

# Infrastructure Funding Statement

Monitoring year  
01 April 2024 to 31 March 2025



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## 1.0 Introduction

- 1.1 Infrastructure Funding Statements (IFSs) are a key statutory requirement under the Community Infrastructure Levy Regulations 2010 (as amended). The regulations require any local authority that has received developer contributions from Section 106 planning obligations or Community Infrastructure Levy (CIL) to produce and publish an IFS online by 31 December each year.
- 1.2 Hastings Borough Council (HBC) as a Local Authority does not currently operate CIL and enters into Section 106 (S106) legal agreements for planning obligations with developers to collect funding for infrastructure requirements arising from development across Hastings and St Leonards when appropriate. Planning obligations are 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 [The Community Infrastructure Levy \(Amendment\) \(England\) \(No 2\) Regulations 2019](#) set out the requirements for Infrastructure Funding Statements (IFS) to report on financial information as a result of S106 legal agreements in a specified monitoring year and as well as information about money being held from previous years.
- 1.4 This is the sixth 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 2024 – 31 March 2025. 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.
- 1.5 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.
- 1.6 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”), and identify separately, the total amount of commuted sums held (**Tables A & H**)
- 1.7 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 in this document refer to index linked contribution amounts where applicable. The amount may also be higher where interest has been paid if a contribution has not been received by the specified dates required by the legal agreement.
- 1.8 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 2024 to 31 March 2025 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. Sections 3.13 and 3.14 of this document cover contributions for Sussex Police and East Sussex County Council.

Table	Description	Total amount
B	Monetary contributions secured through Planning Obligation between 01 April 2024 and 31 March 2025	£217,179.30
C	Monetary contributions secured through a Planning Obligation received between 01 April 2024 and 31 March 2025	£515,625.39
D	Monetary contributions secured through a Planning Obligation and not received between 01 April 2024 and 31 March 2025	£613,208.55
Ea	Monetary contributions secured through a Planning Obligation and spent between 01 April 2024 and 31 March 2025	£44,592.01
Eb	Monetary contributions received under Planning Obligations and spent on repaying money borrowed between 01 April 2024 and 31 March 2025	£0.00
Ec	Monetary contributions received through Planning Obligations spent on monitoring between 01 April 2024 and 31 March 2025	£0.00
F	Monetary contributions secured through a Planning Obligation, received, unallocated and not spent at 31 March 2025	£98.09
G	Monetary contributions (received under any planning obligations) which were allocated but not spent at 31 March 2025	£614,986.61
H	Financial contributions received, allocated and retained for purposes of long-term maintenance (Commutated Sums)	£245,654.64
J	Monitoring Fees received at 31 March 2025	£0.00
	<b>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)</b>	<b>£860,739.34</b>

Table A: Monetary contributions summary

### 3.2 Table B - Monetary Contributions Secured through Planning Obligations between 01 April 2024 and 31 March 2025

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 2024 to 31 March 2025. It confirms the contribution amount, type (as defined in the guidance) and source application details due to Hastings Borough Council. Where monitoring fees have been secured in the year these are also included in the table below.

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 fee payments received are shown in Table J and all other contributions received in Table C).

Contribution amount	Contribution type	Source application number	Source address
£115,200.00 (signed 08.04.2024)	Affordable housing	HS/FA/22/00264	5 The Green
£550.00 (signed 08.04.2024)	Monitoring contribution	HS/FA/22/00264	5 The Green
£550.00 (signed 10.04.2024)	Monitoring contribution	HS/FA/22/00409	Site of former Dane Court nursing home, 32-36 Chapel Park Road
£11,000.00 (signed 03.02.2025)	Open space and leisure	HS/FA/23/00871	Gensing Manor, 19 Dane Road
£1,031.00 (signed 03.02.2025)	Monitoring contribution	HS/FA/23/00871	Gensing Manor, 19 Dane Road
£59,357.00 <sup>1</sup> (signed 18.03.2025)	Affordable housing	HS/FA/23/00393	Former University of Brighton in Hastings, Priory Street
£295.19 (signed 18.03.2025)	Open space and leisure	HS/FA/23/00393	Former University of Brighton in Hastings, Priory Street
£28,165.11 (signed 18.03.2025)	Open space and leisure	HS/FA/23/00393	Former University of Brighton in Hastings, Priory Street
£1,031.00 (signed 18.03.2025)	Monitoring contribution	HS/FA/23/00393	Former University of Brighton in Hastings, Priory Street
<b>Total</b> <b>£217,179.30</b>			

