

**East Hampshire District Council  
EH-07  
4 September 2015**

**Examination Response to the letter to the Council from the  
Examiner (ID-06) on 18 August 2015**

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**EH-07**  
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**East Hampshire Community Infrastructure Levy - Examination  
Response to the letter to the Council from the Examiner (ID-06) on 18 August  
2015**

**Issue 1**

**Thank you for forwarding the further evidence items requested at the Hearing session, and subsequent responses received during the consultation period. I am writing to you regarding the recent changes to the Planning Practice Guidance (PPG) relating to developer contributions, following the High Court judgement of 31 July 2015 for West Berkshire District Council and Reading District Council v SSCLG.**

**The East Hampshire Draft CIL Charging Schedule (as modified) proposes a higher differential residential rate for small sites of 1 to 10 dwellings in zones VP4 and VP5 (excluding Alton). This is based on the updated appraisals in the Council's Viability Addendum (CIL 12) that were carried out in accordance with the former requirement in the PPG that developer contributions such as affordable housing should not be sought from developments of 10 units or less.**

**However, following the above referenced High Court judgement, this requirement within the PPG has been removed.**

**The PPG on CIL states that a charging authority should take development costs into account when setting its levy rate or rates. Development costs include costs arising from existing regulatory requirements, and any policies on planning obligations in the relevant Plan such as on affordable housing. Policy CP13 of the East Hampshire Joint Core Strategy (2014) requires that residential development in the district outside Whitehill and Bordon provides 40% affordable housing. The application of this Plan policy would therefore result in contributions for affordable housing being sought from smaller schemes.**

**Following this recent change to the PPG, are there any implications for the East Hampshire CIL examination? In particular:**

- What effect would the PPG changes have on the viability of small schemes in the charging area and on viability buffers?**
- What bearing would this have on the residential rates in the East Hampshire CIL Draft Charging Schedule as modified?**

**In order to inform my conclusions on this matter, I have asked for this letter to be forwarded to all representors who submitted comments on the proposed residential rates within the East Hampshire CIL. Specific comments relating to the above matter should be sent to the Programme Officer by 4 September 2015. The Charging Authority should also respond by the same date.**

**Charging Authority's response**

The analysis of small sites, taking into account the Ministerial Statement of 28<sup>th</sup> November 2014, was shown at appendix 4 of the addendum report, January 2015. This is document CIL12 from the Examination bundle. This appendix showed the viability impact of zero affordable housing and zero s106 contributions. The proposed CIL charges for these smaller sites were:

VP2	£65	
VP3	£110	
VP4 and VP5		£200

The PPG changes would result in s106 costs being incurred. With regard to sites of 1 and 3 units, policy CP11 of the Joint Core Strategy provides for financial contributions, instead of on-site affordable provision, for sites of less than 5 units.

Financial contributions were proposed in the viability report of March 2014 (CIL10). The proposed rates per square metre, assuming 40% affordable housing, were:

VP2	£189
VP3	£271
VP4	£361
VP5	£445

It should be noted that the commuted sums for VP2 and VP3 assumed CIL rates of £60 and £100 respectively. The Draft Charging Schedule has amended these to £65 and £110; for the purpose of this response, we have therefore reduced the commuted sum rates accordingly, so that the cost burden at these value points remains the same.

We would also point out that, in lower value locations, viability of the 1 and 3 unit sites can be improved by assuming smaller house types, for example 4 beds instead of 5 beds in VP2. This would apply where the build cost of a unit forms a greater proportion of the sales value. In such circumstances, we have substituted the smaller house type.

The Council is attaching, as Appendix 1, a table showing the viability impact of applying a s106 cost of £2,000 per unit, along with the above commuted sums and the proposed CIL charges, for 1 and 3 units. A separate table shows the impact for 5 units, including both a s106 cost and 2 on-site affordable housing units. There are no commuted sums applicable to the 5 unit sites.

The tables at Appendix 1 consider land value outcomes against the range of existing use thresholds, since the Council believes that smaller developments are as likely to be built upon brownfield sites as on Greenfield land. We have, therefore, applied buffers of 20% and 30%; the resultant viability is shown in the traffic light representation.

The outcomes show that all locations are viable against Greenfield uses. Locations at VP3, VP4 and VP5 are viable with a 30% buffer against employment use thresholds, whilst the high value locations also show viability against residential existing uses.

In light of the extra costs now being imposed on the small sites, the Council would propose that the CIL rate of £200 for VP4 and VP5 is removed and replaced with £180, as proposed for larger sites in these locations. The resultant rates for East Hampshire as a whole would be:

VP2 £65  
VP3 £110  
VP4 £180  
VP5 £180

## Issue 2

I am also writing to request that you provide clarification of the methodology used to derive the maximum CIL rates and viability buffers in Appendix 11 of 'EHDC CIL Response to Examiners further questions' (19 June 2015) (EH-05). Some of the maximum CIL rates per square metre appear surprisingly high, for example up to £1,500. Could you explain how the figures have been calculated, and provide example workings which clearly set out residual land value, threshold land value and total surplus available to fund CIL (as set out in the commercial appraisals in CIL 10), and the floorspace used to translate total overage into overage per square metre (or maximum CIL per square metre). The tables in Appendix 11 also only appear to provide viability information on schemes of 10, 25 and 75 units. In order to progress the examination I will require viability buffer information for each scheme typology and location tested (e.g. schemes of 1, 3, 5, 10, 25, 75, 100 and 200 units of low, medium and high density in Value Point areas 1 to 5).

### Charging Authority's response

The methodology for assessing maximum CIL rates and viability buffers is based upon the formula proposed by the Examiner in questions dated 02 June 2015. The formula is as below:

$$\text{Viability buffer \%} = 100 \text{ minus } \frac{(\text{Proposed CIL rate} \times 100)}{\text{Max CIL rate}}$$

We have revised Appendix 11 (Appendix 2 here) to include floor areas for each scenario, including the area of market housing, on which the CIL rate is taken. We have also added column numbers for ease of reference.

By way of illustration, we are attaching two HCA DAT (Appendix 3 and 4 here) appraisals, whose outcomes are shown in the revised Appendix 11. These relate to the 100 unit scenario at 35 dwellings per hectare, with an assumed gross site area of 3.43 hectares. Summaries of the figures can be found at the back of the appraisals.

It is important to note that the land value outcomes in Appendix 11 are being assessed against a Greenfield threshold value of £450,000 per hectare, since this is the existing use of those sites, on which the Council is relying for its housing supply. For each scenario, this results in a Scenario Threshold Value in column 1, being £450,000 x the gross site area. For example, the Scenario Threshold Value for 100 units at 35dph is £1,543,500. This is the assumed minimum value that the landowner would want for the 3.43 hectares.

The CIL rates, as currently proposed, are set out in column 3. The resultant land values are set out in column 4. The maximum CIL rate (column 5) is calculated to produce a “Land Value at Max CIL Rate” (column 6) that is close to the Scenario Threshold Value. In the above example, therefore, it will be noted that the land values at the maximum CIL rate, in column 6, have been reduced, relative to column 4, to a point where they are close to the Scenario Threshold Value in column 1. This has been achieved by increasing CIL to the maximum CIL rate.

Each appraisal produces a residual land value, this being the amount available for the land once all development costs and profit have been deducted from the total sales revenue of a particular scenario. For the purpose of the CIL viability assessment, the build costs per square metre are the same for the different locations. Other costs, such as professional fees, that are calculated from the build costs, will therefore remain the same in different locations. The total sales revenue for a given scheme will rise in more valuable locations, increasing the gap between sales revenue and build cost and allowing, therefore, greater sums for the land.

In this instance, however, where we are calculating the buffer percentage, the land value is fixed at the Scenario Threshold Value. Additional sales revenue translates, therefore, into potential additional CIL. The maximum CIL level is that which reduces the land value close to the Scenario Threshold Value.

The buffer percentage is then calculated according to the above formula. The example illustrated by the two DAT appraisals is 100 units at 35 dph in value point 3.

The buffer is calculated as follows:

$$100 \text{ minus } \frac{(\pounds 110 \times 100)}{\pounds 500}$$

This equates to  $100 - 22 = 78\%$ . This is the figure in column 7.

### Issue 3

**This question was raised on 26 August 2015 Thank you for providing updated information on infrastructure requirements, as set out in section 2 of the EHDC CIL Response to Examiner’s further questions (EH-06). Could you please clarify for me what the revised total infrastructure cost and funding gap would be for the charging area, taking account of the latest information in EH-06? E.g. looking at the last row of the table in Appendix 1 of the previous IDP (April 2015) (CIL 19), how would this alter?**

#### Charging Authority’s response

In the table below:

- Row 1 details the information the Examiner refers to in her query (Appendix 1 of the IDP and CIL Exam Library CIL19).
- Row 3 details the CIL revenue that would be generated from a premier inn type development (CIL Exam Library EH06)

- Row 4 identifies the funding Gap when the funding secured through CIL from the hotel is factored in (as requested by the Examiner)

As discussed at the hearing in to the CIL Charging Schedule on 01 June 2015 the Infrastructure Delivery Plan is a live document which changes over time. As of July the figures in the following table and in Appendix 5 represent the up to date position as of 01 August 2015. The clarification required by the Examiner is an extrapolation of figures from the August Update.

It is of note that the funding Gap has increased to in excess of £200,000,000.

The CIL funding secured from the hotel development modelled will equate to just 0.13% of the identified funding Gap.

		<b>Total Infrastructure Cost</b>	<b>Total Funding Secured</b>	<b>Total Funding Gap</b>
1	IDP April 2015 – Appendix 1 – schedule of identified requirements	£260,152,453	£143,984,766	£149,417,687
2	Updated IDP schedule of identified requirements (based on the most recent version updated by Gary on the 3 <sup>rd</sup> July 2015) – Attached	£340,568,279	£136,956,127	£203,612,152
3	Additional Costs Revising from the hotel development detailed in EH-06	----	£267,230	-----
4	<b>Revised Funding Gap including 'funding secured from the hotel development) and based on the updated Schedule of identified requirements</b>	<b>£340,568,279</b>	<b>£137,223,357</b>	<b>£203,344,922</b>

### **General**

The requests for clarification were placed on the CIL Examination page of the Council's web site immediately they were received. This response similarly has been placed on the same page.

## Appendix One

A table showing the viability impact of applying a s106 cost of £2,000 per unit, along with the above commuted sums and the proposed CIL charges, for 1 and 3 units.

East Hampshire CIL Examination.  
Response to Examiner's questions of 18th August 2015.  
Attachment to Question 1.

**Land value outcomes for 1 and 3 units with £2,000 s106 and zero affordable housing.**

Shows viability impact of buffers at 20% and 30%

Testing sites of 1 and 3 units.  
CIL levels as shown

**NB Commuted sums for VP2 and VP3 have been reduced by £5 and £10 per sqm respectively, as they were calculated on the basis of CIL at £60 and £100 for the report of March 2014.**

No. units	Density	Site		VP2	VP3	VP4	VP5
	dph	Area ha	CIL per sqm	£65	£110	£180	£180
			Commuted sum per sqm	£184	£261	£361	£445
1	25	0.04	Land value	£41,738	£62,722	£75,594	£110,886
			Land value per ha	£1,043,456	£1,568,041	£1,889,859	£2,772,151
3	25	0.12	Land value	£116,910	£176,344	£190,000	£286,900
			Land value per ha	£974,252	£1,469,532	£1,583,332	£2,390,830
3	30	0.10	Land value	£106,958	£176,344	£179,477	£247,012
			Land value per ha	£1,069,583	£1,763,438	£1,794,766	£2,470,117

**Applying 20% buffer:**

Average land value per ha	£1,029,097	£1,600,337	£1,755,986	£2,544,366
Land value per ha less 20% buffer	£823,278	£1,280,270	£1,404,789	£2,035,493

Land values EUV per ha  
against EUVs

Greenfield	£450,000					
Employment	£945,000					
Employment	£1,386,000					
Residential	£2,016,000					
Residential	£2,772,000					

**Applying 30% buffer:**

Average land value per ha	£1,029,097	£1,600,337	£1,755,986	£2,544,366
Land value per ha less 30% buffer	£720,368	£1,120,236	£1,229,190	£1,781,056

Land values EUV per ha  
against EUVs

Greenfield	£450,000					
Employment	£945,000					
Employment	£1,386,000					
Residential	£2,016,000					
Residential	£2,772,000					

## Appendix Two

Amended Table of CIL buffers following the hearing

Appendix 11 (revised 08.15)

East Hampshire  
Table of CIL buffers following the hearing  
Calculating the buffer against a greenfield threshold land value of £450,000 per hectare.

