

Infrastructure Funding Statement

Monitoring year
01 April 2023 to 31 March 2024



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1.0 Introduction

- 1.1 Under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, local authorities must annually publish Infrastructure Funding Statements (IFS). [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.
- 1.2 Hastings Borough Council (HBC) as a Local Authority can enter into Section 106 (S106) 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. More detail can be found on the Government website <https://www.gov.uk/guidance/planning-obligations>
- 1.3 This is the fifth 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 2023 – 31 March 2024. It provides a summary of financial and non-financial contributions Hastings Borough Council (the Council) has secured through S106 obligations during that period and confirms what has been 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**). For comparison purposes this was 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.

1.7 The [planning search facility](#) on our website can be used to view details of the S106s using the planning application reference numbers shown within the tables that follow in this document. The website provides more information and guidance on using the search facility and access to the search area.

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 and signed. The s106 sets out what financial or other contribution is required and what infrastructure that money will be spent on and/or is allocated for. It also includes triggers, usually relating to commencement or occupation of development confirming when contributions will become due or when 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. Table A sets out a summary of the payments expected and those received from Planning Obligations entered into during 01 April 2023 to 31 March 2024 which are due to Hastings Borough Council. The following summary table confirms the reference letter to identify the further tables within this IFS document to find more details, the title of the relevant table in the description column and an overview of the total monetary amount for that item.

3.1.2. All tables in this document relate to data for planning obligations secured for Hastings Borough Council. Section 3.13 of this document covers contributions for Sussex Police and East Sussex County Council.

Table	Description	Total amount
B	Monetary contributions secured through Planning Obligation between 01 April 2023 and 31 March 2024	£420,850.00
C	Monetary contributions secured through a Planning Obligation received between 01 April 2023 and 31 March 2024	£99,319.72
D	Monetary contributions secured through a Planning Obligation and not received between 01 April 2023 and 31 March 2024	£869,391.25
Ea	Monetary contributions secured through a Planning Obligation and spent between 01 April 2023 and 31 March 2024	£312,004.20
Eb	Monetary contributions received under Planning Obligations and spent on repaying money borrowed between 01 April 2023 and 31 March 2024	£0.00
Ec	Monetary contributions received through Planning Obligations spent on monitoring between 01 April 2023 and 31 March 2024	£1,600.00
F	Monetary contributions secured through a Planning Obligation, received, unallocated and not spent at 31 March 2024	£98.09
G	Monetary contributions (received under any planning obligations) which were allocated but not spent at 31 March 2024	£83,021.99
H	Financial contributions received, allocated and retained for purposes of long-term maintenance (Commuted Sums)	£306,585.88
J	Monitoring Fees received at 31 March 2024	£1,600.00
	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)	£389,705.96

Table A: Monetary contributions summary

3.2 Table B - Monetary Contributions Secured through Planning Obligations between 01 April 2023 and 31 March 2024

- 3.2.1. Table B sets out the total amount of money to be provided under any planning obligation entered into during the monitoring year with S106 agreements signed between 01 April 2023 to 31 March 2024. It confirms the contribution amount, type (as defined in the guidance) and source application details due to Hastings Borough Council.
- 3.2.2. Non-monetary contributions due to Hastings Borough Council are confirmed in Table I later in this document.
- 3.2.3. Where a contribution is also paid within the monitoring year this is reflected in the relevant tables later on in this document (monitoring fees in Table J and all other contributions in Table C).

Contribution amount	Contribution type	Source application number	Source address
£404,750.00 (signed 14.11.2023)	Affordable housing	HS/FA/23/00016	Land Adjacent 777 The Ridge (East of Harrow Lane)
£550.00 (signed 14.11.2023)	Monitoring contribution	HS/FA/23/00016	Land Adjacent 777 The Ridge (East of Harrow Lane)
£15,000.00 (signed 26.02.2024)	Green infrastructure	HS/FA/23/00162	Former Mount Denys, 187 The Ridge
£550.00 (signed 26.02.2024)	Monitoring contribution	HS/FA/23/00162	Former Mount Denys, 187 The Ridge
Total £420,850.00			

Table B: Monetary contributions secured through Planning Obligations 01 April 2023 – 31 March 2024

3.3 Table C - Monetary contributions secured through Planning Obligations received between 01 April 2023 and 31 March 2024

- 3.3.1. Table C provides details of the total amount of money received between 01 April 2023 and 31 March 2024 irrespective of the date of the planning obligation. Values shown include index linking and interest where applicable. It confirms the contribution amount, type and source application details. Table J includes the monitoring contributions received and contributions received on behalf of Sussex Police are included in section 3.14 so these are not duplicated here.