Table B: Monetary contributions secured through Planning Obligations 01 April 2024 – 31 March 2025

<sup>1</sup> Legal agreement provides for one affordable dwelling on site and also a monetary contribution of £59,357. If one affordable unit on site cannot be provided the monetary contribution increases to £138,500

### 3.3 Table C - Monetary contributions secured through Planning Obligations received between 01 April 2024 and 31 March 2025

3.3.1. Table C provides details of the total amount of money received between 01 April 2024 and 31 March 2025 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. Contributions received on behalf of Sussex Police are included in paragraphs 3.13 - 3.14.3 later in the document and shown in figure 2 so these are not duplicated here.

Contribution amount received	Contribution type	Source application number	Source address
£17,154.94 (received 05.11.2024)	Open space and leisure	HS/FA/18/00291	Site of former Hastings College Archery Road
£83,674.90 (received 26.09.2024)	Open space and leisure	HS/FA/17/01040	Former Factory site Fellows Road
£404,750.00 (received 04.07.2024)	Affordable housing	HS/FA/23/00016	Land Adjacent, 777 The Ridge, (East of Harrow Lane)
£10,045.55 (received 03.03.2025)	Transport and travel	HS/FA/21/00594	Land East of 16-24 Ironlatch Avenue
<b>Total £515,625.39</b>			

Table C: Monetary contributions secured through Planning Obligations received between 01 April 2024 – 31 March 2025

### 3.4 Table D - Monetary contributions secured through Planning Obligations and not received at 31 March 2025 (excluding monitoring fees)

3.3.2. Table D sets out the total money secured by Planning Obligations but not received by end of 31 March 2025 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 <sup>2</sup>	Contribution type	Source application number	Source address	Current status (at July 2025)
£20,000.00	Open space and leisure	HS/FA/15/00763	Land North of 31 Fern Road	Trigger point not yet reached for payment
£55,300.00	Open space and leisure	HS/OA/17/00901 (HS/DS/21/01044)	Harrow Lane Playing Fields	Invoiced including indexation, payment outstanding
£10,000.00	Other	HS/CC/19/00986	Sanctuaire, Crowhurst Road	Trigger point not yet reached for payment

<sup>2</sup> Contribution value shown excludes index linking and/or interest.

Contribution amount <sup>2</sup>	Contribution type	Source application number	Source address	Current status (at July 2025)
£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
£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	Invoiced including indexation (for relevant IFS period, payment was not received however it is noted payment was subsequently received 22.08.25)
£115,200.00	Affordable housing	HS/FA/22/00264	5 The Green	Trigger point not yet reached for payment
£11,000.00	Open space and leisure	HS/FA/23/00871	Gensing Manor, 19 Dane Road	Trigger point not yet reached for payment
£59,357.00	Affordable housing	HS/FA/23/00393	Former University of Brighton in Hastings, Priory Street	Trigger point not yet reached for payment
£295.19	Open space and leisure	HS/FA/23/00393	Former University of Brighton in Hastings, Priory Street	Trigger point not yet reached for payment
£28,165.11	Open space and leisure	HS/FA/23/00393	Former University of Brighton in Hastings, Priory Street	Trigger point not yet reached for payment
<b>Total £613,208.55</b>				

Table D: Monetary contributions secured through Planning Obligations and not received at 31 March 2025