**10, 25 and 75 units (See Addendum January 2015 Appendix 3A)**

Scenario 1	1	2	3	4	5	6	7
		Value Points	Proposed CIL rate per sqm	Land value at proposed CIL rate	Maximum CIL rate	Land value at max CIL rate*	Buffer %
No. of units	10	VP2	£65	£303,442	£220	£183,309	70
Total floor area sqm	1366	VP3	£110	£630,672	£685	£186,197	84
CIL floor area sqm	882	VP4	£180	£879,869	£1,050	£204,550	83
Density dph	25	VP5	£180	£1,165,909	£1,400	£219,372	87
Gross site area ha	0.4						
Threshold value per ha	£450,000						
Scenario threshold value	£180,000						

Scenario 2		Value Points	Proposed CIL rate per sqm	Land value at proposed CIL rate	Maximum CIL rate	Land value at max CIL rate*	Buffer %
No. of units	10	VP2	£65	£363,339	£400	£168,900	84
Total floor area sqm	1024	VP3	£110	£526,576	£750	£155,968	85
CIL floor area sqm	664	VP4	£180	£674,775	£1,100	£138,009	84
Density dph	35	VP5	£180	£945,160	£1,500	£174,421	88
Gross site area ha	0.29						
Threshold value per ha	£450,000						
Scenario threshold value	£130,500						

Scenario 3		Value Points	Proposed CIL rate per sqm	Land value at proposed CIL rate	Maximum CIL rate	Land value at max CIL rate*	Buffer %
No. of units	25	VP2	£65	£748,933	£270	£376,841	76
Total floor area sqm	3081	VP3	£110	£1,402,083	£670	£386,026	84
CIL floor area sqm	2088	VP4	£180	£1,932,638	£1,040	£368,804	83
Density dph	30	VP5	£180	£2,608,392	£1,400	£396,456	87
Gross site area ha	0.83						
Threshold value per ha	£450,000						
Scenario threshold value	£373,500						

Scenario 4		Value Points	Proposed CIL rate per sqm	Land value at proposed CIL rate	Maximum CIL rate	Land value at max CIL rate*	Buffer %
No. of units	25	VP2	£65	£723,578	£400	£305,077	84
Total floor area sqm	2363	VP3	£110	£1,030,268	£705	£284,699	84
CIL floor area sqm	1443	VP4	£180	£1,411,585	£1,050	£319,047	83
Density dph	40	VP5	£180	£2,020,941	£1,570	£280,760	89
Gross site area ha	0.63						
Threshold value per ha	£450,000						
Scenario threshold value	£283,500						

Scenario 5		Value Points	Proposed CIL rate per sqm	Land value at proposed CIL rate	Maximum CIL rate	Land value at max CIL rate*	Buffer %
No. of units	75	VP2	£65	£1,809,727	£150	£1,374,853	57
Total floor area sqm	8761	VP3	£110	£3,421,711	£530	£1,354,816	79
CIL floor area sqm	5813	VP4	£180	£4,785,263	£875	£1,365,828	79
Density dph	30	VP5	£180	£6,664,190	£1,265	£1,365,105	86
Gross site area ha	3.00						
Threshold value per ha	£450,000						
Scenario threshold value	£1,350,000						

Scenario 6		Value Points	Proposed CIL rate per sqm	Land value at proposed CIL rate	Maximum CIL rate	Land value at max CIL rate*	Buffer %
No. of units	75	VP2	£65	£1,697,106	£230	£1,085,973	72
Total floor area sqm	7160	VP3	£110	£2,648,146	£550	£1,036,752	80
CIL floor area sqm	4330	VP4	£180	£3,684,553	£910	£1,011,825	80
Density dph	40	VP5	£180	£5,326,420	£1,370	£1,002,271	87
Gross site area ha	2.25						
Threshold value per ha	£450,000						
Scenario threshold value	£1,012,500						

\* These land values should be close to the Total Threshold Value.

## Appendix Three

### HCA Development Appraisal

# Development Appraisal Tool



**PRESS to ACCEPT  
DISCLAIMER and CONTINUE**

Version 2.04 Mar-13

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when starting a scheme appraisal always download current version from <http://www.homesandcommunities.co.uk/ourwork/development-appraisal-tool>

Any problems working with this tool should be reported to [DatEnquires@hca.gsi.gov.uk](mailto:DatEnquires@hca.gsi.gov.uk)

**Residual Land Valuation @ 30/4/2015** £0

**IF IN DOUBT LEAVE THIS SHEET 'AS IS' AND CONTINUE TO SITE SHEET**

HCA Development Appraisal Tool

Tool Setup of Sheets to display

The only function of this sheet is to display or hide particular sheets to match user requirements: if you wish to view all formulas then select 'Advanced user'

Simplified data entry is normally faster; if required it is possible to enter additional detail at a later stage

**PRESS for level of detail to display>>>>**

Simplified Screens **or Press >>>**  
Input & Output formats similar to the 'GLA toolkit'

Advanced user **<< view more outputs and calcs**  
EAT v2 format outputs *plus* visible cash flow computations

Add Analytical Tools  
Primarily for HCA use

**Residual Land Valuation @ 30/4/2015** £3,724,026      £0

HCA Development Appraisal Tool  
**INPUT SHEET 1 - SITE DETAILS**

Basic Site Details

**RESIDUAL VALUATION COMPUTED**

Site Address	<b>East Hampshire Notional site 100 units VP3</b>	
OS X coordinate		
OS Y coordinate		
Site Reference		
File Source		
Scheme Description	<b>100 units with 40% affordable</b>	
Date of appraisal	30/04/2015	
Gross Site Area (hectares)	3.43	
Net Residential Site Area (hectares)	2.86	
Author & Organisation	<b>James Sinclair Adams Integra</b>	
Local Planning Authority	East Hampshire	
Land Purchase Price	<b>3,724,026</b>	
Land Purchase date	01/01/2015	
Most recent valuation of the site £	<b>3,724,026</b>	
Basis of valuation	<b>Residual</b>	
Date of valuation	30/04/2015	
Any note on valuation		
Developer of sale units		
Developer of affordable units		
Manager of affordable units		
HCA Investment Partner (where applicable)		
Note on applicant (eg sub partner status)		





*Date of scheme appraisal* 30-Apr-15

from Site Sheet

**BUILDING PERIOD**

Any valid Excel Date format (if entry is not recognised: use DD/MM/YY)

	Construction Start Date	Construction End Date
Affordable Low rise flats	01-Jul-15	01-Dec-16
Affordable High rise flats		
Affordable Houses	01-Jul-15	01-Dec-16
Affordable Low rise flats ph 2		
Affordable High rise flats ph 2		
Affordable Houses ph 2		
OM 1:Build phase 1	01-Jul-15	01-Mar-17
OM 2:Build phase 2	01-Jan-16	01-Jun-17
OM 3:Build phase 3		
OM 4:Build phase 4		
OM 5:Build phase 5		
Private Rental 1Build phase 1		
Private Rental 2Build phase 2		

	RP Purchase (transfer) start date	Purchase end date
Social Rented RP Purchase Payment		

	RP Purchase (transfer) start date	Purchase end date
Shared Ownership phase 1 Purchase Payment	01-Jul-16	01-Dec-16
Shared Ownership phase 2 Purchase Payment		
Affordable Rent phase 1 Purchase Payment	01-Jul-16	01-Dec-16
Affordable Rent phase 2 Purchase Payment		

	Open Market Sale Start Date	Sale End Date
OM Sales1:Build phase 1	01-Jul-16	01-May-17
OM Sales2:Build phase 2	01-Dec-16	01-Aug-17
OM Sales3:Build phase 3		

Monthly Sales rate
2.91
3.11

OM Sales4:Build phase 4		
OM Sales5:Build phase 5		
	First Rental Start Date	Final Rental Start Date
Private Rental 1Build phase 1		
Private Rental 2Build phase 2		
	Start Date	Month
First Ground rent payment		0



**Residual Land Valuation @ 30/4/2015** £0

HCA Development Appraisal Tool  
**INPUT SHEET 4 - OTHER FUNDING**

Note: Social Housing Grant is not an input in DAT. It will be assessed in relation to this nil grant case.

**Other sources of funding**

Must be between 30-Apr-15  
 and 30-Apr-25

	Value (£)	Date of receipt
RP Cross Subsidy (use of own assets)		
LA s106 commuted in lieu		
RP Re-cycled SHG		
Other source of funding 2		
Land Remediation Tax Relief		

*Implied Present Value of Affordable Housing* 5,223,235

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Avg Cost pu
Social Rented	Low rise flats				0
	High rise flats				0
	Houses				0
Shared Ownership phase 1	Low rise flats	1,470.00	15%	3	67,620
	High rise flats				0
	Houses	1,231.00			100,450
Shared Ownership phase 2	Low rise flats				0
	High rise flats				0
	Houses				0
Affordable Rent phase 1	Low rise flats	1,470.00	15%	3	67,620
	High rise flats				0
	Houses	1,231.00			104,691
Affordable Rent phase 2	Low rise flats				0
	High rise flats				0
	Houses				0
Open Market Phase 1:	Low rise flats				0
	High rise flats				0
	Houses	1,231.00			138,026
Open Market Phase 2:	Low rise flats				0
	High rise flats				0
	Houses	1,231.00			125,430
Open Market Phase 3:	Low rise flats				0
	High rise flats				0
	Houses				0
Open Market Phase 4:	Low rise flats				0
	High rise flats				0
	Houses				0
Open Market Phase 5:	Low rise flats				0
	High rise flats				0
	Houses				0
Private Rental 1 Phase 1	Low rise flats				0
	High rise flats				0
	Houses				0
Private Rental 2 Phase 2	Low rise flats				0
	High rise flats				0
	Houses				0

\* In blocks of flats to reflect the difference between GIA & NIA (i.e. common parts such as lifts, stairs, corridors etc) : 0% in houses which have no common areas

Fees & Contingencies as % of Building Costs %

Design and Professional Fees % (Architects, QS, Project Management)	9.00%
Building Contingencies (% of Building Costs)	4.00%
* This section excludes Affordable Housing section 106 payments	
All dates must be between	
	30-Apr-15
	30-Apr-25

External Works & Infrastructure Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date
Site Preparation/Demolition	Assume £1500 per unit	£150,000	01-Jul-15	01-Sep-15
Roads and Sewers	Assume £500,000 x 2.86 ha	£1,430,000	01-Jul-15	01-Jul-16
Services (Power, Water, Gas, Telco and IT)				
Strategic Landscaping				
Off Site Works				
Public Open Space	0.57 x £175000	£99,750	01-Nov-16	01-Jun-17
Site Specific Sustainability Initiatives				
Plot specific external works				
Other 2				
Other 3				

Cost per unit (all tenures)
1,500
14,300
998

Site Abnormals (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date
De-canting tenants				
Decontamination				
Other				
Other 2				

Cost per unit (all tenures)
-----------------------------

Residential Car Parking Building Costs (average cost / car parking space)	Building Costs (£ / car parking space)	Payment Date
Total number of residential car parking spaces		(Open Market and Affordable)

**Sustainability**

	Additional information
Enter the Code level to which the affordable rented units are to be built	4
Enter the Code level to which the intermediate tenure units are to be built	4
Enter the Code level to which the market sale units are to be built	4
Certification Costs	

Statutory Payments (£)	Additional information	Cost (£)	Payment start date	Payment end date
Education				
Sport & Recreation				

Per unit
----------

Social Infrastructure				
Public Realm				
Affordable Housing				
Transport				
Highway				
Health				
Public Art				
Flood work				
Community Infrastructure Levy	per sq metre	£110	01-Jul-15	01-Jun-17
Other Tariff	per sq metre			
S106	£2000 per unit	£200,000	01-Jul-16	01-Aug-17
Other 2				

2,000

**OTHER COSTS**

**SITE PURCHASE COSTS**

	%	
Agents Fees (% of site cost)	0.00%	
Legal Fees (% of site cost)	0.75%	
Stamp Duty (% of site cost)	8.00%	Expected 4%

	Comment on nature of issue	Cost (£)	Payment start date	Payment end date
Other Acquisition Costs (£)				

**FINANCE COSTS**

Arrangement Fee (£)	£20,000
Interest Rate (%)	7.00%
Misc Fees - Surveyors etc (£)	£20,000
Credit balance reinvestment %	7.00%

**MARKETING COSTS**

Affordable Housing Marketing Costs

		<b>Cost (£)</b>	Payment start date	Payment end date
Developer cost of sale to RP (£)		£0		
RP purchase costs (£)		£0		
Intermediate Housing Sales and Marketing (£)		£0		
Open Market Housing Marketing Costs				
Sales Fees (agents fees & marketing fees) - %		3.50%		
Legal Fees (per Open Market unit) - £		£650		
Agents Private Rental Intial Letting fees - %		0.00%		
<b><u>DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)</u></b>				
Developer O/head (£)				
Open Market Housing (% GDV)	20.00%	20.0%	<i>inc Overheads</i>	
		68,450	<i>per open market home</i>	
Private Rental (% Cost)				
Affordable Housing (% Cost)	6.00%			

### Scheme Results

'GLA toolkit' style Scheme Results

Site Reference Details	
Site Reference	0
Local Planning Authority	East Hampshire
HCA Investment Partner	0

Site Details	
Site Address	East Hampshire Notior
Scheme Description	100 units with 40% affordable

TOTAL NUMBER OF UNITS	
Dwellings	100

AFFORDABLE UNITS		
	Quantity	% all units
Total	40	40%
Social Rented	0	0%
Affordable Rent	28	28%
Shared Ownership	12	12%

DENSITY (per hectare)	
Dwellings	35.0

REVENUES AND COSTS		
Total Scheme Revenues		26,267,476
Total Scheme Costs	26,267,476	

Surplus/(Deficit) Present Value	
Whole Scheme	-
Per net hectare	-
Per dwelling	-
Per market dwelling	-