Contribution amount received	Contribution type	Source application number	Source address
£51,200.00 (received across 11&15.12.2023)	Open space and leisure	HS/FA/18/00291	Site of former Hastings College Archery Road
£31,433.21 (received 02.02.2024)	Open space and leisure	HS/FA/21/00003	Ashdown House, Sedlescombe Road North
£16,686.51 (received 02.02.2024)	Transport and travel	HS/FA/21/00003	Ashdown House, Sedlescombe Road North
Total £99,319.72			

Table C: Monetary contributions secured through Planning Obligations received between 01 April 2023 – 31 March 2024

3.4 Table D - Monetary contributions secured through Planning Obligations and not received at 31 March 2024

3.3.2. Table D sets out the total money secured by Planning Obligations but not received by end of 31 March 2024 for obligations entered irrespective of the date of the planning obligation. This includes any outstanding amounts due for sites where some money has been received previously and for applications where the contribution is not yet due. The table confirms the contribution amount, type, source application details and current status.

Contribution amount ¹	Contribution type	Source application number	Source address	Current status (at July 2024)
£20,000.00	Open space and leisure	HS/FA/15/00763	Land North of 31 Fern Road	Trigger point not yet reached for payment
£65,450.00	Open space and leisure	HS/FA/17/01040	Former Factory site Fellows Road	With Legal Enforcement
£55,300.00	Open space and leisure	HS/OA/17/00901 (HS/DS/21/01044 granted 24.03.22)	Harrow Lane Playing Fields	Trigger point not yet reached for payment
£10,000.00	Other	HS/CC/19/00986	Sanctuaire, Crowhurst Road	Trigger point not yet reached for payment
£50,000.00	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,	Trigger point not yet reached for payment
Up to £22,000.00	Open space and leisure	HS/OA/20/00180	Mayfield E, Land to the west of Bodiam Drive	Trigger point not yet reached for payment
£30,000.00	Green infrastructure	HS/OA/20/00180	Mayfield E, Land to the west of Bodiam Drive	Trigger point not yet reached for payment

¹ Contribution value shown excludes index linking and/or interest

Contribution amount ¹	Contribution type	Source application number	Source address	Current status (at July 2024)
£28,256.25	Open space and leisure	HS/FA/21/00003	Ashdown House, Sedlescombe Road North	Trigger point not yet reached for payment
£15,000.00	Transport and travel	HS/FA/21/00003	Ashdown House, Sedlescombe Road North	Trigger point not yet reached for payment
£153,635.00	Affordable housing	HS/FA/21/00622	43-44 and 45 Cambridge Gardens	Trigger point not yet reached for payment
£15,000.00	Other	HS/FA/23/00162	Former Mount Denys, 187 The Ridge, Hastings	Trigger point not yet reached for payment
£404,750.00	Affordable housing	HS/FA/23/00016	Land Adjacent, 777 The Ridge, (East of Harrow Lane)	Payment received 04.07.2024
Total £869,391.25				

Table D: Monetary contributions secured through Planning Obligations and not received at 31 March 2024

3.5 Table Ea – Monetary contributions secured through Planning Obligations received, and spent between 1 April 2023 and 31 March 2024

3.5.1. Table Ea sets out the total amount of money secured by any planning obligation which had been received either during the monitoring year or prior. It confirms what was spent in the monitoring year between 01 April 2023 and 31 March 2024, the location for the spend and amount spent, along with the source application details.