### 3.5 Table Ea – Monetary contributions secured through Planning Obligations received, and spent between 1 April 2024 and 31 March 2025

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 2024 and 31 March 2025, 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
£2,319.40	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
£2,768.64	Darwell Close open space	Maintenance of open space	HS/FA/00/00375	Land north-west of Darwell Close
£5,600.00	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)
£4,000.00	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

<b>Contribution amount spent</b>	<b>Infrastructure location</b>	<b>Spent on</b>	<b>Source application number</b>	<b>Source address</b>
£6,735.78	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
£8,539.50	Welton Rise Open Space adjacent to Welton Rise 2 Play Area	Maintenance Of open space	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£4,000.00	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
£1,100.00	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
£4,316.00	Welton Rise play area	Improving and maintaining existing play provision	HS/FA/17/00901	Former Harrow Lane playing fields
£3,130.21	(Ore Valley Adventure Playground and) Ore Valley Road playground	New equipment purchase	HS/FA/17/01040	Former Factory site Fellows Road
<b>Overall total £44,592.01</b>	<b>spent on open space &amp; leisure in the monitoring year</b>			

Table Ea: Monetary contributions secured through Planning Obligations received, and spent between 01 April 2024 and 31 March 2025

**3.6 Table Eb – Monetary contributions received through Planning Obligations and spent on repaying money borrowed between 1 April 2024 and 31 March 2025**

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 2024 and 31 March 2025.

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

Table Eb: Monetary contributions received through Planning Obligations and spent on repaying money borrowed between 01 April 2024 and 31 March 2025

**3.7 Table Ec – Monetary contributions received through Planning Obligations spent on monitoring between 1 April 2024 and 31 March 2025**

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 2024 and 31 March 2025 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. As the table confirms there were no monitoring fees spent in the monitoring period because they none were paid to the Council, table J later in the document provides more details.

<b>Contribution amount spent on monitoring</b>	<b>Source application number</b>	<b>Source address</b>
£0.00		
<b>Total £0.00</b>		

Table Ec: Monetary contributions received through Planning Obligations spent on monitoring between 01 April 2024 and 31 March 2025

**3.8 Table F – Monetary contributions secured through Planning Obligations, received, unallocated and not spent at 31 March 2025**

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 2025.

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
<b>Total £98.09</b>			

Table F: Monetary contributions secured through Planning Obligations received, unallocated and not spent at 31 March 2025. It should be noted in June 2025 it was confirmed this amount to be spent as part of match funding to the Hastings Town Centre public realm and green connections project as part of the public art commission to provide public art in the town centre, <https://www.hastingstowndea.co.uk/town-centre-public-realm-green-connections> expected to be spent in the 2026/27 monitoring year

### 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 2025. It confirms the contribution amount, location, type and the source application details. Payment shown includes indexation and interest where applicable. Commuted sums are confirmed in table H.

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	Welton Rise play area improvement	Open space and leisure	HS/FA/21/00003	Ashdown House, Sedlescombe Road North
£63,812.96 <sup>3</sup>	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
£34,056.97 <sup>4</sup>	Welton Rise play area	Improving and maintaining existing play provision	HS/OA/17/00901	Site of (former) Harrow Lane Playing Fields

<sup>3</sup> Includes some indexation and interest from payments received in 2024/25 and previous years. 60% of the contribution value received to be spent on play equipment purchase/replacement (estimated, remainder of contribution included in table H)

<sup>4</sup> 60% of the contribution received to be spent on the play area as capital purchase/replacement (estimated, (remainder of contribution included in table H))

Contribution Amount available to spend	Allocated Infrastructure Location	Allocated to be spent on	Source application number	Source address
£80,544.69	New play equipment at Ore Valley Road playground and Ore Valley Adventure Playground	Open space and leisure	HS/FA/17/01040	Former Factory site Fellows Road
£404,750.00	Provision of affordable housing	Affordable housing	HS/FA/23/00016	Land adj.777 The Ridge (East of Harrow Lane)
<b>Total £614,986.61</b>	<b>Total broken down as follows: £404,750.78 affordable housing and £210,235.83 open space &amp; leisure</b>			