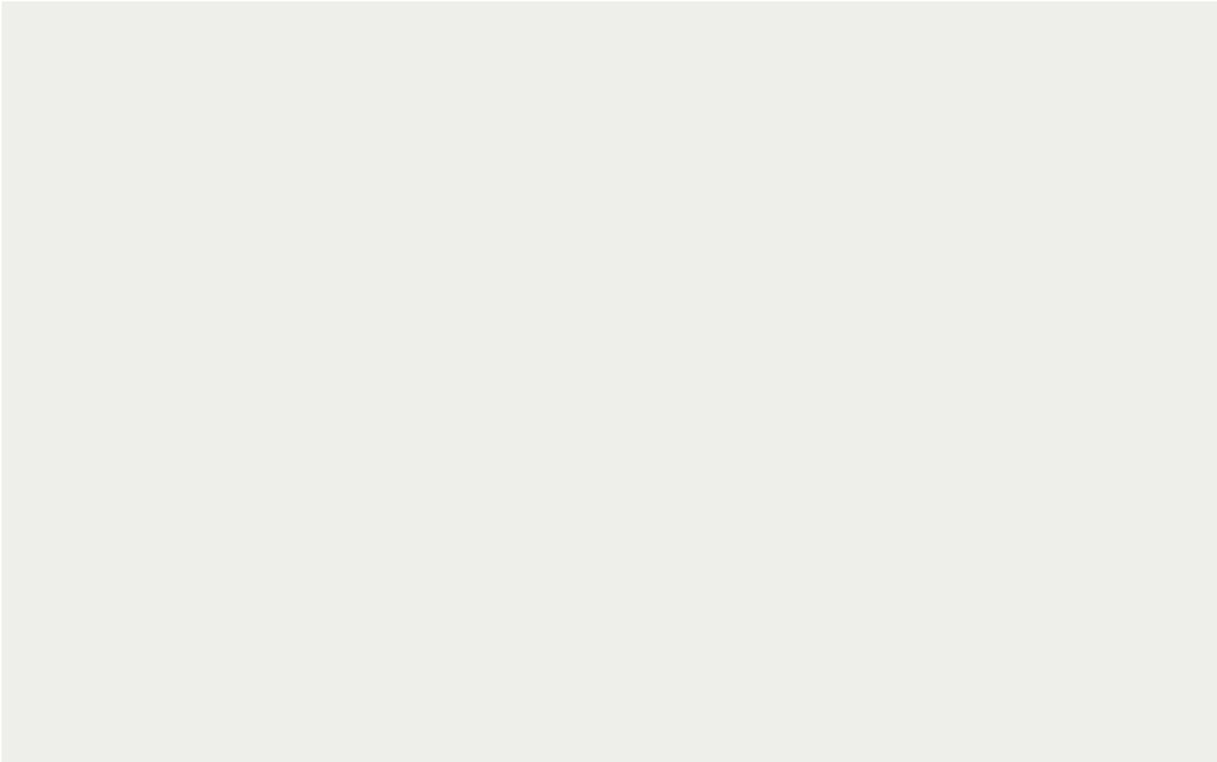
Contribution to Revenue from		
Market Housing		20,535,000
Affordable Housing		5,732,476
Social Rent	-	
Shared Ownership	1,703,435	
Affordable Rent	4,029,041	
Other Contributions		0
Non Residential Values		0

Alternative Site Value	
Residual	3,724,026

Contribution to Costs from		
Market Housing		7,928,871
Affordable Housing		3,944,121
Social Rent	-	
Shared Ownership	1,163,602	
Affordable Rent	2,780,519	
Other Construction costs		3,265,982
Planning Obligations		908,510
Fees		757,725
Non Residential Costs		-
Finance and Acquisition Costs		5,118,621
Developer's return for risk and profit		4,343,647

<b>ERRORS LISTING (if any)</b>	<b>Conclusion: No</b>

<b>obviously missing data</b>
<b>Missing Scheme Info (if any)</b>



**SCHEME**

Site Address	East Hampshire Notional site 100 units VP3
Site Reference	
File Source	
Scheme Description	100 units with 40% affordable
Date of appraisal	30/04/2015
Net Residential Site Area (hectares)	2.86
Author & Organisation	James Sinclair Adams Integra
HCA Investment Partner (where applicable)	0

**Housing Mix (Affordable + Open Market)**

Total Number of Units	100	units
Total Number of Open Market Units	60	units
Total Number of Affordable Units	40	units
Total Net Internal Area (sq m)	9,496	sq m
Total Habitable Rooms	133	habitable rooms
% Affordable by Unit	40.0%	
% Affordable by Area	32.2%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Hous	-	by number of units
% Social Rented within the Affordable Hous	-	by NIA of Units (sq m)
% Social Rented within the Affordable Hous	-	by habitable rooms
Density	35	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	161	Persons
Total Number of Persons	161	Persons
Gross site Area	3.43	hectares
Net Site Area	2.86	hectares
Net Internal Housing Area / Hectare	3,320	sq m / hectare

**AH Residential Values**

Full term yield based

Type of Unit	Social Rented	Shared Ownership phase 1	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£179,309	£546,548	£0	£0
2 Bed Flat Low rise	£0	£0	£0	£0	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£842,752	£1,401,406	£0	£0
3 Bed House	£0	£681,374	£1,849,856	£0	£0
4 Bed House	£0	£0	£231,232	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	<b>£0</b>	<b>£1,703,435</b>	<b>£4,029,041</b>	<b>£0</b>	<b>£0</b>

**TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)** £5,732,476

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0

**OTHER SOURCES OF AFFORDABLE HOUSING FUNDING** £0**TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)** £5,732,476**Open Market Housing**

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	3,588	£3,152	£11,310,000
Open Market Phase 2:	2,853	£3,233	£9,225,000
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
<b>Total</b>	<b>6,441</b>	<b>-</b>	<b>£20,535,000</b>

Monthly Sales rate  
2.91  
3.11

	Average value (£ per unit)
Open Market Phase 1:	£353,438
Open Market Phase 2:	£329,464
Open Market Phase 3:	£0
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental £0

**TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING** £20,535,000

**Car Parking**

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

**Ground rent**

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
<b>TOTAL CAPITALISED ANNUAL GROUND RENT</b>	<b>£0</b>

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £26,267,476**

**Non-Residential Values**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community Use	£0	£0

**TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME £0**

**TOTAL VALUE OF SCHEME £26,267,476**

**Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£3,944,121	-	Per sq meter	1,260
Open Market Housing Build Costs	£7,928,871	-		1,231
		<b>£11,872,992</b>		
Residential Car Parking Build Costs		<b>£0</b>		
<b>External Works &amp; Infrastructure Costs (£)</b>				
Site Preparation/Demolition		£150,000		Per unit
Roads and Sewers		£1,430,000		1,500
Services (Power, Water, Gas, Telco and IT)		£0		14,300
Strategic Landscaping		£0		
Off Site Works		£0		
Public Open Space		£99,750		998
Site Specific Sustainability Initiatives		£0		
Plot specific external works		£0		
Other 2		£0		
Other 3		£0		
<b>Other site costs</b>				
Building Contingencies	4.0%	£474,920		4,749
Fees and certification		£1,111,312		11,113
Other Acquisition Costs (£)		£0		
<b>Site Abnormals (£)</b>				
De-canting tenants		£0		
Decontamination		£0		
Other		£0		
Other 2		£0		
<b>Total Building Costs inc Fees</b>		<b>£15,138,973</b>		<b>151,390</b>

**Statutory 106 Costs (£)**

Education	£0
Sport & Recreation	£0
Social Infrastructure	£0
Public Realm	£0
Affordable Housing	£0
Transport	£0
Highway	£0
Health	£0
Public Art	£0
Flood work	£0
Community Infrastructure Levy	£708,510

Other Tariff	£0	
S106	£200,000	2,000
Other 2	£0	

**Statutory 106 costs** **£908,510**

**Marketing (Open Market Housing ONLY)**

Sales/letting Fees	3.5%	£718,725	per OM unit	11,979
Legal Fees (per Open Market unit):	£650	£39,000		650

**Marketing (Affordable Housing)**

Developer cost of sale to RP (£)		£0	per affordable unit	
RP purchase costs (£)		£0		
Intermediate Housing Sales and Marketing (£)		£0		

**Total Marketing Costs** **£757,725**

**Non-Residential Building & Marketing Costs**

**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	<b>£0</b>

**Professional Fees (Building, Letting & Sales)**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	<b>£0</b>

**Total Non-Residential Costs** **£0**

**TOTAL DIRECT COSTS:** **£16,805,208**

**Finance and acquisition costs**

Land Value	£3,724,026	1,085,722	per Gross ha	1,302,107
Arrangement Fee	£20,000	62,067	per OM home	37,240
Misc Fees (Surveyors etc)	£20,000		1.9% of interest	
Agents Fees	£0		0.08% of scheme value	
Legal Fees	£27,930			
Stamp Duty	£297,922			
Total Interest Paid	£1,028,742			

**Total Finance and Acquisition Costs** **£5,118,621**

**Developer's return for risk and profit**

**Residential**

Market Housing Return (inc OH) on Value	20.0%	£4,107,000	68,450	per OM unit
Affordable Housing Return on Cost	6.0%	£236,647	5,916	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0!	per PR unit

**Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	<b>£0</b>

**Total Operating Profit** **£4,343,647**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

**Surplus/(Deficit) at completion 1/8/2017**

**Present Value of Surplus (Deficit) at 30/4/2015**

per unit

**Scheme Investment IRR** **30.6%** (before Developer's returns and interest to avoid double counting)

**Measures**

Site Value as a Percentage of Total Scheme Value	14.2%
Site Value per hectare	£0

**Notes and Memos**

It is suggested notes on detailed cost, revenue and other calculations be entered here

**Affordable Rent Computation Pro Forma: may be used for the computation of affordable rent levels**

Property type e.g.	Net Market		Gross		Total Chargeable	Service Charge	Affordable Rent
	Rent	Service Charge	Inclusive Market Rent	Percentage of market			
	100.00	20.00	120.00	80%	96.00	20.00	76.00
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0

Phasing Summary

	Phase End date	No of units	Average Sales Value
Phase 1	01-Mar-17	32	353,438
Phase 2	01-Jun-17	28	329,464
Phase 3	00-Jan-00	0	#DIV/0!
Phase 4	00-Jan-00	0	#DIV/0!
Phase 5	00-Jan-00	0	#DIV/0!

## Appendix Four

### HCA Development Appraisal – Max CIL

# Development Appraisal Tool



**PRESS to ACCEPT  
DISCLAIMER and CONTINUE**

Version 2.04 Mar-13

The Homes and Communities Agency(HCA) makes no warranties, representations or undertakings about any of the content contained in this Model

(including, without limitation, any as to the quality, accuracy, completeness or fitness for any particular purpose of such content).

The HCA will not be liable for any loss arising out of or in connection with the use of this Model in negligence, tort, by statute or otherwise.

when starting a scheme appraisal always download current version from <http://www.homesandcommunities.co.uk/ourwork/development-appraisal-tool>

Any problems working with this tool should be reported to [DatEnquires@hca.gsi.gov.uk](mailto:DatEnquires@hca.gsi.gov.uk)

**Residual Land Valuation @ 30/4/2015** **£0**

**IF IN DOUBT LEAVE THIS SHEET 'AS IS' AND CONTINUE TO SITE SHEET**

### HCA Development Appraisal Tool

Tool Setup of Sheets to display

**The only function of this sheet is to display or hide particular sheets to match user requirements: if you wish to view all formulas then select 'Advanced user'**

Simplified data entry is normally faster; if required it is possible to enter additional detail at a later stage

**PRESS for level of detail to display>>>>>**

**Simplified Screens** **or Press >>>**  
Input & Output formats similar to the 'GLA toolkit'

**Advanced user** **<< view more outputs and calcs**  
EAT v2 format outputs *plus* visible cash flow computations

**Add Analytical Tools**  
Primarily for HCA use

**Residual Land Valuation @ 30/4/2015** £1,581,813      £0

HCA Development Appraisal Tool  
**INPUT SHEET 1 - SITE DETAILS**

Basic Site Details

**RESIDUAL VALUATION COMPUTED**

Site Address	<b>East Hampshire Notional site 100 units VP3</b>	
OS X coordinate		
OS Y coordinate		
Site Reference		
File Source		
Scheme Description	<b>100 units with 40% affordable</b>	
Date of appraisal	30/04/2015	
Gross Site Area (hectares)	3.43	
Net Residential Site Area (hectares)	2.86	
Author & Organisation	<b>James Sinclair Adams Integra</b>	
Local Planning Authority		
Land Purchase Price	<b>1,581,813</b>	
Land Purchase date	01/01/2015	
Most recent valuation of the site £	<b>1,581,813</b>	
Basis of valuation	<b>Residual</b>	
Date of valuation	30/04/2015	
Any note on valuation		
Developer of sale units		
Developer of affordable units		
Manager of affordable units		
HCA Investment Partner (where applicable)		
Note on applicant (eg sub partner status)		





*Date of scheme appraisal* 30-Apr-15

from Site Sheet

**BUILDING PERIOD**

Any valid Excel Date format (if entry is not recognised: use DD/MM/YY)

	Construction Start Date	Construction End Date
Affordable Low rise flats	01-Jul-15	01-Dec-16
Affordable High rise flats		
Affordable Houses	01-Jul-15	01-Dec-16
Affordable Low rise flats ph 2		
Affordable High rise flats ph 2		
Affordable Houses ph 2		
OM 1:Build phase 1	01-Jul-15	01-Mar-17
OM 2:Build phase 2	01-Jan-16	01-Jun-17
OM 3:Build phase 3		
OM 4:Build phase 4		
OM 5:Build phase 5		
Private Rental 1Build phase 1		
Private Rental 2Build phase 2		

	RP Purchase (transfer) start date	Purchase end date
Social Rented RP Purchase Payment		

	RP Purchase (transfer) start date	Purchase end date
Shared Ownership phase 1 Purchase Payment	01-Jul-16	01-Dec-16
Shared Ownership phase 2 Purchase Payment		
Affordable Rent phase 1 Purchase Payment	01-Jul-16	01-Dec-16
Affordable Rent phase 2 Purchase Payment		

	Open Market Sale Start Date	Sale End Date
OM Sales1:Build phase 1	01-Jul-16	01-May-17
OM Sales2:Build phase 2	01-Dec-16	01-Aug-17
OM Sales3:Build phase 3		

Monthly Sales rate
2.91
3.11

OM Sales4:Build phase 4		
OM Sales5:Build phase 5		
	First Rental Start Date	Final Rental Start Date
Private Rental 1Build phase 1		
Private Rental 2Build phase 2		
	Start Date	Month
First Ground rent payment		0



**Residual Land Valuation @ 30/4/2015** **£0**

HCA Development Appraisal Tool  
**INPUT SHEET 4 - OTHER FUNDING**

Note: Social Housing Grant is not an input in DAT. It will be assessed in relation to this nil grant case.