Contribution amount spent	Infrastructure location	Spent on	Source application number	Source address
£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
£600.00	Darwell Close open space	Maintenance of open space	HS/FA/00/00375	Land north-west of Darwell Close
£1,200.00	Helmsmans Rise and Coxwain Gardens open spaces	Maintenance of open space	HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View)

Contribution amount spent	Infrastructure location	Spent on	Source application number	Source address
£300.00	Marline Valley Local Nature Reserve and Woodland within the Drainage Scheme	Woodland management	HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View)
£2,082.48	Open space adjoining 11 Ellis Close	Maintenance of open space	HS/FA/97/00619	Former Royal East Sussex Hospital Site, Cambridge Road
£5,781.78	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
£6,612.48	Welton Rise Open Space adjacent to Welton Rise 2 Play Area	Maintenance Of open space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£623.82	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
£1,100.00	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
£19,550.00	Ore Valley Adventure Playground and Ore Valley Road playground	New equipment purchase	HS/FA/17/01040	Former Factory site Fellows Road

Contribution amount spent	Infrastructure location	Spent on	Source application number	Source address
£66,476.00	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/17/00003	Little Acres Farm, Frederick Road
£3,335.52	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/15/00715	17-18 Kings Road
£17,800.00	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/15/00191	Site of former Old Roar House, Old Roar Road
£54,498.26	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/16/00223	Mayfield J, Land south of Mayfield Lane
£3,286.00	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/18/00143	91-93, Part of 103 & 109 Middle Road
£50,000.00	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/19/00510	Land adj. 51 Rye Road (Former King's Head)

Contribution amount spent	Infrastructure location	Spent on	Source application number	Source address
£50,000.00	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/13/00377	Land East of Pennine Rise
£8,750.00	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/13/00916	Land rear 197 Harley Shute Road
£1,000.00	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/14/00616	Plot 69, Former 2-28 The Cheviots and All Cotswold Close, Pennine Rise
£16,239.22	Affordable housing	Affordable housing – property purchase to provide affordable rented accommodation	HS/FA/15/00579	Land Rear of 290 Battle Road
Overall total £312,004.20	Total broken down as follows: £40,619.20 spent on open space & leisure and £271,385.00 on affordable housing			

Table Ea: Monetary contributions secured through Planning Obligations received, and spent between 01 April 2023 and 31 March 2024

3.6 Table Eb – Monetary contributions received through Planning Obligations and spent on repaying money borrowed between 1 April 2023 and 31 March 2024

3.6.1. Table Eb 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 2023 and 31 March 2024.

Contribution amount spent on repaying borrowing (including interest)	Infrastructure location
None	Not applicable
Total £0.00	

Table Eb: Monetary contributions received through Planning Obligations and spent on repaying money borrowed between 01 April 2023 and 31 March 2024

3.7 Table Ec – Monetary contributions received through Planning Obligations spent on monitoring between 1 April 2023 and 31 March 2024

3.7.1. Table Ec 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 2023 and 31 March 2024 along with the source application details. Our monitoring contribution was introduced from 01 April 2022 for full S106 and for Deed of Variations instigated from 01 April 2023 where there was no fee included in the original S106.

Contribution amount spent on monitoring	Source application number	Source address
£500	HS/FA/21/00622	43-44 and 45 Cambridge Gardens
£550	HS/FA/23/00162	Former Mount Denys, 187 The Ridge
£550	HS/FA/23/00016	Land adjacent 777 the Ridge (East of Harrow Lane)
Total £1,600		

Table Ec: Monetary contributions received through Planning Obligations spent on monitoring between 01 April 2023 and 31 March 2024

3.8 Table F – Monetary contributions secured through Planning Obligations, received, unallocated and not spent at 31 March 2024

3.8.1. This table sets out the total amount of money which has been received from planning obligations either during the monitoring year or prior that is unallocated and not spent at 31 March 2024.

3.8.2. Table F confirms the contribution amount, type and source application details. ‘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 number	Source address
£98.09	Community facilities	HS/FA/08/00377	200-204 The Ridge, Hastings
Total £98.09			

Table F: Monetary contributions secured through Planning Obligations received, unallocated and not spent at 31 March 2024

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

3.9.1. Table G shows the total amount of money which has been received from planning obligations either during the monitoring year or prior that is allocated but unspent at 31 March 2024. It confirms the contribution amount, location, type and the source application details.