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 2025). It also shows where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”). It confirms the 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
£848.57	Darwell Close play area	Open space & leisure (Maintenance of equipped playground)	HS/FA/00/00375	Land north-west of Darwell Close
£33,971.36	Darwell Close open space	Open space & leisure (Maintaining the public open space including the wildlife corridor)	HS/FA/00/00375	Land north-west of Darwell Close
£19,056.00	Helmsmans Rise and Coxwain Gardens open spaces	Open space & leisure (Maintenance of open spaces)	HS/FA/03/00622	Land at Hoads Wood North (East of Beachy Head View)

<b>Contribution Amount</b>	<b>Allocated Infrastructure Location</b>	<b>Allocated to be spent on</b>	<b>Source application number</b>	<b>Source address</b>
£20,879.00	Marline Valley Local Nature Reserve and Woodland within the drainage scheme	Open space & leisure (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	Open space & leisure (Improvement, maintenance and upgrading of recreation Ground)	HS/FA/08/00377	200-204 The Ridge
£7,931.80	Redmayne Drive play area and open space adjoining 11 Ellis Close	Open space & leisure (Maintenance of the open space (including the play area))	HS/FA/97/00619	Former Royal East Sussex Hospital Site, Cambridge Road
£22,805.94	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	Open space & leisure (Maintenance of open space and play area)	HS/OA/01/00088	Land North of Celandine Drive and South of Sedlescombe Gardens
£14,848.02	Welton Rise Open Space adjacent to Welton Rise 2 play area	Open space & leisure (Maintenance of the open space)	HS/OA/02/00008	Harrow Caravan Park, Harrow Lane
£18,059.06	Protected area (edged blue on Planning Obligation plan) and adjoining Nature Reserve	Open space & leisure (Long term maintenance of protected area and adjoining Nature Reserve)	HS/OA/06/00686	20 and Land Rear of, 20 Wartling Close

Contribution Amount	Allocated Infrastructure Location	Allocated to be spent on	Source application number	Source address
£5,374.35	Carvel Court play area and surrounding open space (Area 3)	Open space & leisure (Maintenance of non-equipped play space and surrounding open space)	HS/OA/91/00787	Land south of 'Wychnour' and Hoads Wood North, Battle Road
£42,541.98 <sup>5</sup>	Warrior Square, St Leonards Gardens and western end of the seafront	Open space & leisure (Alternative play provision and maintenance)	HS/FA/18/00291	Site of former Hastings College Archery Road
£22,704.64 <sup>6</sup>	Welton Rise play area	Open space & leisure (Improving and maintaining existing play provision)	HS/OA/17/00901	Site of (former) Harrow Lane Playing Fields
£16,686.51 <sup>7</sup>	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
£10,045.55 <sup>8</sup>	Bus shelter maintenance of closest stop to the site on the south eastern side of Ironlatch Avenue	Transport and travel	HS/FA/21/00594	Land East of 16-24 Ironlatch Avenue
<b>Total £245,654.64</b>	<b>Total broken down as follows: £26,732.06 for transport &amp; travel and the remainder £218,922.58 for open space and leisure</b>			

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

<sup>5</sup> Includes some indexation and interest from payments received in 2024/25 and previous years. This is 40% of the contribution received, estimated to be spent on play equipment maintenance (remainder of contribution included in table G)

<sup>6</sup> This is 40% of the contribution value received, estimated to be spent on play equipment maintenance (remainder of contribution included in table G)

<sup>7</sup> £15,000 contribution plus relevant interest and indexation

<sup>8</sup> Payment includes interest of £45.55

### 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 2024 and 31 March 2025. It shows the contribution type and source application details. Monetary contributions may also have been secured for the same sites, where this is the case, details will be shown in Table B earlier in this document.