**Other sources of funding**

Must be between **30-Apr-15**  
 and **30-Apr-25**

	Value (£)	Date of receipt
RP Cross Subsidy (use of own assets)		
LA s106 commuted in lieu		
RP Re-cycled SHG		
Other source of funding 2		
Land Remediation Tax Relief		

*Implied Present Value of Affordable Housing* **5,223,235**

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Avg Cost pu
Social Rented	Low rise flats				0
	High rise flats				0
	Houses				0
Shared Ownership phase 1	Low rise flats	1,470.00	15%	3	67,620
	High rise flats				0
	Houses	1,231.00			100,450
Shared Ownership phase 2	Low rise flats				0
	High rise flats				0
	Houses				0
Affordable Rent phase 1	Low rise flats	1,470.00	15%	3	67,620
	High rise flats				0
	Houses	1,231.00			104,691
Affordable Rent phase 2	Low rise flats				0
	High rise flats				0
	Houses				0
Open Market Phase 1:	Low rise flats				0
	High rise flats				0
	Houses	1,231.00			138,026
Open Market Phase 2:	Low rise flats				0
	High rise flats				0
	Houses	1,231.00			125,430
Open Market Phase 3:	Low rise flats				0
	High rise flats				0
	Houses				0
Open Market Phase 4:	Low rise flats				0
	High rise flats				0
	Houses				0
Open Market Phase 5:	Low rise flats				0
	High rise flats				0
	Houses				0
Private Rental 1 Phase 1	Low rise flats				0
	High rise flats				0
	Houses				0
Private Rental 2 Phase 2	Low rise flats				0
	High rise flats				0
	Houses				0

\* In blocks of flats to reflect the difference between GIA & NIA (i.e. common parts such as lifts, stairs, corridors etc) : 0% in houses which have no common areas

Fees & Contingencies as % of Building Costs %

Design and Professional Fees % (Architects, QS, Project Management)	9.00%
Building Contingencies (% of Building Costs)	4.00%
* This section excludes Affordable Housing section 106 payments	
All dates must be between	
	30-Apr-15
	30-Apr-25

External Works & Infrastructure Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date
Site Preparation/Demolition	Assume £1500 per unit	£150,000	01-Jul-15	01-Sep-15
Roads and Sewers	Assume £500,000 x 2.86 ha	£1,430,000	01-Jul-15	01-Jul-16
Services (Power, Water, Gas, Telco and IT)				
Strategic Landscaping				
Off Site Works				
Public Open Space	0.57 x £175000	£99,750	01-Nov-16	01-Jun-17
Site Specific Sustainability Initiatives				
Plot specific external works				
Other 2				
Other 3				

Cost per unit (all tenures)
1,500
14,300
998

Site Abnormals (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date
De-canting tenants				
Decontamination				
Other				
Other 2				

Cost per unit (all tenures)
-----------------------------

Building Costs (£ / car parking space)	Payment Date
Residential Car Parking Building Costs (average cost / car parking space)	
Total number of residential car parking spaces	(Open Market and Affordable)

**Sustainability**

	Additional information
Enter the Code level to which the affordable rented units are to be built	4
Enter the Code level to which the intermediate tenure units are to be built	4
Enter the Code level to which the market sale units are to be built	4
Certification Costs	

Statutory Payments (£)	Additional information	Cost (£)	Payment start date	Payment end date
Education				
Sport & Recreation				

Per unit
----------

Social Infrastructure				
Public Realm				
Affordable Housing				
Transport				
Highway				
Health				
Public Art				
Flood work				
Community Infrastructure Levy	per sq metre	<b>£500</b>	01-Jul-15	01-Jun-17
Other Tariff	per sq metre			
S106	£2000 per unit	<b>£200,000</b>	01-Jul-16	01-Aug-17
Other 2				

2,000

**OTHER COSTS**

**SITE PURCHASE COSTS**

	%	
Agents Fees (% of site cost)	0.00%	
Legal Fees (% of site cost)	0.75%	
Stamp Duty (% of site cost)	8.00%	Expected 4%

	Comment on nature of issue	Cost (£)	Payment start date	Payment end date
Other Acquisition Costs (£)				

**FINANCE COSTS**

Arrangement Fee (£)	<b>£20,000</b>
Interest Rate (%)	<b>7.00%</b>
Misc Fees - Surveyors etc (£)	<b>£20,000</b>
Credit balance reinvestment %	<b>7.00%</b>

**MARKETING COSTS**

Affordable Housing Marketing Costs

		<b>Cost (£)</b>	Payment start date	Payment end date
Developer cost of sale to RP (£)		£0		
RP purchase costs (£)		£0		
Intermediate Housing Sales and Marketing (£)		£0		
Open Market Housing Marketing Costs				
Sales Fees (agents fees & marketing fees) - %		3.50%		
Legal Fees (per Open Market unit) - £		£650		
Agents Private Rental Intial Letting fees - %		0.00%		
<b><u>DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)</u></b>				
Developer O/head (£)				
Open Market Housing (% GDV)	20.00%	20.0%	<i>inc Overheads</i>	
		68,450	<i>per open market home</i>	
Private Rental (% Cost)				
Affordable Housing (% Cost)	6.00%			

## Scheme Results

### 'GLA toolkit' style Scheme Results

Site Reference Details	
Site Reference	0
Local Planning Authority	0
HCA Investment Partner	0

Site Details	
Site Address	East Hampshire Notion
Scheme Description	100 units with 40% affordable

TOTAL NUMBER OF UNITS	
Dwellings	100

AFFORDABLE UNITS		
	Quantity	% all units
Total	40	40%
Social Rented	0	0%
Affordable Rent	28	28%
Shared Ownership	12	12%

DENSITY (per hectare)	
Dwellings	35.0

REVENUES AND COSTS		
Total Scheme Revenues		26,267,476
Total Scheme Costs	26,267,476	

Surplus/(Deficit) Present Value	
Whole Scheme	0
Per net hectare	0
Per dwelling	0
Per market dwelling	0

Contribution to Revenue from		
Market Housing		20,535,000
Affordable Housing		5,732,476
Social Rent	-	
Shared Ownership	1,703,435	
Affordable Rent	4,029,041	
Other Contributions		0
Non Residential Values		0

Alternative Site Value	
Residual	1,581,813

Contribution to Costs from		
Market Housing		7,928,871
Affordable Housing		3,944,121
Social Rent	-	
Shared Ownership	1,163,602	
Affordable Rent	2,780,519	
Other Construction costs		3,265,982
Planning Obligations		3,420,500
Fees		757,725
Non Residential Costs		-
Finance and Acquisition Costs		2,606,631
Developer's return for risk and profit		4,343,647

<b>ERRORS LISTING (if any)</b>	<b>Conclusion: No</b>

<b>obviously missing data</b>
<b>Missing Scheme Info (if any)</b>

**SCHEME**

Site Address	East Hampshire Notional site 100 units VP3
Site Reference	
File Source	
Scheme Description	100 units with 40% affordable
Date of appraisal	30/04/2015
Net Residential Site Area (hectares)	2.86
Author & Organisation	James Sinclair Adams Integra
HCA Investment Partner (where applicable)	0

**Housing Mix (Affordable + Open Market)**

Total Number of Units	100	units
Total Number of Open Market Units	60	units
Total Number of Affordable Units	40	units
Total Net Internal Area (sq m)	9,496	sq m
Total Habitable Rooms	133	habitable rooms
% Affordable by Unit	40.0%	
% Affordable by Area	32.2%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Hous	-	by number of units
% Social Rented within the Affordable Hous	-	by NIA of Units (sq m)
% Social Rented within the Affordable Hous	-	by habitable rooms
Density	35	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	161	Persons
Total Number of Persons	161	Persons
Gross site Area	3.43	hectares
Net Site Area	2.86	hectares
Net Internal Housing Area / Hectare	3,320	sq m / hectare

**AH Residential Values**

Full term yield based

Type of Unit	Social Rented	Shared Ownership phase 1	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£179,309	£546,548	£0	£0
2 Bed Flat Low rise	£0	£0	£0	£0	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£842,752	£1,401,406	£0	£0
3 Bed House	£0	£681,374	£1,849,856	£0	£0
4 Bed House	£0	£0	£231,232	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	<b>£0</b>	<b>£1,703,435</b>	<b>£4,029,041</b>	<b>£0</b>	<b>£0</b>

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) £5,732,476

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING) £5,732,476

**Open Market Housing**

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	3,588	£3,152	£11,310,000
Open Market Phase 2:	2,853	£3,233	£9,225,000
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
<b>Total</b>	<b>6,441</b>	<b>-</b>	<b>£20,535,000</b>

Monthly Sales rate  
2.91  
3.11

	Average value (£ per unit)
Open Market Phase 1:	£353,438
Open Market Phase 2:	£329,464
Open Market Phase 3:	£0
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental £0

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £20,535,000

**Car Parking**

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

**Ground rent**

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
<b>TOTAL CAPITALISED ANNUAL GROUND RENT</b>	<b>£0</b>

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £26,267,476**

**Non-Residential Values**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community Use	£0	£0

**TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME £0**

**TOTAL VALUE OF SCHEME £26,267,476**

**Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£3,944,121	-	Per sq meter	1,260
Open Market Housing Build Costs	£7,928,871	-		1,231
		<b>£11,872,992</b>		
Residential Car Parking Build Costs		<b>£0</b>		
<b>External Works &amp; Infrastructure Costs (£)</b>				
Site Preparation/Demolition		£150,000		Per unit
Roads and Sewers		£1,430,000		1,500
Services (Power, Water, Gas, Telco and IT)		£0		14,300
Strategic Landscaping		£0		
Off Site Works		£0		
Public Open Space		£99,750		998
Site Specific Sustainability Initiatives		£0		
Plot specific external works		£0		
Other 2		£0		
Other 3		£0		
<b>Other site costs</b>				
Building Contingencies	4.0%	£474,920		4,749
Fees and certification		£1,111,312		11,113
Other Acquisition Costs (£)		£0		
<b>Site Abnormals (£)</b>				
De-canting tenants		£0		
Decontamination		£0		
Other		£0		
Other 2		£0		
<b>Total Building Costs inc Fees</b>		<b>£15,138,973</b>		<b>151,390</b>

**Statutory 106 Costs (£)**

Education	£0
Sport & Recreation	£0
Social Infrastructure	£0
Public Realm	£0
Affordable Housing	£0
Transport	£0
Highway	£0
Health	£0
Public Art	£0
Flood work	£0
Community Infrastructure Levy	£3,220,500

Other Tariff	£0	
S106	£200,000	2,000
Other 2	£0	

**Statutory 106 costs** **£3,420,500**

**Marketing (Open Market Housing ONLY)**

Sales/letting Fees	3.5%	£718,725	per OM unit	11,979
Legal Fees (per Open Market unit):	£650	£39,000		650

**Marketing (Affordable Housing)**

Developer cost of sale to RP (£)		£0	per affordable unit	
RP purchase costs (£)		£0		
Intermediate Housing Sales and Marketing (£)		£0		

**Total Marketing Costs** **£757,725**

**Non-Residential Building & Marketing Costs**

**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

**Professional Fees (Building, Letting & Sales)**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

**Total Non-Residential Costs** **£0**

**TOTAL DIRECT COSTS:** **£19,317,198**

**Finance and acquisition costs**

Land Value	£1,581,813	461,170	per Gross ha	553,082
Arrangement Fee	£20,000	26,364	per OM home	15,818
Misc Fees (Surveyors etc)	£20,000		2.4% of interest	
Agents Fees	£0		0.08% of scheme value	
Legal Fees	£11,864			
Stamp Duty	£126,545			
Total Interest Paid	£846,409			

**Total Finance and Acquisition Costs** **£2,606,631**

**Developer's return for risk and profit**

**Residential**

Market Housing Return (inc OH) on Value	20.0%	£4,107,000	68,450	per OM unit
Affordable Housing Return on Cost	6.0%	£236,647	5,916	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0!	per PR unit

**Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

**Total Operating Profit** **£4,343,647**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

**Surplus/(Deficit) at completion 1/8/2017** **(£)**

**Present Value of Surplus (Deficit) at 30/4/2015** **(£)**

(£) per unit

**Scheme Investment IRR** **35.2%** (before Developer's returns and interest to avoid double counting)

**Measures**

Site Value as a Percentage of Total Scheme Value 6.0%

Site Value per hectare £0

**Notes and Memos**

It is suggested notes on detailed cost, revenue and other calculations be entered here

**Affordable Rent Computation Pro Forma: may be used for the computation of affordable rent levels**

Property type e.g.	Net Market		Gross		Total Chargeable	Service Charge	Affordable Rent
	Rent	Service Charge	Inclusive Market Rent	Percentage of market			
	100.00	20.00	120.00	80%	96.00	20.00	76.00
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0
			0	80%	0	-	0

Phasing Summary

	Phase End date	No of units	Average Sales Value
Phase 1	01-Mar-17	32	353,438
Phase 2	01-Jun-17	28	329,464
Phase 3	00-Jan-00	0	#DIV/0!
Phase 4	00-Jan-00	0	#DIV/0!
Phase 5	00-Jan-00	0	#DIV/0!