Contribution Amount available to spend	Allocated Infrastructure Location	Allocated to be spent on	Source application number	Source address
£0.78	Provision of affordable housing	Affordable housing	HS/FA/15/00579	Land Rear of 290 Battle Road
£388.00	Interpretation measures on the land north of the site public right of way	Open space and leisure	HS/FA/00/00375	Land north-west of Darwell Close
£31,433.21 ²	Welton Rise play area improvement	Open space and leisure	HS/FA/21/00003	Ashdown House, Sedlescombe Road North
£51,200.00 ³	Alternative play provision and maintenance at Warrior Square, St Leonards Gardens and the western end of the seafront	Open space and leisure	HS/FA/18/00291	Site of former Hastings College Archery Road
Total £83,021.99	Total broken down as follows: £0.78 affordable housing and £83,021.21 open space & leisure			

Table G: Monetary contributions secured through Planning Obligations received, allocated but not spent during the reporting year

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

3.10.1. Table H confirms the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year (to 31 March 2024). It also shows where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”). It confirms the

² £28,265.25 contribution plus relevant interest and indexation

³ This includes indexation and interest – paid in unauthorised instalments by the developer. Legal following up further contributions now overdue.

contribution amount, location, what the money is allocated to be spent on along with the source application details.

Contribution Amount	Allocated Infrastructure Location	Allocated to be spent on	Source application number	Source address
£3,167.97	Darwell Close play area	Maintenance of equipped playground	HS/FA/00/00375	Land north-west of Darwell Close
£36,740.00	Darwell Close open space	Maintaining the public open space including the badger run	HS/FA/00/00375	Land north-west of Darwell Close
£24,656.00	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)
£24,879.00	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)
£9,901.86	Sandhurst Recreation Ground	Improvement, maintenance and upgrading of recreation ground	HS/FA/08/00377	200-204 The Ridge
£10,014.28	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
£29,541.72	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
£23,387.52	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

Contribution Amount	Allocated Infrastructure Location	Allocated to be spent on	Source application number	Source address
£22,059.06	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
£6,474.35	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
£61,077.61	Welton Rise play area	Improving and maintaining existing play provision	HS/OA/17/00901	Site of (former) Harrow Lane Playing Fields
£16,686.51 ⁴	Bus shelter maintenance for 4 shelters at closest north and southbound bus stops to the site on both Sedlescombe Road North and Harrow Lane	Transport and travel	HS/FA/21/00003	Ashdown House, Sedlescombe Road North
Total £306,585.88	Total broken down as follows: £16,686,51 for transport & travel and the remainder £289,899.37 for open space and leisure			

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

3.11 Table I – Non-Monetary Contributions secured through Planning Obligations during the monitoring year

3.11.1. Table I provides details of non-monetary (infrastructure) contributions that have been secured and allocated to Hastings Borough Council with a Planning Obligation engrossed and signed between 1 April 2023 and 31 March 2024. It shows the contribution type and source application details.

⁴ £15,000 contribution plus relevant interest and indexation

Contribution Type	Units (Affordable housing)	Source application number	Source address
Affordable housing ⁵	Requirement removed ⁶	HS/FA/22/00906 (Deed of Variation (DoV) signed 19.07.23)	Land adjacent 777 The Ridge (East of Harrow Lane)
Open space & leisure ⁷	n/a	HS/FA/23/00016 (Deed of Variation (DoV) signed 14.11.23)	Land adjacent 777 The Ridge (East of Harrow Lane)
Affordable housing ⁸	No change to amount to be provided	HS/LA/22/00812 (DoV signed on 10.10.2023)	Former The St Leonards Academy Darwell Campus, Darwell Close
Affordable housing ⁹	No change to amount to be provided	HS/LA/22/00362 (DoV signed on 09.11.2023)	Holmhurst St Mary, The Ridge
Open space & leisure ¹⁰	n/a	HS/LA/22/00362 (DoV signed on 09.11.2023)	Holmhurst St Mary, The Ridge
Community facilities ¹¹	n/a	HS/LA/22/00362 (DoV signed on 09.11.2023)	Holmhurst St Mary, The Ridge
Total affordable units to be provided through S106 signed in the monitoring year	0¹²		

Table I: Non-monetary contributions secured through Planning Obligations during the monitoring year

⁵ The Deed of Variation signed on 19.07.2023 removed the requirement for affordable housing and amended some of the clauses and definitions relating to affordable housing as well as some relating to East Sussex County Council planning obligations following the outcome of the appeal decision for HS/FA/20/00970 and the planning application HS/FA/22/00906.

⁶ A monetary contribution for affordable housing was included in a new S106 signed for planning application HS/FA/23/00016 – this is included in Table B earlier in this document.