Contribution Type	Units (Affordable housing)	Source application number	Source address
Affordable housing <sup>9</sup>	one	HS/FA/22/00264 (S106 signed on 08.08.2024)	5 The Green
Affordable housing <sup>10</sup>	one	HS/FA/23/00393 (S106 signed on 18.03.2025)	Former University of Brighton in Hastings, Priory Street
Other <sup>11</sup>	n/a	HS/FA/22/00409 (S106 signed on 10.04.2024)	Site of former Dane Court nursing home, 32-36 Chapel Park Road
<b>Total affordable units to be provided through S106 signed in the monitoring year</b>	<b>2</b>		

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

### 3.12 Table J – Monitoring Fees

3.12.2. The law<sup>12</sup> 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 2019<sup>13</sup>. 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 £2,098.87 plus VAT (Subject to Cabinet approval with the Planning fees and charges) from 01 April 2026 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 2024/2025 monitoring year along with the source application details. Table Ec earlier in this report confirms where applicable if the

<sup>9</sup> S106 requires provision of one affordable dwelling (first home) on site plus a monetary contribution.

<sup>10</sup> S106 requires provision of one affordable dwelling on site plus a monetary contribution.

<sup>11</sup> S106 requires wildlife mitigation and implementation of Biodiversity Enhancement Strategy

<sup>12</sup> [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](#)

<sup>13</sup> [Planning obligations - GOV.UK \(www.gov.uk\)](#)

money was also spent during the monitoring year. For the 2024/25 monitoring year there were no monitoring fees received as they are payable upon commencement of development and the payments had not been triggered.

Amount	Source application number	Source contribution address
£0.00	n/a	n/a
<b>Total £0.00</b>		

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 to Hastings Borough Council (HBC), East Sussex County Council (ESCC) and Sussex Police from planning obligations signed during the monitoring year. For 1 April 2024 to 31 March 2025 the pie chart shows a total of £244,706.30 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 (£217,179.30) is broken down further earlier in this document in Table B, none of these contributions have been received yet.