## Appendix Five

Infrastructure Delivery Plan schedule, position as of 1<sup>st</sup> August 2015

	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
2	District Wide		Transport	Various	East Hants CAP Delivery- Strategic improvements to the rural network. Improving connectivity and sustainable transport. Led by HCC in partnership with East Hampshire DC and SDNPA	Important	TBA	TBA	£0	HCC Countryside Service	2024	CIL	HCC Countryside Access Plan 2008 HCC Draft Countryside Access Plan 2015
3	District Wide (Excluding SDNPA)		Social	Various	Extra care housing provision-314 units to meet needs in East Hampshire district (excluding the SDNPA)	Important	£49,808,250	£0	£49,808,250	HCC Adult Services Department	2025	CIL	Hampshire Strategic Infrastructure Statement Version 1 (HCC, February 2013)
4	District Wide		Utilities	Various	Improvements to wastewater treatment works	Critical	TBA	TBA	£0	Southern Water Thames Water	On-going	Developer's contributions and Water Companies	Southern Water Thames Water Ofwat's price review process
5	District Wide		Utilities	Various	Site specific improvements to local sewerage infrastructure	Critical	TBA	TBA	£0	Southern Water Thames Water	On-going	Developer's contributions and Water Companies	Southern Water Thames Water
6	District Wide		Utilities	Rowlands Castle - Havant Thicket	Havant Thicket Reservoir	Important	£53,000,000	TBA	£53,000,000	Portsmouth Water	2021	Portsmouth Water	South Hampshire: Integrated Water Management Strategy Partnership for Urban South Hampshire (PUSH) (Atkins, December 2008) Water Resources in the South East Group - Progress towards a shared water resources strategy in the South East of England - Final Report (Version 8) April 2010. Note in the Portsmouth Water Resources Management Plan there is no commitment to the scheme although it is recognised that it remains a feasible option for the future
7	District Wide		Green Infrastructure	Rowlands Castle - Havant Thicket	Provision of improved connectivity to and from Havant Thicket	Important	£300,000	£0	£300,000	HCC/Forestry Commission/Portsmouth Water	2021	CIL, S106	Hampshire Strategic Infrastructure Statement Version 1 (HCC, February 2013) HCC Country Parks Service Plan. Shared project with HCC, HBC and EHDC. Also involvement from Natural England, Historic England, Rowlands Castle Parish Council, Leigh Park Community Board, Havant Thicket Winter Storage Reservoir Stakeholder Group.
8	Alton	EHDC0003	Transport	Alton: western bypass	Alton western bypass linking A31 with A339	Important	£35,000,000	£0	£35,000,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
9	Alton	EHDC0002	Transport	Alton: The Butts junction: Winchester Road / A339	Bridge widening to remove bottleneck on approaches to Alton	Important	£8,000,000	£0	£8,000,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014 Funding likely to come from S106
10													
11	Alton	EHDC0004	Transport	Alton: junction of the A31 and B3004	Junction improvements	Important	£10,000,000	£0	£10,000,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
12	Alton	EHDC0005	Transport	Mill Lane/B3004 junction, Alton	Junction improvements including signalisation and parking controls	Important	£150,000	£150,000	£0	S278 developer to construct	TBA	S278 developer to construct	EHDC Schedule of Transport Improvements Nov 2014
13	Alton	EHDC0006	Transport	London Road/Anstey Road, Alton	Junction improvements including signalisation	Important	£150,000	£150,000	£0	S278 developer to construct	TBA	S278 developer to construct	EHDC Schedule of Transport Improvements Nov 2014
14	Alton	EHDC0007	Transport	Mill Lane / Paper Mill Lane / Wilsom Road / Ashdell Road Junction (Spitalhatch)	Junction improvements double mini roundabout	Important	£150,000	£150,000	£0	S278 developer to construct	TBA	S278 developer to construct	EHDC Schedule of Transport Improvements Nov 2014
15	Alton	EHDC0008	Transport	Whitedown Lane/Basingstoke Road, Alton	Installation of a roundabout	Important	£150,000	£0	£150,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
16	Alton	EHDC0009	Transport	Anstey Lane/Anstey Road, Alton	Junction improvements including traffic calming, speed limit and speed activated signs	Important	£200,000	£0	£200,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
17	Alton	EHDC0010	Transport	Mill Lane, Alton	Provision of off road parking spaces	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
18	Alton	EHDC0011	Transport	Wootey Schools, Alton	Provision of traffic calming measures near Wootey Schools including pinch points, 20mph limit and speed activated signs	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
19	Alton	EHDC0012	Transport	Chauntsingers Road / Amery Hill / Church St junction, Alton	Traffic calming measures	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
20	Alton	EHDC0013	Transport	Holybourne, Alton	Installation of traffic calming and investigation	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
21	Alton	EHDC0014	Transport	Alton Town Centre	Car Park guidance system	Important	£30,000	£0	£30,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
22	Alton	EHDC0015	Transport	Alton Town Centre	Environmental enhancements to town centre	Important	£150,000	£150,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
23	Alton	EHDC0016	Transport	Greenfields Avenue and Southview Rise, Alton	Investigation into reported speeding problem	Important	£10,000	£0	£10,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
24	Alton	EHDC0017	Transport	Draymans Way, Alton	Provision of 2x bus shelters for stops next to Sainsburys foodstore	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
25	Alton	EHDC0018	Transport	Alton rail station	Improve accessibility at Alton railway station including improvements to the forecourt	Important	£150,000	£0	£150,000	HCC	TBA	EHDC	EHDC Schedule of Transport Improvements Nov 2014
26	Alton	EHDC0019	Transport	Alton rail station	Produce a travel plan for the station	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
27	Alton	EHDC0020	Transport	Alton rail station	Review car and cycle parking at station and provide more spaces	Important	£200,000	£0	£200,000	Network rail/SWTrains	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
28	Alton	EHDC0021	Transport	London Road, Holybourne	Widening footway and installation of dropped kerbs to facilitate crossing	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
29	Alton	EHDC0022	Transport	Riverside Walk:	Upgrade footway between station and new Tesco	Important	£50,000	£50,000	£0	S278 developer to construct	TBA	S278 developer to construct	EHDC Schedule of Transport Improvements Nov 2014

	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
30	Alton	EHDC0023	Transport	Church Street, Alton	Provision of a crossing on Church Street	Important	£10,000	£10,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
31	Alton	EHDC0026	Transport	Treloar College, Alton	Carriageway/footway works (including courtesy crossings) to improve access to the college	Important	£30,000	£30,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
32	Alton	EHDC0156	Transport	Alton	12 cycle stands at three locations: Jubilee playing fields, Anstey Park and Chawton Park indoor bowls club	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
33	Alton	EHDC0157	Transport	Alton, Leisure Centre	Cycle stands at Alton Leisure Centre	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
34	Alton	EHDC0158	Transport	Alton	Cycle ramp added to A31 underpass (this is in HCC 15/16 capital programme)	Important	£5,000	£5,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
35	Alton	EHDC0162	Transport	Alton, Health Centre	Cycle storage Alton Health Centre forecourt	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
36	Alton	EHDC0163	Transport	Alton, Ladyplace Car Park	Cycle Storage Alton Ladyplace Car park	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
37	Alton	EHDC0164	Transport	Alton, Normandy Street	Cycle Storage Normandy Street	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
38	Alton	EHDC0192	Transport	Holybourne	Treloar School - See school travel plan written Mar-10	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
39	Alton	EHDC0200	Transport	Alton Eastbrooke	Alton Infant School - See school travel plan written Mar-10	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
40	Alton	EHDC0201	Transport	Alton Westbrooke	St Lawrence C E Primary School - See school travel plan written Mar-05	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
41	Alton	EHDC0202	Transport	Holybourne and Froyle	Andrews' Endowed C E Primary School - See school travel plan written Mar-10	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
42	Alton	EHDC0203	Transport	Alton Wooteys	Wootey Infant & Junior School - See school travel plan written Apr-07	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
43	Alton	EHDC0204	Transport	Alton Westbrooke	Amery Hill School - See school travel plan written Oct-08	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
44	Alton	EHDC0205	Transport	Alton Whitedown	The Butts Primary School - See school travel plan written Mar-07	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
45	Alton	EHDC0206	Transport	Holybourne and Froyle	Eggar's School - See school travel plan written Mar-07	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
46	Alton	EHDC0207	Transport	Alton Eastbrooke	Anstey Junior School - See school travel plan written Mar-04	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
47	Alton	EHDC0208	Transport	Alton Wooteys	Alton Convent School - See school travel plan	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
48	Alton	EHDC0209	Transport	Alton Eastbrooke	Bushy Leaze Early Years Centre - See school travel plan written Feb-10	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
49	Alton	EHDC0248	Transport	Alton railway station to town centre	Improve ped and cycle links including crossing points on this route from railway station to town centre	Important	£250,000	£250,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
50	Alton area	EHDC0123	Transport	B3349 / Froyle Rd / The Avenue junction (3m north of Alton): Golden Pot Crossroads	Investigate junction improvements to include possible signalisation	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
51	Alton		Schools & Education		Wootey Infant and Junior Schools- 210 primary places to cover Alton	Critical	£4,100,000	£0	£4,100,000	HCC Children's Services Dept	2018	CIL	Hampshire Strategic Infrastructure Statement Version 1 (HCC, February 2013)
52	Alton		Social		Refurbish Alton Library to provide sufficient space to meet MLA standards.	Important	£1,000,000	£0	£1,000,000	HCC	2017	CIL	Hampshire Strategic Infrastructure Statement Version 1 (HCC, February 2013)
53	Alton		Social		Alton Sports Centre	Critical	£21,600,000	£7,600,000	£14,000,000	HCC	2017-22	Mixed	East Hampshire District Council Leisure Built Facilities Strategy 2012- 2026 (June 2012)
54	Alton		Social		Provision of junior football pitches, Alton	Important	£100,000	TBA	£100,000		2017-22	CIL	Open Space, Sports and Recreation Study for EHDC 2008 Green Infrastructure Study for EHDC 2011
55	Alton		Social		Provision of allotments, Alton	Important	TBA	TBA	£0		2017-22	CIL	Open Space, Sports and Recreation Study for EHDC 2008 Green Infrastructure Study for EHDC 2011
56	Alton	EMP1	Transport	Land at Lynch Hill	Traffic measures to reduce impact on adjoining roads	Important			£0	HCC	TBA	S106	EHDC Site Allocations Plan
57	Alton	EMP1	Transport	Land at Lynch Hill	Improved access to public transport	Important			£0	HCC	TBA	S106	EHDC Site Allocations Plan
58	Alton	EMP1	Schools & Education	Land at Lynch Hill	Provision of a local Employment and Training Agreement	Important			£0		TBA	S106	EHDC Site Allocations Plan
59	Alton	EMP2	Transport	Land at Wilsom Road	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
60	Alton	EMP2	Transport	Land at Wilsom Road	Enhanced bus facilities on Wilsom Road	Important			£0		TBA	S106	EHDC Site Allocations Plan
61	Alton	EMP2	Schools & Education	Land at Lynch Hill	Provision of a local Employment and Training Agreement	Important			£0		TBA	S106	EHDC Site Allocations Plan
62	Alton	Alton TC	Social		Adult outdoor fitness equipment (possibly in Anstey Park).	Important	£50,000	£0	£50,000	HCC	TBA	CIL	North West Forum Area
63	Alton	Alton TC	Social		Play area enhancement programme	Important	£100,000	£0	£100,000	HCC	TBA	CIL	North West Forum Area
64	Alton	Alton TC	Social		Upgrade of existing hard surfaced courts in Anstey Park.	Important	£100,000	£0	£100,000	HCC	TBA	CIL	North West Forum Area
65	Alton	Alton TC	Social		Skatepark enhancement	Important	£50,000	£0	£50,000	HCC	TBA	CIL	North West Forum Area

	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
66	Alton	Alton TC	Social		Pavilion replacement project for Jubilee Playing Fields.	Important	£900,000	£0	£900,000	HCC	TBA	CIL	North West Forum Area
67													
68	Beech	EHDC0027	Transport	Alton to Beech (north west of Alton), cycle route	A route along Market Street, Lenten Street & Basingstoke Road (A339) to the nearby settlement of Beech. Part of Sustrans NCN Route 23 to Basingstoke. EHDC cycle strategy AL3)	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
69	Beech	EHDC0186	Transport	Medstead Road & Kings Hill	Traffic Calming	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
70													
71	Bentley	EHDC0128	Transport	School Lane	Provision of a crossing (either zebra or informal) on School Lane	Important	£60,000	£0	£60,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
72	Bentley	EHDC0160	Transport	Bentley	Cycle Route from Holybourne to Bentley via A31 and Froyle	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
73	Bentley	EHDC0161	Transport	Bentley	Cycle Route Bentley Village to Bentley Station via Station Road	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
74	Bentley	EHDC0193	Transport	Bentley	Bentley C E Primary School - See school travel plan written Mar-05	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
75	Bentley	EHDC0240	Transport	Old Main Road	Traffic calming or 20mph speed limit due to speed & volume of traffic	Important	£25,000	£0	£25,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
76	Bentley	Bentley PC	Social		Replacement sports pavilion at the Recreation Ground providing facilities for scouts, sports and community office	Important	TBA		TBA	HCC	TBA	CIL	Draft Neighbourhood Plan for Bentley
77	Bentley	Bentley PC	Social		Upgraded play equipment at the Recreation Ground, providing facilities for both children and teenagers	Important	TBA		TBA	HCC	TBA	CIL	Draft Neighbourhood Plan for Bentley
78	Bentley	Bentley PC	Schools & Education		Investment in Bentley Primary School to increase capacity and improve facilities	Important	TBA		TBA	HCC	TBA	CIL	Draft Neighbourhood Plan for Bentley
79	Bentley	Bentley PC	Utilities		Investment in the local electricity supply, to	Important	TBA		TBA		TBA	CIL	Draft Neighbourhood Plan for Bentley
80	Bentley	Bentley PC	Healthcare		Increase the capacity at the GP Surgery	Important	TBA		TBA	NHS	TBA	CIL	Draft Neighbourhood Plan for Bentley
81													
82	Bentworth	EHDC0198	Transport	Bentworth	St Mary's Bentworth C E Primary School - See school travel plan written Mar-10	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
83	Bentworth	VL1	Transport	Land at corner of Church Street and Ashley Road, Bentworth	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
84	Bentworth	VL1	Utilities	Land at corner of Church Street and Ashley Road, Bentworth	On and off site sewerage provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
85													
86	Binsted	EHDC0127	Transport	Binsted	Upgrade existing bus stop facilities at the Jolly Farmer crossroads on the Blacknest corridor	Important	£10,000	£0	£10,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
87	Binsted	EHDC0189	Transport	Binsted	Binsted C E Primary School - See school travel plan written in Mar-07	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
88													
89	Blackmoor	EHDC0129	Transport	Drift Road	Provision of a crossing on Drift Road along with installation of 30mph and school warning signs	Important	£70,000	£0	£70,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
90													
91	Bramshott & Liphook		Social		Improvements to War Memorial recreation ground, Liphook including toilet facilities	Important	TBA	TBA	TBA		2017-22	CIL	Open Space, Sports and Recreation Study for EHDC 2008 Green Infrastructure Study for EHDC 2011
92	Bramshott & Liphook	Community Forum	Social	Recreation Ground	Provision of toilet facilities		£200,000	£0	£200,000		TBA	CIL	Community Forum
93	Bramshott & Liphook	Community Forum	Social		New skate park		£50,000	£0	£50,000		TBA	CIL	Community Forum
94	Bramshott & Liphook	Community Forum	Social	Radford Park	Capital Projects to enhance access and amenity value emerging from the recent Ecological Survey and updating of the Management Plan		£70,000	£0	£70,000		TBA	CIL	Community Forum
95	Bramshott & Liphook	Community Forum	Social		Allotments		£70,000	£0	£70,000		TBA	CIL	Community Forum
96	Bramshott & Liphook	Community Forum	Transport		To improve Liphook Station accessibility to allow wheelchair access to trains by installing a ramp on the down platform		£300,000	TBA	£300,000		TBA	CIL	Community Forum
97													
98	Clanfield	EHDC0150	Transport	Clanfield, London Road to Green Lane across Meadow Croft	Cycle route from London Road to Green Lane across Meadow Croft	Important	£100,000	£100,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
99	Clanfield	EHDC0153	Transport	Clanfield	Cycle parking Co-op and Green Lane shops	Important	£5,000	£5,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
100	Clanfield	EHDC0187	Transport	New Road, Clanfield	Traffic Calming	Important	£50,000	£50,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
101	Clanfield	EHDC0226	Transport	Clanfield	Clanfield Junior School - See school travel plan written Mar-04	Important	£15,000	£15,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014