⁷ The Deed of Variation signed on 14.11.2023 reconfirmed the provision of onsite open space at this site.

⁸ The Deed of Variation signed on 10.10.2023 adjusted the affordable housing requirements of the original S106 but did not affect the number of dwellings to be provided.

⁹ The Deed of Variation signed on 09.11.2023 adjusted the affordable housing requirements of the original S106 but did not affect the number of dwellings to be provided.

¹⁰ The Deed of Variation signed on 09.11.2023 adjusted the Landscape amenity and ecological management master plan (LEMP) requirements of the original S106.

¹¹ The Deed of Variation signed on 09.11.2023 adjusted the requirements of the original S106 for the Queen Anne Statue.

¹² No new on site affordable provision as a result of any S106/Deed of Variation signed in the monitoring year

3.12 Table J – Monitoring Fees

- 3.12.2. The law¹³ 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 2019¹⁴. A fixed rate monitoring fee was introduced on 01 April 2022, subject to annual review.
- 3.12.3. The monitoring fee will be increasing to £2,037.74 (Subject to Cabinet approval with the Planning fees and charges) from 01 April 2025 remaining payable on commencement of development. Monitoring fees also apply to Deed of Variation Agreements instigated after 01 April 2023, again, payable upon commencement of development. Where construction has begun, the monitoring fee is required to be paid upon the signing of the legal agreement.
- 3.12.4. The following Table J confirms the amount of monitoring fees that were paid to Hastings Borough Council during the 2023/2024 monitoring year along with the source application details. As Table Ec earlier in this report confirms this money was also spent during the monitoring year.

Amount	Source application number	Source contribution address
£550.00 (received 14.11.2023)	HS/FA/23/00016	Land Adjacent, 777 The Ridge, (East of Harrow Lane)
£500.00 (received 12.12.2023)	HS/FA/21/00622	43-44 and 45 Cambridge Gardens
£550.00 (received 28.02.2024)	HS/FA/23/00162	Former Mount Denys, 187 The Ridge
Total £1,600.00		

Table J: Monitoring fees

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

- 3.13.1. The pie chart at Figure 1 shows the proportion of monies to be **provided (but not yet received)** to Hastings Borough Council (HBC), East Sussex County Council (ESCC) and Sussex Police from planning obligations signed during the monitoring year. For 1 April 2023 to 31 March 2024 the pie chart shows a total of £613,058 arising from any planning obligations entered into during the monitoring year irrespective of whether the obligations have been paid or not. The HBC proportion of this (£420,850) is broken down further earlier in this document in Table B.

¹³ [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](#)

¹⁴ [Planning obligations - GOV.UK \(www.gov.uk\)](#)