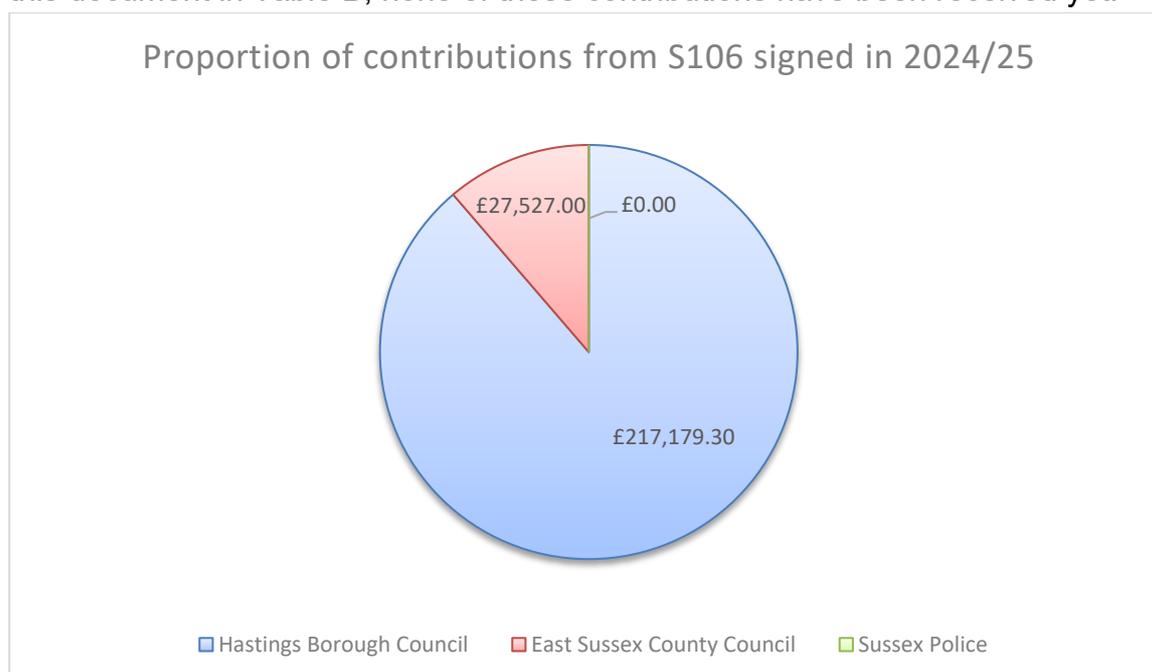


Figure 1: Pie chart showing the proportion of money due to ESCC and HBC and Sussex Police under planning obligations signed during the monitoring year

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)<sup>14</sup>. It should be noted that the ESCC IFS excludes Travel Plan Audit fees however Hastings Borough Council's IFS includes

<sup>14</sup> <https://www.eastsussex.gov.uk/environment/planning/development-contributions/>

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 2024/25 total £10,500 and this amount is included within the overall proportion of money due to ESCC (£27,527.00) shown within the pie chart in Figure 1. These contributions are required from the legal agreements signed for planning applications HS/FA/22/00409, HS/FA/23/00393 and HS/FA/23/00871.

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 contained in legal agreements signed in the monitoring period 01 April 2024 to 31 March 2025.

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

3.14.1. During the 2024/25 monitoring year planning obligations due to Sussex Police were paid to Hastings Borough Council. The sum of £37,153.58 was paid from the planning obligation outstanding from a S106 legal agreement signed in a previous monitoring year for planning application reference HS/FA/18/00291, site of former Hastings College of Arts and Technology, Archery Road. This total included indexation and interest following the trigger being overdue. In addition, £92,805.44 including indexation arose from the S106 signed in a previous monitoring year for Land at and south of Holmhurst St Mary, The Ridge, planning application reference HS/OA/15/00077. Contributions paid for the Police in the monitoring year totalled £129,959.02.

3.14.2. In both instances the amount received was the total due to Sussex Police from the former College and Holmhurst St Mary development sites and payment was made to Hastings Borough Council as stipulated in the related S106 and paid directly on to the Police quickly afterwards.

3.14.3. The pie chart in figure 2 confirms the proportion of payments received during the monitoring year into Hastings Borough Council (HBC) for both HBC and Sussex Police. These have arisen from any S106 contribution becoming due within the monitoring year (trigger point for payment being reached or overdue). 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 and 3.14.2. Payments made to ESCC can be found in their own IFS.

## Proportion of contributions received in 2024/25

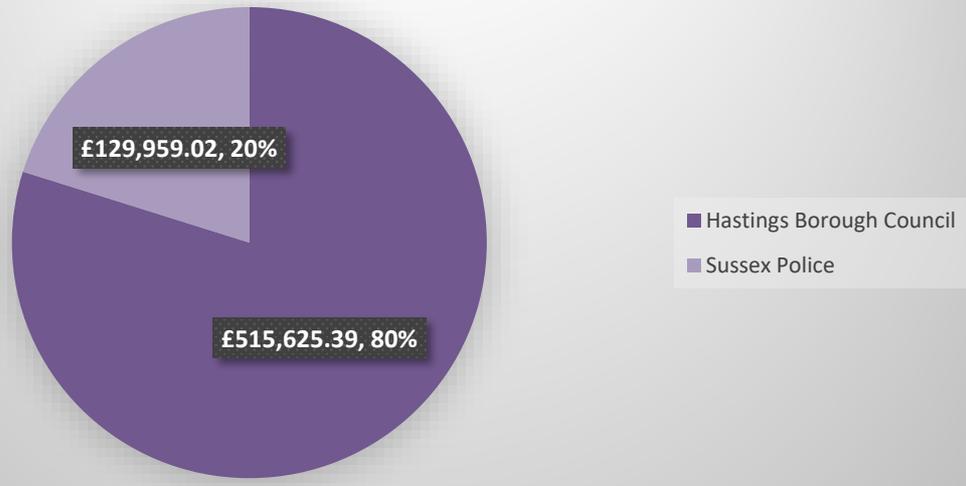


Figure 2: Pie chart showing the proportion of money paid for HBC and Sussex Police planning obligations during the monitoring year

