purpose of contribution	Allocated infrastructure location	Actual confirmed spend 2021/2022 (from Planning Obligations account only)	Balance to spend	Forecasted spend for 2022/2023	Forecasted spend for 2023/2024	Balance in the account requiring spend beyond 2024	Comments
HS/FA/00/00067	Plot C, Icklesham Drive, St Leonards-on-Sea, East Sussex	Playground & Open Space	Maintenance of play area, public garden and buffer strip	Kensington Close Play Area	£3,440.60	£1,732.27	£1,732.27	n/a	£0.00	
HS/FA/00/00375	Land north-west of Darwell Close, St Leonards-on-Sea, East Sussex	Play	Maintenance of equipped playground	Darwell Close Play Area	£2,824.01	£8,705.25	£2,850.00	£2,850.00	£3,005.25	
HS/FA/00/00375	Land north-west of Darwell Close, St Leonards-on-Sea, East Sussex	Open Space	Maintaining the public open space including the wildlife corridor	Darwell Close Open Space	£0.00	£39,940.00	£6,000.00	£5,000.00	£28,940.00	
HS/FA/00/00375	Land north-west of Darwell Close, St Leonards-on-Sea, East Sussex	Interpretative Measures	Interpretative measures on land north of site (Public Right of Way network)	Land north of planning application site	£0.00	£388.00	£0.00	£0.00	£388.00	
HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View) St Leonards-on-Sea, East Sussex, TN38 8TW	Play	Maintenance of play areas	Helmsmans Rise (Equipped), Cooden Ledge Play Areas	£1,377.57	£0.00	n/a	n/a	£0.00	
HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View) St Leonards-on-Sea, East Sussex, TN38 8TW	Open Space	Maintenance of open spaces	Helmsmans Rise and Coxwain Gardens Open Spaces	£0.00	£28,196.00	£6,000.00	£6,000.00	£16,196.00	
HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View) St Leonards-on-Sea, East Sussex, TN38 8TW	Woodland	Future management and interpretative measures in respect of the Marline Valley Local Nature Reserve and the Woodland within the drainage scheme	Marline Valley Local Nature Reserve and Woodland within the Drainage Scheme	£0.00	£39,399.00	£22,000.00	£4,000.00	£13,399.00	
HS/FA/04/01084	Church Wood Drive, St Leonards-on-Sea, TN38 9RB	Woodland	Woodland management	Church Wood Local Nature Reserve	£4,290.00	£2,669.64	£2,669.64	n/a	£0.00	
HS/FA/06/00969	Site for Former Kendal House and, 10 Chapel Park Road, St Leonards-on-sea	Play	Maintenance and repairs of play area	St. Johns Road Play Area	£4,402.96	£0.00			£0.00	
HS/FA/08/00377	200-204 The Ridge, Hastings	Play	Improvement, maintenance and upgrading of recreation ground	Sandhurst Recreation Ground	£0.00	£9,901.86	£6,000.00	£3,901.86	£0.00	
HS/FA/09/00485	Hastings College, 80 St Saviours Road, St Leonards-on-sea, TN38 0AR	Play	Improvements upgrading and maintenance of playgrounds such as Carnoustie Close and Seaside Road in proximity to the development	Playgrounds including Carnoustie Close and Seaside Road	£2,914.71	£0.00	n/a	n/a	£0.00	
HS/FA/97/00619	Former Royal East Sussex Hospital Site, Cambridge Road, Hastings, East Sussex, TN34 1DT	Open Space	Maintenance of the open space (including the play area)	Redmayne Drive Play Area and open space adjoining 11 Ellis Close	£2,124.13	£14,179.24	£2,150.00	£2,150.00	£9,879.24	
HS/FA/98/00106	St Helens Hospital (west), 29 Frederick Road, Hastings, East Sussex, TN35 5AH	Play & Open Space	Maintenance of the Play Space and Open Space	Cookson Gardens Play Area and Cookson Gardens and Ticehurst Close open space	£4,374.97	£0.00	n/a	n/a	£0.00	
HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens, St Leonards-On-Sea	Play & Open Space	Maintenance of open space and play area	Celandine Drive, Bluebell Gardens and Arbourvale unequipped Play Areas and Celandine Drive Equipped Play Area And open space as shown on the S106 plan	£4,676.50	£45,323.50	£10,000.00	£10,000.00	£25,323.50	
HS/OA/02/00008	Harrow Caravan Park, Harrow Lane, St Leonards-on-Sea	Play	Maintenance of Play Areas	Knowsley Court, Fleetwood Close, Welton Rise 1 (adjoining Alpine House, Welton Rise), Welton Rise 2 (Opposite 40-48 Welton Rise) Play Areas	£3,904.38	£0.00	n/a	n/a	£0.00	
HS/OA/02/00008	Harrow Caravan Park, Harrow Lane, St Leonards-on-Sea	Open Space	Maintenance of the open space	Welton Rise Open Space adjacent to Welton Rise 2 Play Area	£0.00	£40,000.00	£10,000.00	£10,000.00	£20,000.00	
HS/OA/06/00686	20 and Land Rear of, 20 Wartling Close, St Leonards-on-sea	Open Space	Long Term Maintenance of protected area and adjoining Nature Reserve	Protected area (edged blue on S106 plan) and adjoining Nature reserve	£0.00	£23,289.42	£4,000.00	£4,000.00	£15,289.42	
HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road, St Leonards on Sea	Play	Maintenance of Play Area and Open Space	Mare Bay Close Play Area and surrounding Open Space (Area 4)	£1,261.67	£0.00	n/a	n/a	£0.00	
HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road, St Leonards on Sea	Play	Maintenance of Play Area and Open Space	Highwater View Play Area and surrounding Open Space (Area 1)	£2,443.70	£0.00	n/a	n/a	£0.00	
HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road, St Leonards on Sea	Play	Maintenance of Play Area and Open Space	Harbour Way/Stonebeach Rise Play Area and Open Space (Area 2)	£3,523.86	£3,664.86	£1,200.00	£1,200.00	£1,264.86	
HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road, St Leonards on Sea	Play	Maintenance of Play Area and Open Space	Carvel Court Play Area and surrounding Open Space (Area 3)	£0.00	£7,574.35	£1,100.00	£1,100.00	£5,374.35	
HS/FA/18/00291	Site of former Hastings College Archery Road	Play	Alternative Play provision and maintenance	Warrior Square, St Leonards Gardens and western end of the seafront	£0.00	£38,000.00	£20,000.00	£18,000.00	£0.00	The predicted spend has been adjusted here as further contributions have not yet been received
HS/FA/17/01040	Former Factory site Fellows Road	Play	New equipment purchase	Ore Valley Adventure Playground and Ore Valley Road Playground	£0.00	£19,550.00	£0.00	£19,550.00	£0.00	The predicted spend has been adjusted here to profile the amount of S106 contribution we have received so far. Further contributions are outstanding and have not yet been received from the developer. When they are received it is hopeful that £50,000 will be spent in 2023/2024 on the adventure playground new equipment.