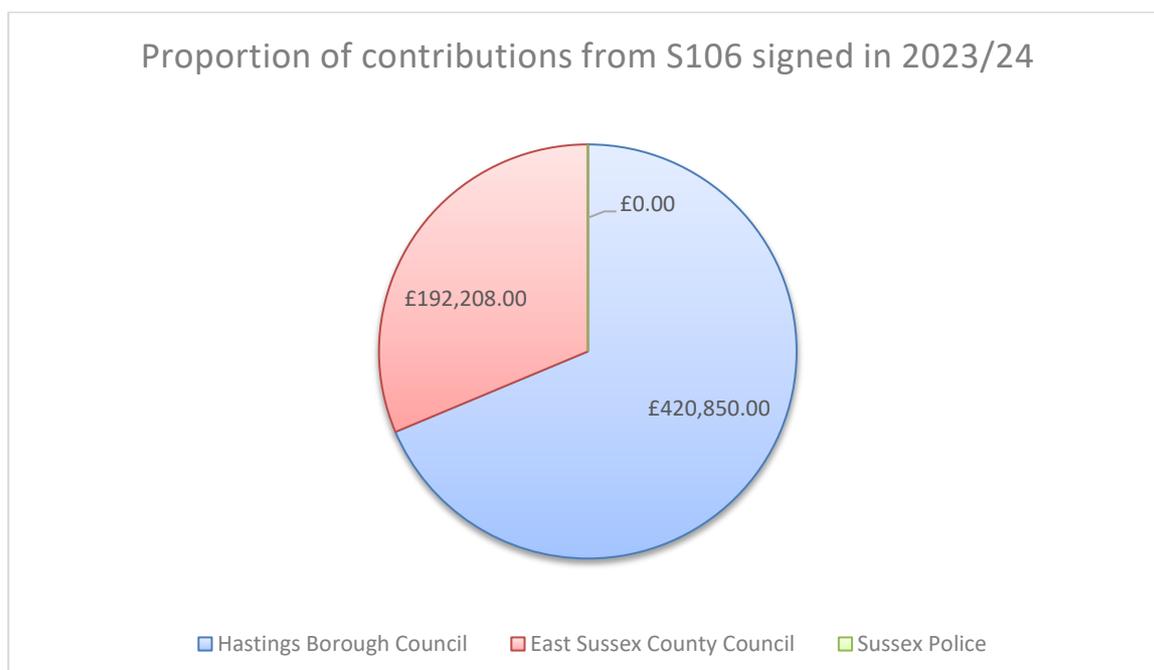


Figure 1: Pie chart showing the proportion of money due to ESCC and HBC and Sussex Police under planning obligations signed during the monitoring year

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.

3.13.3. Further details of the County Council contributions can be found in the ESCC Infrastructure Funding Statement (IFS)¹⁵. 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. The Travel Plan Audit fees due under planning obligations signed in the monitoring year 2023/24 total £4,500 and this amount is included within the overall proportion of money due to ESCC (£192,208) shown within the pie chart in Figure 1.

3.13.4. As illustrated in the pie chart at Figure 1 there is £0.00 expected from S106 contributions for Sussex Police from Planning Obligations documents signed in the monitoring period 01 April 2023 to 31 March 2024.

3.14 Breakdown of financial contributions received from Planning Obligations in the monitoring year

3.14.1. During the 2023/24 monitoring year planning obligations due to Sussex Police were paid to Hastings Borough Council. The payment of £23,589.90 including indexation arose from the S106 document signed in a previous monitoring year for planning application reference HS/FA/21/00003 representing 50% of the overall Police contribution secured for the Ashdown House development in Hastings for the trigger met at that time.

3.14.2. Payment was made to Hastings Borough Council as stipulated in the related S106 and paid directly on to the Police quickly afterwards.

¹⁵ <https://www.eastsussex.gov.uk/environment/planning/development-contributions/>

3.14.3. The pie chart in figure 2 confirms the proportion of payments received during the monitoring year into Hastings Borough Council for both the Council and Sussex Police. These have arisen from any S106 contribution becoming due within the monitoring year (trigger point for payment being reached). The HBC contributions are broken down further in Table C and Table J of this document and those for Sussex Police are broken down in paragraph 3.14.1. Payments made to ESCC can be found in their own IFS.