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1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
102	Clanfield	EHDC0045	Transport	South Lane,Chalton Lane and London Road, Clanfield	Possible traffic calming and junction improvements to address reported speeding problem	Important	£150,000	£15,000	£135,000	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
103	Clanfield	EHDC0046	Transport	Drift Road, Clanfield	Provision of pedestrian crossings outside shops on Drift Road	Important	£60,000	£60,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
104	Clanfield	EHDC0239	Transport	Clanfield	Green Lane Traffic Calming	Important	£200,000	£200,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
105	Clanfield	EHDC0242	Transport	White Dirt Lane	A number of possible measures have been requested (some of which are higher cost physical measures (such as traffic calming and a permanent road closure), some of which are lower cost non-physical measures (such as speed/weight limits))	Important	£150,000	£150,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
106	Clanfield	EHDC0260	Transport	Clanfield	Bus shelter improvements in Clanfield parish	Important	£30,000	£30,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
107	Clanfield		Schools & Education		Petersgate Infant School- additional Expansion 30 places to cover Clanfield	Critical	£594,000	£594,000	£0	HCC Children's Services Dept	TBA	S106	Hampshire Strategic Infrastructure Statement Version 1 (HCC, February 2013)
108	Clanfield		Healthcare	Land at Down Farm, Green Lane	Improvements to Local doctor's surgery in connection with development of Land at Down Farm, Green Lane	Important			£0		TBA	S106	EHDC Housing and Allocations Plan
109	Clanfield		Social		Provision of allotments Clanfield	Important	TBA	TBA	TBA		2017-22	CIL	Open Space, Sports and Recreation Study for EHDC 2008 Green Infrastructure Study for EHDC 2011
110	Clanfield	CF1	Schools & Education	Land at Down Farm, Green Lane	Provision of a local Employment and Training Agreement for development of Land at Down Farm, Green Lane	Important			£0	HCC Children's Services Dept	TBA	S106	EHDC Site Allocations Plan
111	Clanfield	CF1	Transport	Land at Down Farm, Green Lane	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
112	Clanfield	CF1	Transport	Land at Down Farm, Green Lane	Measures to improve accessibility by non-car transport modes	Important			£0		TBA	S106	EHDC Site Allocations Plan
113	Clanfield	CF1	Green Infrastructure	Land at Down Farm, Green Lane	Public open space	Important			£0		TBA	S106	EHDC Site Allocations Plan
114	Clanfield	CF1	Social	Land at Down Farm, Green Lane	Allotments	Important			£0		TBA	S106	EHDC Site Allocations Plan
115	Clanfield	CF1	Social	Land at Down Farm, Green Lane	Bowling green	Important			£0		TBA	S106	EHDC Site Allocations Plan
116	Clanfield	CF1	Social	Land at Down Farm, Green Lane	Sports pitches	Important			£0		TBA	S106	EHDC Site Allocations Plan
117	Clanfield	CF1	Social	Land at Down Farm, Green Lane	Sports pavilion	Important			£0		TBA	S106	EHDC Site Allocations Plan
118	Clanfield	CF1	Social	Land at Down Farm, Green Lane	Children's play facilities	Important			£0		TBA	S106	EHDC Site Allocations Plan
119	Clanfield	CF2	Transport	Drift Road	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
120	Clanfield	CF3	Transport	Trafalgar Rise	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
121	Clanfield	Clanfield PC	Transport		Improvements to South Lane Meadow car park	Important	£15,000	£0	£15,000	HCC	TBA	CIL	South Forum Area
122	Clanfield	Clanfield PC	Transport		Improved access/landscaping at the Memorial Hall	Important	£15,000	£0	£15,000	HCC	TBA	CIL	South Forum Area
123	Clanfield	Clanfield PC	Social		Improvements to/replacement of the Skate Ramp in Peel Park	Important	£60,000	£0	£60,000	HCC	TBA	CIL	South Forum Area
124	Clanfield	Clanfield PC	Social		Installation of PV panels on Peel Park pavilion	Important	£25,000	£0	£25,000		TBA	CIL	South Forum Area
125													
126	Clanfield & Horndean	EHDC0146	Transport	Horndean	To provide a missing section of cycle route between Snells Corner and Horndean War Memorial	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
127	Clanfield & Horndean	EHDC0149	Transport	Horndean	Address drainage and resurfacing to Denmead Bridleway 41( check is in District)	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
128													
129	Farringdon	EHDC0028	Transport	Alton to Farringdon (South west of Alton), cycle route	From Town centre to Farringdon. Part of proposed Sustrans NCN route from Alton to Petersfield (EHDC cycle strategy AL5)	Important	£90,000	£0	£90,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
130	Farringdon	VL2	Transport	Land at Crows Lane, Upper Farringdon	Traffic measures to reduce impact on adjoining roads	Important	TBA	TBA	TBA		TBA	S106	EHDC Site Allocations Plan
131													
132	Four Marks	EHDC0030	Transport	A31/Telegraph Road junction, Four Marks	New pelican crossing on A31 near Telegraph road junction	Important	£130,000	£130,000	£0	HCC Capital Programme 2015/16	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014

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1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
133	Four Marks	EHDC0031	Transport	Four Marks	Provision of crossing points on the A31 through Four Marks	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
134	Four Marks	EHDC0032	Transport	Four Marks	Installation of a footway along Lymington Bottom Road	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
135	Four Marks	EHDC0033	Transport	A31/Lymington Bottom, Four Marks	Junction improvements including a pedestrian crossing	Important	£150,000	£0	£150,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
136	Four Marks	EHDC0034	Transport	Five Lanes End Junction, Four Marks	Junction improvements including a pedestrian crossing	Important	£150,000	£0	£150,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
137	Four Marks	EHDC0035	Transport	The Shrave, Four Marks	Provision of a pedestrian refuge on the A31	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
138	Four Marks	EHDC0036	Transport	Blackberry Lane/Lymington Bottom, Four Marks	Provision of dropped kerbs on the junction	Important	£20,000	£0	£20,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
139	Four Marks	EHDC0165	Transport	Four Marks, shopping parade, Winchester Road	Cycle storage shopping parade, Winchester Road	Important	£5,000	£5,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
140	Four Marks	EHDC0166	Transport	Four Marks, Sports Field, Brislands Lane	Cycle Storage sports field, Brislands Lane	Important	£5,000	£5,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
141	Four Marks	EHDC0191	Transport	Medstead	Medstead C E Primary School - See school travel plan written Mar-08	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
142	Four Marks	EHDC0194	Transport	Four Marks	Four Marks C E Primary School - See school travel plan written Mar-03	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
143	Four Marks	EHDC0258	Transport	A31 Winchester Road	Writers Way - cycle route from Telegraph Lane/Winchester Road/Boyneswood Road/Chawton Park. Requires a crossing on A31 and a section of shared use footway.	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
144	Four marks	EHDC0262	Transport	Boyneswood road bridge	Investigate improvements for pedestrians and cyclists eg new footway, new bridge, priority working	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
145	Four Marks	EHDC0029	Transport	Holybourne to Four Marks (West of Alton), cycle route	Provision of cycle route between Holybourne and Four Marks. Some cycle facilities already exist along the route but links need to be completed. (EHDC Cycle strategy AL1)	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
146	Four Marks	FM1	Transport	Lymington Farm, Four Marks	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
147	Four Marks	FM1	Transport	Lymington Farm, Four Marks	Assessment of the traffic implications at the nearby railway bridge	Important			£0		TBA	S106	EHDC Site Allocations Plan
148	Four Marks	FM1	Utilities	Lymington Farm, Four Marks	On and off site sewerage provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
149	Four Marks	FM1	Social	Lymington Farm, Four Marks	Provision of a local Employment and Training Agreement	Important			£0		TBA	S106	EHDC Site Allocations Plan
150	Four Marks	Four Marks PC	Social		Provision of a new youth sports centre, with ancillary office and meeting rooms. Outline planning permission granted and tender prices being sought.		£500,000	£0	£500,000		TBA	CIL	North West Forum Area
151	Four Marks	Four Marks PC	Social		Improvements/extension to Benian's Pavilion to allow it to host community events such as indoor sports, dances and arts and crafts activities. This would include an extension to the kitchen/bar facilities, now that the village no longer has a public house.		£100,000	£0	£100,000		TBA	CIL	North West Forum Area
152	Four Marks	Four Marks PC	Social		Further improvements to Oak Green, including improvements to the car park and landscaping.		TBA	TBA	TBA		TBA	CIL	North West Forum Area
153	Four Marks	Four Marks PC	Social		Provision of an electronic notice board at Oak Green (possibly in the chemists) with rolling parish newsfeed and touch screen access.		£3,000	£0	£3,000		TBA	CIL	North West Forum Area
154	Four Marks	Four Marks PC	Social		Resurfacing of Uplands Lane, which is the main access to the Four Marks Recreation Ground		£10,000	£0	£10,000		TBA	CIL	North West Forum Area
155	Four Marks	Four Marks PC	Social		Purchase of new projection equipment for Four Marks Film Club		£10,000	£0	£10,000		TBA	CIL	North West Forum Area
156													
157	Grayshott	EHDC0126	Transport	Grayshott: Crossways Road	Traffic Calming	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
158	Grayshott	EHDC0181	Transport	Grayshott, Grayshott Square	Cycle Storage Grayshott Square	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
159	Grayshott		Social		Refurbish Grayshott Library to provide sufficient space to meet MLA standards.	Important	£500,000	£0	£500,000	HCC	2017	CIL	HCC Strategic Infrastructure Statement 2013