Appendix B – details of forecasted spend of S106 contributions for affordable housing from April 2022

Appendix B - Affordable housing S106 spending plan (only applications where payment has been received are shown)

Planning application number	Development address	Type of contribution	Purpose of contribution	Allocated infrastructure location	Spent 2020/21	Spent 2021/22	Balance to spend on affordable housing 01.04.22 onwards
HS/FA/17/00003	Little Acres Farm, Frederick Road, Hastings	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing.	Next Steps/Rough Sleeping Accommodation Program	£28,524.00	£0.00	£66,476.00
HS/FA/15/00715	17-18 Kings Road, St Leonards-on-sea, TN37 6DU	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing.	Rough Sleeping Accommodation Program	£0.00	£0.00	£3,335.52
HS/FA/15/00191	Site of former Old Roar House, Old Roar Road, St Leonards-on-sea	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing.	Rough Sleeping Accommodation Program	£0.00	£0.00	£17,800.00
HS/FA/15/00557	145 St Helens Park Road, Hastings	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing	Rough Sleeping Accommodation Program	£0.00	£27,510.00	£0.00
HS/FA/16/00223 (variation of HS/FA/15/00039)	Mayfield J, Land south of Mayfield Lane, St Leonards-on-sea	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing	Rough Sleeping Accommodation Program	£0.00	£142,355.74	£25,974.26
HS/FA/18/00143	91-93, Part of 103 & 109 Middle Road	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing	Rough Sleeping Accommodation Program	£0.00	£0.00	£3,286.00
HS/FA/19/00510	Land adj. 51 Rye Road (Former King's Head)	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing	Rough Sleeping Accommodation Program	£0.00	£0.00	£50,000.00
HS/FA/13/00377	Land East of Pennine Rise	Affordable housing	for the provision of Affordable Housing in the Borough	Rough Sleeping Accommodation Program	£0.00	£0.00	£50,000.00
HS/FA/13/00916	Land rear 197 Harley Shute Road	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing	Rough Sleeping Accommodation Program	£0.00	£0.00	£8,750.00
HS/FA/14/00616	Plot 69, Fomer 2-28 The Cheviots and All Cotswold Close, Pennine Rise	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing	Rough Sleeping Accommodation Program	£0.00	£0.00	£1,000.00
HS/FA/15/00579	Land Rear of 290 Battle road	Affordable housing	To be spent by the Council towards the provision of any one or more types (as decided in the Council's sole discretion) of Affordable Housing	Rough Sleeping Accommodation Program	£0.00	£0.00	£16,240.00
					£28,524.00	£169,865.74	£242,861.78
					Total spent 2020/21	Total spent 2021/22	Balance left to spend on affordable housing