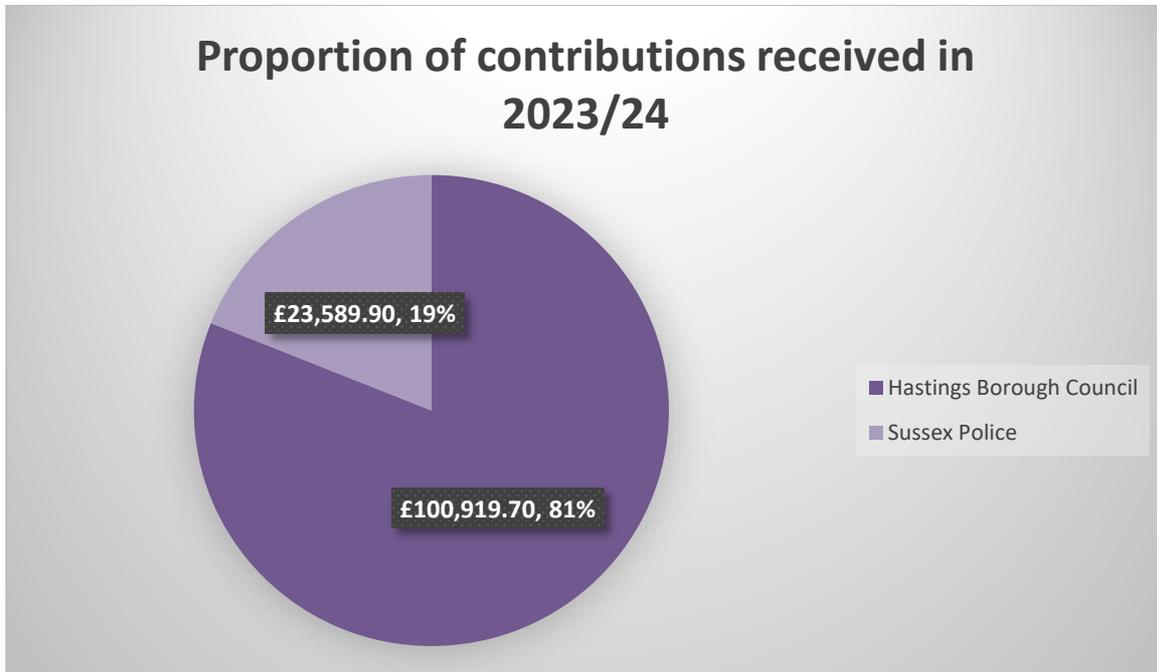


Figure 2: Pie chart showing the proportion of money paid for HBC and Sussex Police planning obligations during the monitoring year

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 Traffic Regulation Orders (TRO) can be found within the ESCC IFS.

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. Table H has previously confirmed the commuted sums received and allocated to regular maintenance of play areas, open space and woodland. Appendix A forecasts the spending of the commuted sum money across the current financial year April 2024 to March 2025 and confirms the amount of money expected to be spent from April 2025 and beyond. The appendix may require enlarging in order to view the full details included.
- 5.3. In addition to table G of this document, Appendix B also confirms the amount of money spent and retained for the provision of affordable housing in the borough. Any money not yet spent remains ringfenced by the Council for the provision of affordable housing. The appendix may require enlarging in order to view the full details contained within it.
- 5.4. It should be noted there were some changes to the predicted spend for 2023/2024 from that published in both the appendices of the last IFS covering the 2022/2023 monitoring year. These changes are reflected in Appendix A and Appendix B attached to this current IFS. They confirm the actual spend for the monitoring year 2023/2024 and have also been updated to reflect future forecasted spend into the 2024/2025 financial year and beyond as applicable.
- 5.5. The actual spend of Planning Obligation money in the 2024/2025 financial year and the income received will be confirmed in the next Infrastructure Funding Statement (IFS) and reflected in adjusted appendices at that point as necessary. The next IFS will cover the 2024/2025 monitoring year and will be due to be published in December 2025.

Appendix A – details of spend for the monitoring year and forecasted spend of S106 contributions for play, open space and woodland contributions from April 2024

Appendix A - Play/Woodland/Open space S106 money spending plan (only applications where payment has been received are shown)