#### **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 (categorised in the Regulations as open space and leisure). Table Ea confirms the amount spent on these items in the monitoring year and table G confirms the amounts received, allocated but not yet spent in the monitoring year.
- 5.3. Appendix A re-confirms the amount spent in the 2024/25 monitoring year on both maintenance (commuted sum) and capital spend (equipment purchase). The Appendix also shows the predicted spending of the commuted sum and capital contributions across the current financial year April 2025 to March 2026. It also confirms the balance of money expected to be spent from April 2026 and beyond. The appendix may require enlarging in order to view the full details included.
- 5.4. It should be noted there were some changes to the predicted spend for 2024/2025 from that published in Appendix A of the last IFS. These changes are reflected in the current appendix A which has been updated accordingly.
- 5.5. 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.
- 5.6. Appendix C has been added to confirm the amount predicted to be spent on the Transport and travel category (this relates to bus shelter maintenance, where changes to/or provision of shelters, was required by the related planning permission and provision was made for a commuted sum to cover their maintenance for a period of time within the legal agreement. Again, where an amount is unspent, the money is ringfenced by the Council for the maintenance of these specific bus shelters in the vicinity of the developments the planning obligation arose from.
- 5.7. The actual spend of Planning Obligation money in the 2025/2026 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 2025/2026 monitoring year and will be due to be published in December 2026.

**Appendix A – details of spend for the monitoring year and forecasted spend of S106 contributions for play, open space and woodland (open space and leisure) contributions from April 2025**

Appendix A - Play/Woodland/Open space S106 money spending plan (open space and leisure - 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 2024/25	Forecasted spend for 2024/25 (as published in IFS December 2024)	Payments received 2024/25	Actual spend 2024/25	Balance at start of 2025/26	Forecasted spend for 2025/26 (current financial year)	Predicted balance requiring spend 2026/27 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	£3,167.97	£2,851.70	£0.00	£2,319.40	£848.57	£848.57	£0.00
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	£36,740.00	£5,000.00	£0.00	£2,768.64	£33,971.36	£2,948.75	£31,022.61
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	£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	£24,656.00	£6,000.00	£0.00	£5,600.00	£19,056.00	£2,220.00	£16,836.00
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 including the drainage scheme	Marline Valley Local Nature Reserve and Woodland including the drainage scheme	£24,879.00	£4,000.00	£0.00	£4,000.00	£20,879.00	£6,000.00	£14,879.00
HS/FA/08/00377	200-204 The Ridge, Hastings	Improvement, maintenance and upgrading of recreation ground	Sandhurst Recreation Ground	£9,901.86	£2,500.00	£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	£10,014.28	£2,144.95	£0.00	£2,082.48	£7,931.80	£4,500.00	£3,431.80
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	£29,541.72	£10,000.00	£0.00	£6,735.78	£22,805.94	£5,276.70	£17,529.24
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	£23,387.52	£10,000.00	£0.00	£8,539.50	£14,848.02	£1,330.00	£13,518.02
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	£4,000.00	£18,059.06	£4,000.00	£14,059.06
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	Carvel Court play area and surrounding open space (Area 3)	£6,474.35	£1,133.00	£0.00	£1,100.00	£5,374.35	£800.00	£4,574.35
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	£89,200.00	£0.00	£17,154.94	£0.00	£106,354.94	£0.00	£106,354.94
HS/FA/17/01040	Former Factory site Fellows Road	New equipment purchase	Ore Valley Adventure Playground	£0.00	£25,900.00	£26,350.00	£0.00	£26,350.00	£26,350.00	£0.00
HS/FA/17/01040	Former Factory site Fellows Road	New equipment purchase	Ore Valley Road playground			£57,324.90	£3,130.21	£54,194.69	£16,390.75	£37,803.94
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	£4,316.00	£56,761.61	£2,300.00	£54,461.61
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	£0.00	£0.00	£31,433.21	£0.00	£31,433.21
<b>Totals</b>				<b>£372,920.58</b>	<b>£73,529.65</b>	<b>£100,829.84</b>	<b>£44,592.01</b>	<b>£429,158.41</b>	<b>£75,464.77</b>	<b>£353,693.64</b>
				<b>Balance to spend at start of 2024/25</b>	<b>Forecasted spend for 2024/25 (as published in IFS December 2024)</b>	<b>Payments received 2024/25</b>	<b>Actual spend 2024/25</b>	<b>Balance at start of 2025/26</b>	<b>Forecasted spend for 2025/26 (current financial year)</b>	<b>Predicted balance requiring spend 2026/27 onwards</b>