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	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
160	Grayshott		Social		Improvements to playing pitches, Grayshott	Important	TBA	TBA	TBA		2017-22	CIL	Open Space, Sports and Recreation Study for EHDC 2008
161	Grayshott	Grayshott PC	Social	Grayshott Sports Pavilion	Address car park flooding by constructing a new soak-away, repositioning gullies and installing a ramp to the patio.		£9,000	£0	£9,000		TBA	CIL	North East Forum Area
162	Grayshott	Grayshott PC	Social	Grayshott Sports Pavilion	Re roof the sports pavilion. Strip off pitched roof, replace with rafters and slate finish.		£19,000	£0	£19,000		TBA	CIL	North East Forum Area
163	Grayshott	Grayshott PC	Social	Grayshott Sports Pavilion	Improve access path to rear of pavilion		£2,500	£0	£2,500		TBA	CIL	North East Forum Area
164	Grayshott	Grayshott PC	Social	Grayshott Sports Pavilion	Install external clock on Pavilion building		£1,000	£0	£1,000		TBA	CIL	North East Forum Area
165	Grayshott	Grayshott PC	Social		Establish a youth drop in centre		£8,000	£0	£8,000		TBA	CIL	North East Forum Area
166	Grayshott	Grayshott PC	Social		Establish an area for a netball/basketball hoop, purchase and install equipment		£1,960	£0	£1,960		TBA	CIL	North East Forum Area
167	Grayshott	Grayshott PC	Social		Purchase and installation of additional skate park equipment (double height grind box and flatbank hip)		£11,000	£0	£11,000		TBA	CIL	North East Forum Area
168	Grayshott	Grayshott PC	Social		Extend skate park and purchase/install new equipment		£62,000	£0	£62,000		TBA	CIL	North East Forum Area
169	Grayshott	Grayshott PC	Social		Improve composting area at Beech allotments.		£400	£0	£400		TBA	CIL	North East Forum Area
170	Grayshott	Grayshott PC	Social		Purchase and installation of deer fence to Stoney Bottom allotments.		£2,500	£0	£2,500		TBA	CIL	North East Forum Area
171	Grayshott	Grayshott PC	Social		Extend water supply and install new tap at Stoney Bottom allotments.		£600	£0	£600		TBA	CIL	North East Forum Area
172	Grayshott	Grayshott PC	Social		Installation of an electric meter on the Village Green to feed Christmas lights.		£5,000	£0	£5,000		TBA	CIL	North East Forum Area
173	Grayshott	Grayshott PC	Social		Purchase of a wheeled watering tank to enable smaller beds and planters to be watered regularly.		£2,500	£0	£2,500		TBA	CIL	North East Forum Area
174	Grayshott	Grayshott PC	Social		Community Storage Unit for tables, chairs etc (by public toilets suggested).		£5,000	£0	£5,000		TBA	CIL	North East Forum Area
175													
176	Greatham	EHDC0125	Transport	Greatham: Petersfield Road/Longmoor Road	Investigate measures to address reported traffic issues	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
177	Greatham	EHDC0246	Transport	Petersfield Road	Extension of layby for additional parking.	Important	£10,000	£0	£10,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
178													
179	Headley	EHDC0039	Transport	Mill Lane/High street, Headley	Reconfiguration of island layout to improve safety	Important	£35,000	£0	£35,000	HCC	TBA	HCC 15/16 capital programme	EHDC Schedule of Transport Improvements Nov 2014
180	Headley	EHDC0047	Transport	Eddeys Lane and Mill Lane, Headley	Possible traffic calming and pedestrian facilities to address reported speeding problem	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
181	Headley	EHDC0048	Transport	Arford Village, Headley	Possible 20mph and traffic calming	Important	£70,000	£0	£70,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
182	Headley	EHDC0049	Transport	High Street, Headley	New lining at High Street/Mill Lane junction and possible lining along High Street to address reported parking issue. Possible junction improvement scheme with possible one way traffic flow(s)	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
183	Headley	EHDC0050	Transport	Church Fields, Headley	Investigate alterations to road layout on Church Fields estate to address existing traffic problems	Important	£10,000	£0	£10,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
184	Headley	EHDC0051	Transport	Headley Village	Width restriction throughout Headley village	Important	£10,000	£0	£10,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
185	Headley	EHDC0052	Transport	Arford Road, Churt Road and Barley Mow Hill, Headley	Investigate the use of traffic calming measures such as pinch points, build outs and parking bays	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
186	Headley	EHDC0053	Transport	Long Cross Hill, Headley	Possible traffic calming measures	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
187	Headley	EHDC0054	Transport	Arford Road, Headley	Possible 20mph zone	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
188	Headley	EHDC0180	Transport	Headley, Village Centre, near Holly Bush Pub	Cycle Storage Headley Village Centre, near Holly Bush Pub	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
189	Headley	EHDC0218	Transport	Headley	Hollywater School - See school travel plan written Mar-07	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
190	Headley	EHDC0219	Transport	Bramshott and Liphook	Liphook Infant & C E (Controlled) Junior School - See school travel plan written Apr-03	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
191	Headley	EHDC0220	Transport	Grayshott	Grayshott C E Controlled Primary School - See school travel plan written Mar-06	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014

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1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
192	Headley	EHDC0221	Transport	Bramshott and Liphook	Bohunt School - See school travel plan written Aug-02	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
193	Headley	EHDC0222	Transport	Headley	The Holme C E (Controlled) Primary School - See school travel plan written Mar-07	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
194	Headley	VL3	Transport	Land at Headley Nurseries, Glayshers Hill, Headley Down	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
195	Headley	VL4	Transport	Land south of Headley Fields, Headley	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
196	Holt Pound	VL5	Transport	Land adjacent to Linden, Fullers Road, Holt Pound	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
197	Holt Pound	VL5	Transport	Land adjacent to Linden, Fullers Road, Holt Pound	Pedestrian crossing on the A325 on the desire line between the site and the northbound bus stop	Important			£0		TBA	S106	EHDC Site Allocations Plan
198	Holt Pound	VL6	Transport	Land adjacent Stream Cottage, Fullers Road, Holt Pound	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
199													
200	Horndean	EHDC0037	Transport	Victory Avenue, Horndean	Traffic calming measures	Important	£50,000	£50,000	£0	HCC	TBA	HCC	EHDC Schedule of Transport Improvements Nov 2014
201	Horndean	EHDC0038	Transport	London Road, White Dirt Lane, Merchistoun Estate and Lovedean Lane, Horndean	Traffic calming measures on any of the following roads - London Road (Havant Road to A3(M)), White Dirt Lane, Merchistoun Estate (20mph zone & traffic calming) & Lovedean Lane, Downwood Way, DownHouse Road, Catherington Lane and Hazleton Way	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
202	Horndean	EHDC0040	Transport	Barton Cross, Horndean	Upgrade of existing Pelican crossing to a Toucan	Important	£60,000	£0	£60,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
203	Horndean	EHDC0041	Transport	Catherington Lane, Horndean	Complete cycle route to A3	Important	£75,000	£0	£75,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
204	Horndean	EHDC0042	Transport	Merchistoun Road, Horndean	Provision of a cycle route to the college and A3	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
205	Horndean	EHDC0044	Transport	Woodcroft Farm to Horndean Tech	Cycle route to link amenities in Woodcroft Farm to Horndean Technical College	Important	£25,000	£0	£25,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
206	Horndean	EHDC0145	Transport	Horndean	Convert Footpath 26 from Portsmouth road to Lakesmere Road shared use path	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
207	Horndean	EHDC0147	Transport	Horndean	Installation of cycle route from the junction of whitedirt lane and drift road on the northern boundary of Horndean to Horndean Tech	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
208	Horndean	EHDC0148	Transport	Horndean	To Improve the surface of Bridleways 24,24a and 24b and Havant Bridleway 22	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
209	Horndean	EHDC0151	Transport	Horndean	Cycle route Horndean village square to Denmead via Portsmouth Road, Five Heads Road, Catherington Lane, Crouch Lane, Coldhill Lane, Lovedean Lane, Day Lane, Broadway Lane and Anmore Lane	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
210	Horndean	EHDC0214	Transport	Horndean Murray	Horndean C E (Controlled) Infant & Junior School - See school travel plan written Mar-05	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
211	Horndean	EHDC0216	Transport	Horndean Murray	Horndean Technology College - See school travel plan written Feb-97	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
212	Horndean	EHDC0217	Transport	Catherington	Catherington C E Infant School - See school travel plan written Jan-04	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
213	Horndean	EHDC0120	Transport	Petersfield to Havant	Central route through Clanfield and Horndean providing links to settlements of Petersfield, Clanfield, Horndean and Havant. Also allowing access to QE Country Park (EHDC cycle strategy CH1 - part of 1.d completed)	Important	£120,000	£0	£120,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
214	Horndean	EHDC0250	Transport	Catherington	Traffic management measures along White Dirt Lane	Important	£45,000	£0	£45,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014

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1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
215	Horndean	HN1	Schools & Education	Land East of Horndean	New two form entry Primary school at Land East of Horndean	Important			£0	HCC Children's Services Dept	TBA	S106	EHDC Site Allocations Plan
216	Horndean	HN1	Social	Land East of Horndean	Community Centre	Important			£0	HCC Children's Services Dept	TBA	S106	EHDC Site Allocations Plan
217	Horndean	HN1	Social	Land East of Horndean	Convenience Shop	Important			£0	HCC Children's Services Dept	TBA	S106	EHDC Site Allocations Plan
218	Horndean	HN1	Transport	Land East of Horndean	Measures to improve accessibility by non-car transport modes	Important			£0		TBA	S106	EHDC Site Allocations Plan
219	Horndean	HN1	Transport	Land East of Horndean	Provision of a new pedestrian crossing on Dell Piece East to connect to the existing footway and provide a safe and accessible link to existing facilities on the western side of Junction 2 of the A3(M)	Important			£0		TBA	S106	EHDC Site Allocations Plan
220	Horndean	HN1	Green Infrastructure	Land East of Horndean	Appropriate green infrastructure provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
221	Horndean	HN1	Utilities	Land East of Horndean	On and off site sewerage provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
222	Horndean	HN1	Schools & Education	Land East of Horndean	Provision of a local Employment and Training Agreement for development of Land East of Horndean	Important			£0	HCC Children's Services Dept	TBA	S106	EHDC Site Allocations Plan
223	Horndean	HN2	Transport	Land Rear of 185-189A Lovedean Lane	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
224	Horndean		Schools & Education		Refurbish Horndean Library to provide sufficient space to meet MLA standards.	Important	£1,200,000	£0	£1,200,000	HCC	2017	CIL	HCC Strategic Infrastructure Statement 2013
225	Horndean		Social		Provision of youth facilities at Horndean	Important	TBA	TBA	TBA	HCC	2017-22	CIL	Open Space, Sports and Recreation Study for EHDC 2008
226	Horndean	Horndean PC	Social		Additional Play Equipment	Important	TBA		TBA		TBA	CIL	South Forum Area
227	Horndean	Horndean PC	Social		Additions to Jubilee Hall inc. changing/shower/toilet facilities for sports users	Important	TBA		TBA		TBA	CIL	South Forum Area
228	Horndean	Horndean PC	Social		Provision of allotments	Important	TBA		TBA		TBA	CIL	South Forum Area
229	Horndean	Horndean PC	Social		Fencing/hedging to Jay Close play area to improve safety	Important	TBA		TBA		TBA	CIL	South Forum Area
230	Horndean	Horndean PC	Social		Provision of additional playing field	Important	TBA		TBA		TBA	CIL	South Forum Area
231	Horndean	Horndean PC	Social		Provision of a Skatepark	Important	£200,000	£0	£200,000		TBA	CIL	South Forum Area
232	Horndean	Horndean PC	Social		Improvements to facilities at Five Heads Road recreation ground	Important	TBA		TBA		TBA	CIL	South Forum Area
233	Horndean	Horndean PC	Social		Provision of benches, Dell Piece West/ Footpath 26A	Important	£5,000	£0	£5,000		TBA	CIL	South Forum Area
234	Horndean	Horndean PC	Social		Provision of interpretation boards at various open spaces and nature reserves	Important	TBA		TBA		TBA	CIL	South Forum Area
235	Horndean	Horndean PC	Social		Replacement of Napier Hall	Important	£500,000	£0	£500,000		TBA	CIL	South Forum Area
236													
237	Langrish	EHDC0131	Transport	Langrish Hill, Langrish	Provision of a footpath from Langrish Hill to Langrish village green	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
238													
239	Lindford	EHDC0055	Transport	Liphook Road, Lindford	New/additional parking controls to be investigated outside shops	Important	£20,000	£0	£20,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
240	Lindford	EHDC0056	Transport	Liphook Road/Headley Road, Lindford	Provision of a SLR sign	Important	£10,000	£0	£10,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
241													
242	Lindford	EHDC0057	Transport	A325/Broxhead Farm Road, Lindford	Extend barrier to prevent u-turns	Important	£25,000	£0	£25,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
243	Lindford	EHDC0058	Transport	Liphook Road, Lindford	Upgrade existing bus stop facilities along Lindford Road (including Real Time Information)	Important	£30,000	£0	£30,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
244	Lindford	EHDC0059	Transport	Liphook Road, Lindford	Provision of 5 informal pedestrian crossings	Important	£60,000	£0	£60,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
245	Lindford	EHDC0247	Transport	Washford Lane, Lindford	Footpath Upgrade - upgrade works on existing footpath linking Lindford and Bordon; including localised widening and draining works.	Important	£30,000	£0	£30,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
246	Lindford	EHDC0261	Transport	Taylor's Lane, Lindford	Investigate traffic calming in Taylor's Lane	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
247													
248	Liphook	EHDC0111	Transport	Liphook to Hindhead	Via London Road (B2171) and A3 (EHDC cycle strategy LK5)	Important	£150,000	£0	£150,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
249	Liphook	EHDC0121	Transport	Longmoor Road to A3	Liphook Square to Liss Village Centre via Longmoor Road (EHDC cycle strategy LK1.b)	Important	£150,000	£0	£150,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014