Planning application number	Development address	Purpose of contribution	Allocated infrastructure location	Balance to spend at start of 2023/24	Forecasted spend for 2023/24	Payments received 2023/24	Actual spend 2023/24	Balance to spend at start of 2024/25	Forecasted spend for 2024/25 (current financial year)	Predicted balance requiring spend 2025/26 onwards
HS/FA/00/00375	Land north-west of Darwell Close, St Leonards-on-Sea, East Sussex	Maintenance of equipped playground	Darwell Close Play Area	£5,936.61	£2,768.64		£2,768.64	£3,167.97	£2,851.70	£316.27
HS/FA/00/00375	Land north-west of Darwell Close, St Leonards-on-Sea, East Sussex	Maintaining the public open space including the wildlife corridor	Darwell Close Open Space	£37,340.00	£2,500.00		£600.00	£36,740.00	£5,000.00	£31,740.00
HS/FA/00/00375	Land north-west of Darwell Close, St Leonards-on-Sea, East Sussex	Interpretative measures on land north of site (Public Right of Way network)	Land north of planning application site	£388.00	£0.00		£0.00	£388.00	£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	Maintenance of open spaces	Helmsmans Rise and Coxwain Gardens Open Spaces	£25,856.00	£2,340.00		£1,200.00	£24,656.00	£6,000.00	£18,656.00
HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View) St Leonards-on-Sea, East Sussex, TN38 8TW	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	£25,179.00	£4,000.00		£300.00	£24,879.00	£4,000.00	£20,879.00
HS/FA/08/00377	200-204 The Ridge, Hastings	Improvement, maintenance and upgrading of recreation ground	Sandhurst Recreation Ground	£9,901.86	£0.00		£0.00	£9,901.86	£2,500.00	£7,401.86
HS/FA/97/00619	Former Royal East Sussex Hospital Site, Cambridge Road, Hastings, East Sussex, TN34 1DT	Maintenance of the open space (including the play area)	Redmayne Drive Play Area and open space adjoining 11 Ellis Close	£12,096.76	£2,082.48		£2,082.48	£10,014.28	£2,144.95	£7,869.33
HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens, St Leonards-On-Sea	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	£35,323.50	£10,000.00		£5,781.78	£29,541.72	£10,000.00	£19,541.72
HS/OA/02/00008	Harrow Caravan Park, Harrow Lane, St Leonards-on-Sea	Maintenance of the open space	Welton Rise Open Space adjacent to Welton Rise 2 Play Area	£30,000.00	£10,000.00		£6,612.48	£23,387.52	£10,000.00	£13,387.52
HS/OA/06/00686	20 and Land Rear of, 20 Wartling Close, St Leonards-on-sea	Long Term Maintenance of protected area and adjoining Nature Reserve	Protected area (edged blue on S106 plan) and adjoining Nature reserve (Church Wood)	£22,059.06	£4,000.00		£0.00	£22,059.06	£4,000.00	£18,059.06
HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road, St Leonards on Sea	Maintenance of Play Area and Open Space	Harbour Way/Stonebeach Rise Play Area and Open Space (Area 2)	£623.82	£623.82		£623.82	£0.00		£0.00
HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road, St Leonards on Sea	Maintenance of Play Area and Open Space	Carvel Court Play Area and surrounding Open Space (Area 3)	£7,574.35	£1,100.00		£1,100.00	£6,474.35	£1,133.00	£5,341.35
HS/FA/18/00291	Site of former Hastings College Archery Road	Alternative Play provision and maintenance	Warrior Square, St Leonards Gardens and western end of the seafront	£38,000.00	£0.00	£51,200.00	£0.00	£89,200.00	£0.00	£89,200.00
HS/FA/17/01040	Former Factory site Fellows Road*	New equipment purchase	Ore Valley Adventure Playground and Ore Valley Road Playground	£19,550.00	£19,550.00		£19,550.00	£0.00	£25,900.00	£5,774.90
HS/OA/17/00901	Harrow Lane playing fields (former)	Maintenance & improvement of Play Area	Welton Rise Play Area	£61,077.61	£0.00		£0.00	£61,077.61	£0.00	£61,077.61
HS/FA/21/00003	Ashdown House, Sedlescombe Road North	Towards the cost of play area improvement	Welton Rise Play Area			£31,433.21	£0.00	£31,433.21	£0.00	£31,433.21
Totals				£330,906.57	£58,964.94	£82,633.21	£40,619.20	£372,920.58	£73,529.65	£383,065.83
				Balance to spend at start of 2023/24	Forecasted spend for 2023/24	Payments received 2023/24	Actual spend 2023/24	Balance to spend at start of 2024/25	Forecasted spend for 2024/25	Predicted balance requiring spend 2025/26 onwards

*Any S106 income from 2024/25 will be used to offset expected spend

Appendix B – details of spend of S106 contributions for affordable housing for the monitoring year and forecasting from April 2024

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	Balance to spend at start of 2023/24	Actual spend in 2023/24
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.	Provison of affordable housing	£66,476.00	£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.	Provison of affordable housing	£3,335.52	£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.	Provison of affordable housing	£17,800.00	£17,800.00
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	Provison of affordable housing	£54,498.26	£54,498.26
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	Provison of affordable housing	£3,286.00	£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	Provison of affordable housing	£50,000.00	£50,000.00
HS/FA/13/00377	Land East of Pennine Rise	Affordable housing	for the provision of Affordable Housing in the Borough	Provison of affordable housing	£50,000.00	£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	Provison of affordable housing	£8,750.00	£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	Provison of affordable housing	£1,000.00	£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	Provison of affordable housing	£16,240.00	£16,239.22
HS/FA/23/00016	Land Adjacent, 777 The Ridge, (East of Harrow Lane)	Affordable housing	To be used for the provision of Affordable Housing within the Borough of Hastings	Affordable housing	£0.00	£0.00
					£271,385.78	£271,385.00
					Balance to spend at start of 2023/24	Actual spend in 2023/24