**Appendix B – details of spend of S106 contributions for affordable housing for the monitoring year and forecasting from April 2025**

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

<b>Planning application number</b>	<b>Development address</b>	<b>Type of contribution</b>	<b>Purpose of contribution</b>	<b>Allocated infrastructure location</b>	<b>Balance to spend at start 2024/25</b>	<b>Predicted spend for 2024/25</b>	<b>Actual spend 2024/25</b>	<b>Forecasted spend for 2025/26</b>	<b>Forecasted spend for 2026/27</b>
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	Provision of affordable housing	£0.78	£0.78	£0.00	£0.78	£0.00
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	Provision of affordable housing	£404,750.00	£0.00	£0.00	£404,750.00	£0.00
					<b>£404,750.78</b>	<b>£0.78</b>	<b>£0.00</b>	<b>£404,750.78</b>	<b>£0.00</b>
					<b>Available to spend 2024/25</b>	<b>Predicted spend for 2024/25</b>	<b>Actual spend 2024/25</b>	<b>Forecasted spend for 2025/26</b>	<b>Forecasted spend for 2026/27</b>

**Appendix C – details of spend of S106 contributions for bus shelter maintenance (transport and travel) for the monitoring year and forecasting from April 2025**

**Appendix C - Bus shelter maintenance S106 contributions spending plan (transport & travel contributions - only applications where payment has been received are shown)**

<b>Planning application number</b>	<b>Development address</b>	<b>Type of contribution</b>	<b>Purpose of contribution</b>	<b>Allocated infrastructure location</b>	<b>Balance to spend at end of 2024/25</b>	<b>Forecasted spend for 2025/26</b>	<b>Forecasted spend for 2026/27</b>	<b>Forecasted spend 2027/28 onwards</b>
HS/FA/21/00003	Ashdown House, Sedlescombe Road North	Transport & travel	Bus shelter maintenance	4 bus shelters - the closest north and southbound bus stops to the site on both Sedlescombe Road North and Harrow Lane	£16,686.51	£0.00	£2,400.00	£14,286.51
HS/FA/21/00594	Land East of 16-24 Ironlatch Avenue	Transport & travel	Bus shelter maintenance	for the closest stop to the site on the south eastern side of Ironlatch Avenue	£10,045.55	£0.00	£1,000.00	£9,045.55
					<b>£26,732.06</b>	<b>£0.00</b>	<b>£3,400.00</b>	<b>£23,332.06</b>
					<b>Available to spend 2024/25</b>	<b>Forecasted spend for 2025/26</b>	<b>Forecasted spend for 2026/27</b>	<b>Forecasted spend 2027/28 onwards</b>