1	B	C	D	E	F	G	H	I	J	K	L	M	N
	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
250	Liphook	EHDC0122	Transport	Haslemere Road	Liphook Square to Devil's Lane via Haslemere Road (EHDC cycle strategy LK8.b)	Important	£75,000	£0	£75,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
251	Liphook	EHDC0171	Transport	Liphook	Cycle Route Liphook to Lindford via Headley Road, Tunbridge Lane, Headley Lane, Liphook Road, Crabtree Lane, Mill Lane, Headley Road and Bluebell Road	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
252	Liphook	EHDC0172	Transport	Liphook	Cycle Route Liphook to Headley via Headley Road, Tunbridge Lane, Headley Lane, Liphook Road and B3002	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
253	Liphook	EHDC0173	Transport	Liphook	Cycle Route Liphook to Petersfield via Portsmouth Road, Pulens Lane, Love Lane, Tor Way, Dragon Street and High Street	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
254	Liphook	EHDC0174	Transport	Liphook	Cycle route Midhurst Road/Fletchers Field to Railway Station via Midhurst Road and Newton Road	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
255	Liphook	EHDC0175	Transport	Liphook	Cycle route Haslemere Road to Library	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
256	Liphook	EHDC0182	Transport	Liphook	Cycle Storage Station Road and The square and town centre destinations	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
257	Liphook	EHDC0183	Transport	Liphook	Traffic calming on all the approaches into Liphook due to high speeds	Important	£150,000	£0	£150,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
258	Liphook	EHDC0065	Transport	Longmoor Road, Liphook	Provision of a crossing on Longmoor Road near to Bohunt School	Important	£60,000	£0	£60,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
259	Liphook		Schools & Education		Up to 210 additional primary places to cover Liphook area (Liphook Infant and Junior schools)	Critical	£4,500,000	£175,000	£4,325,000	HCC Children's Services Dept	2016	CIL	Hampshire Strategic Infrastructure Statement Version 1 (HCC, February 2013)
260	Liphook		Social		Refurbish Liphook Library to provide sufficient space to meet MLA standards.	Important	£200,000	£0	£200,000	HCC	2017	CIL	Hampshire Strategic Infrastructure Statement Version 1 (HCC, February 2013)
261	Liphook		Social		Provision of allotments, Liphook	Important	TBA	TBA	TBA		2017-22	CIL	Open Space, Sports and Recreation Study for EHDC 2008 Green Infrastructure Study for EHDC 2011
262	Liphook	LP1	Transport	Land at Lowsley Farm, south of A3	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
263	Liphook	LP1	Utilities	Land at Lowsley Farm, south of A3	On and off site sewerage provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
264	Liphook	LP1	Social	Land at Lowsley Farm, south of A3	Provision of a local Employment and Training Agreement	Important			£0		TBA	S106	EHDC Site Allocations Plan
265													
266	Medstead	FM2	Transport	Land at Friars Oak Farm, Boyneswood Road, Medstead	Improvements to Boyneswood Road bridge	Important			£0		TBA	S106	EHDC Site Allocations Plan
267	Medstead	FM2	Social	Land at Friars Oak Farm, Boyneswood Road, Medstead	Provision of a local Employment and Training Agreement	Important			£0		TBA	S106	EHDC Site Allocations Plan
268	Medstead	VL7	Transport	Land rear of Junipers, South Town Road, Medstead	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
269	Medstead	VL7	Utilities	Land rear of Junipers, South Town Road, Medstead	On and off site sewerage provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
270	Medstead	VL8	Transport	Land east of Cedar Stables, Castle Street, Medstead	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
271	Medstead	VL9	Transport	Land north of Towngate Farm House, Wield Road, Medstead	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
272	Medstead	Medstead PC	Transport		Provision of additional car parking at Medstead Village Hall		£55,000	£0	£55,000		TBA	CIL	Alton Forum Report 27/01/15
273	Medstead	Medstead PC	Social		Investment in local community building(s)		£500,000	£0	£500,000		TBA	CIL	Alton Forum Report 27/01/15
274	Medstead	Medstead PC	Social		Acquisition of additional public open space		£125,000	£0	£125,000		TBA	CIL	Alton Forum Report 27/01/15
275	Medstead	Medstead PC	Social		Enlarge and improve the younger children's play area on the Green		£55,000	£0	£55,000		TBA	CIL	Alton Forum Report 27/01/15
276	Medstead	Medstead PC	Social		Provision of an Adult Trim Trail		£10,000	£0	£10,000		TBA	CIL	Alton Forum Report 27/01/15
277	Medstead	Medstead PC	Social		Provision of a Tarmac Play Area for teenagers		£12,000	£0	£12,000		TBA	CIL	Alton Forum Report 27/01/15
278	Medstead	Medstead PC	Social		Resurface the green at the Bowls Club		£42,000	£0	£42,000		TBA	CIL	Alton Forum Report 27/01/15
279	Medstead	Medstead PC	Social		Improvements works to the Village Pond		£35,000	£0	£35,000		TBA	CIL	Alton Forum Report 27/01/15
280	Medstead	Medstead PC	Social		Extension to the Cemetery and creation of a Woodland Burial area		£40,000	£0	£40,000		TBA	CIL	Alton Forum Report 27/01/15
281	Medstead	Medstead PC	Social		Creation of signed village walks with nature information boards		£2,000	£0	£2,000		TBA	CIL	Alton Forum Report 27/01/15

1	B	C	D	E	F	G	H	I	J	K	L	M	N
	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
282	Medstead	Medstead PC	Transport		Provision of new footpaths and cycleways in the village		£40,000	£0	£40,000		TBA	CIL	Alton Forum Report 27/01/15
283													
284	Oakhanger	EHDC0188	Transport	Oakhanger Village	Traffic Calming	Important	£50,000	£0	£50,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
285													
286	Ropley	EHDC0159	Transport	Ropley	Cycle route Alton to Ropley via The Shrave , Telegraph Lane, Brislands Lane, Court Lane, Gascoigne Lane, Dunsells Lane, Church Street, Vicarage Lane and Hook Lane	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
287	Ropley	EHDC0190	Transport	Ropley	Ropley C E Primary School - See school travel plan written Nov-04	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
288	Ropley	VL10	Transport	Land at the corner of Dunsells Lane and Gilbert Street, Ropley	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
289	Ropley	VL11	Transport	Land off Hale Close, Ropley	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
290	Ropley	VL11	Social	Land off Hale Close, Ropley	Relocation of the existing allotments	Important			£0		TBA	S106	EHDC Site Allocations Plan
291	Ropley	VL12	Transport	Land southwest of Dean Cottage, Bighton Hill, Ropley Dean	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
292	Ropley	VL12	Transport	Land southwest of Dean Cottage, Bighton Hill, Ropley Dean	Passing places and footpath on Bighton Hill	Important			£0		TBA	S106	EHDC Site Allocations Plan
293	Ropley	Ropley PC	Social		Provision of a new Mini Tennis & communal sporting facility at Ropley Recreation Ground		£45,000	£0	£45,000		TBA	CIL	North West Forum Area
294	Ropley	Ropley PC	Social		Final stage of work to the Parish Hall to replace the existing flat roof with a new pitched roof.		£80,000	£0	£80,000		TBA	CIL	North West Forum Area
295	Ropley	Ropley PC	Social		Continued updating and replacement of children's play equipment at Ropley Recreation Ground.		£30,000	£0	£30,000		TBA	CIL	North West Forum Area
296	Ropley	Ropley PC	Social		Works to assist with the rebuilding of St Peters Church following severe fire damage in June 2014.		TBA	£0	TBA		TBA	CIL	North West Forum Area
297	Ropley	Ropley PC	Transport		Improve Footpath 11 from Dunsells Lane to Church Street, to allow access by users of all abilities.		£10,000	£0	£10,000		TBA	CIL	North West Forum Area
298	Ropley	Ropley PC	Flood Defences		Drainage works to lower end of Gascoigne Lane to improve flooding problems.		£30,000	£0	£30,000		TBA	CIL	North West Forum Area
299													
300	Rowlands Castle	EHDC0215	Transport	Rowlands Castle	Rowlands Castle St Johns C E (Cont) Primary School - See school travel plan written Mar-03	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
301	Rowlands Castle	EHDC0152	Transport	Rowlands Castle	Cycle route Horndaen Village Square to Rowlands Castle via Rowlands Castle Road, Treadwheel Road, Woodhouse Lane, Bowes Hill and Links Lane	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
302	Rowlands Castle	EHDC0154	Transport	Rowlands Castle, Village Centre	Cycle Storage Village Centre	Important	£5,000	£0	£5,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
303	Rowlands Castle	EHDC0155	Transport	Rowlands Castle	Circular cycle route linking to Staunton Country park and ROW network- fencing and surfacing work needed	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
304	Rowlands Castle	EHDC0244	Transport	Links Lane	Footway Improvements	Important	£100,000	£0	£100,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014
305	Rowlands Castle	RC1	Transport	Land at former Rowlands Castle Brickworks, The Drift	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
306	Rowlands Castle	RC1	Utilities	Land at former Rowlands Castle Brickworks, The Drift	On and off site sewerage provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
307	Rowlands Castle	RC2	Transport	Land south of Oaklands	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan
308	Rowlands Castle	RC2	Utilities	Land south of Oaklands	On and off site sewerage provision	Important			£0		TBA	S106	EHDC Site Allocations Plan
309	Rowlands Castle	RC2	Social	Land south of Oaklands	Provision of a local Employment and Training Agreement	Important			£0		TBA	S106	EHDC Site Allocations Plan
310	Rowlands Castle	RC3	Transport	Land north of Bartons Road (Eastleigh House Cottages), Havant	Traffic measures to reduce impact on adjoining roads	Important			£0		TBA	S106	EHDC Site Allocations Plan

1	B	C	D	E	F	G	H	I	J	K	L	M	N	
	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence	
311	Rowlands Castle	RC3	Green Infrastructure	Land north of Bartons Road (Eastleigh House Cottages), Havant	Appropriate mitigation to address the impacts of recreational disturbance through in-combination effects of additional dwellings on the Solent SPAs, SACs and Ramsar sites as set out in the Solent Mitigation Strategy;	Important			£0		TBA	S106	EHDC Site Allocations Plan	
312	Rowlands Castle	Rowlands Castle PC	Social		Provision of a Multi-Use Games Area (MUGA) on the recreation ground.		£75,000	£0	£75,000		TBA	CIL	South Forum Area	
313	Rowlands Castle	Rowlands Castle PC	Social		Package of works to improve the playing surface of the pitches.		£10,000	£0	£10,000		TBA	CIL	South Forum Area	
314	Rowlands Castle	Rowlands Castle PC	Social		Investigate other improvements to increase the usage of the recreation ground.		TBA	TBA	TBA		TBA	CIL	South Forum Area	
315	Rowlands Castle	Rowlands Castle PC	Social		Internal refurbishment of the pavilion, once the extension currently being built has been completed.		£25,000	£0	£25,000		TBA	CIL	South Forum Area	
316	Rowlands Castle	Rowlands Castle PC	Social		Main sewer connection from the pavilion to supersede the existing septic tank.		£20,000	£0	£20,000		TBA	CIL	South Forum Area	
317	Rowlands Castle	Rowlands Castle PC	Social		Provision of flood lighting for the Tennis Courts		£35,000	£0	£35,000		TBA	CIL	South Forum Area	
318	Rowlands Castle	Rowlands Castle PC	Schools & Education		Provision of an upgraded boiler at Rowlands Castle Parish Hall.		£5,000	£0	£5,000		TBA	CIL	South Forum Area	
319	Rowlands Castle	Rowlands Castle PC	Social		Investigate further package of improvements at Rowlands Castle Parish Hall.		TBA	TBA	TBA		TBA	CIL	South Forum Area	
320														
321	Rowledge	EHDC0196	Transport	Rowledge	Rowledge C E (Controlled) Primary School See school travel plan written Mar-05	Important	£15,000	£0	£15,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014	
322														
323	Worldham	EHDC0024	Transport	Worldham to Alton cycle route	Provision of a shared foot/cycle way between East Worldham and Alton	Important	£250,000	£0	£250,000	HCC	TBA	CIL	EHDC Schedule of Transport Improvements Nov 2014	
324														
325	<b>SUBTOTAL DISTRICT</b>							<b>£203,296,710</b>	<b>£10,129,000</b>	<b>£193,167,710</b>				
326														
327	Whitehill & Bordon		Green Infrastructure		Bordon SANG	Important	£929,475	£3,165,000	-£2,235,525					
328	Whitehill & Bordon		Green Infrastructure		Hogmoor SANG	Important	£985,320	£5,634,113	-£4,648,793					
329	Whitehill & Bordon		Green Infrastructure		SANGS Management, Maintenance and Access Management	Important	£8,445,980	£291,000	£8,154,980					
330			<b>Sangs total</b>		<b>Sangs Total</b>		<b>£10,360,775</b>	<b>£9,090,113</b>	<b>£1,270,662</b>					
331														
332	Whitehill & Bordon		Green Infrastructure		Green Loop + Green Grid Combined	Important	£650,867	£633,867	£17,000					
333	Whitehill & Bordon		Utilities		Household Waste and Recycling Centre (HWRC)	Important	£275,300	£273,300	£2,000					
334			<b>GI + HWRC Total</b>		<b>GI + HWRC Total</b>		<b>£926,167</b>	<b>£907,167</b>	<b>£19,000</b>					
335														
336	Whitehill & Bordon		Transport		Relief Road	Critical	£18,500,000	£18,500,000	£0					
337	Whitehill & Bordon		Transport		Traffic management on the A325	Important	£6,000,000	£4,545,000	£1,455,000					
338	Whitehill & Bordon		Transport		Other transport, including -Traffic management in villages - Junction upgrades -Bus subsidy - Town-wide travel plan delivery/smarter choices	Important	£14,232,400	£12,648,826	£1,583,574					
339	Whitehill & Bordon		Transport		Travel Plans	Important	£143,100	£143,100	£0					
340			<b>Transport Total</b>		<b>Transport Total</b>		<b>£38,875,500</b>	<b>£35,836,926</b>	<b>£3,038,574</b>					
341														
342	Whitehill & Bordon		Schools & Education		Primary school provision	Important	£15,600,000	£14,693,794	£906,206					
343	Whitehill & Bordon		Schools & Education		New six form entry Secondary School to replace Mill Chase	Important	£37,150,000	£34,100,000	£3,050,000					
344	Whitehill & Bordon		Schools & Education		Post 16 Education and Skills	Important	£7,280,000	£5,120,000	£2,160,000					
345			<b>Education Total</b>		<b>Education Total</b>		<b>£60,030,000</b>	<b>£53,913,794</b>	<b>£6,116,206</b>					
346														
347	Whitehill & Bordon		Social		Public Open Space provision, maintenance and allotments	Important	£11,341,652	£11,341,652	£0					
348														
349	Whitehill & Bordon		Social		Sport and Leisure, including: - Outdoor pitches - New sports hall at secondary school - BOSC new changing room block - Swimming pool expansion from 4-6 lanes - Step 5 football spectator and technical areas	Important	£3,362,835	£3,362,835	£0					
350	Whitehill & Bordon		Social		Replacement 3G pitch when MC site redeveloped	Important	£900,000	£900,000	£0					

	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
351			<b>Sport and Leisure Total</b>		<b>Sport and Leisure Total</b>		£4,262,835	£4,262,835	£0				
352													
353	Whitehill & Bordon		Healthcare		Accommodation for additional GPs	Important	£435,000	£435,000	£0				
354													
355	Whitehill & Bordon		Social		Community Facilities	Important	£10,887,640	£10,887,640	£0				
356													
357	Whitehill & Bordon		Utilities		Energy centre and district heating distribution network town centre site	Important	£5,000,000	£0	£5,000,000				
358													
359	Whitehill & Bordon				Allowable Solutions	Important	£122,000	£122,000	£0				
360													
361			Monitoring Fee		Monitoring Fee		£30,000	£30,000	£0				
362													
363	<b>Total known W&amp;B</b>						<b>£137,271,569</b>	<b>£126,827,127</b>	<b>£10,444,442</b>				