

Infrastructure Funding Statement (IFS) 2021

**East
Hampshire**
DISTRICT COUNCIL

2021

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1. Introduction

- 1.1. This is an Infrastructure Funding Statement (IFS) providing a summary of the financial contributions relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) within East Hampshire District (outside of the South Downs National Park) for 'this year' (01/04/2020 – 31/03/2021). Whenever this document says, 'this year', it is this period it is referring to.
- 1.2. The IFS provides the policy framework as to how the Council will deliver infrastructure across the district. The IFS also details how funding from development will be utilised to secure varying infrastructure under S106 or CIL.
- 1.3. The Council's first round of Strategic CIL Funding occurred this year. Those projects that were awarded Strategic CIL Funding are listed in Section 6.

2. What is Community Infrastructure Levy (CIL)?

- 2.1. CIL is intended to fund generalised infrastructure requirements across the district to support new development. CIL income can be used to fund additional infrastructure required to support new development including roads, schools, green spaces, and community facilities.
- 2.2. The levy is charged in pounds (£) per square metre on new floorspace (measured as gross internal area) of any type of development which has a CIL rate set in the Charging Schedule.
- 2.3. The amount of CIL payable by developers depends on where the development is located within the district and the type of development. The Council adopted its Community Infrastructure Levy Charging Schedule on 25 February 2016, and its charging schedule is published online at www.easthants.gov.uk/cil-charging-schedule. As stated in the CIL Charging Schedule, Whitehill and Bordon Regeneration Area is a CIL Island and therefore has a CIL rate of £0/sqm. All associated infrastructure is secured via S106.
- 2.4. The Council adopted its CIL Spending Protocol on 14 January 2021, the document sets out the process for determining the spending of CIL. The document is published online at <https://cdn.easthants.gov.uk/public/documents/CIL%20protocol%202021.pdf>. Decisions on how CIL income should be spent within East Hampshire District (outside the South Downs National Park) lie with East Hampshire District Council for the Strategic CIL funding pot and with Town and Parish Councils in relation to the Neighbourhood Portion of CIL. For further information on the Neighbourhood Portion, please contact Parish/Town Councils.
- 2.5. The Strategic CIL Funding pot is open to bidding once per year. It will be used to fund infrastructure to support growth in the district and decisions on allocation of funding will be in line with the Council's Spending Protocol. Those projects granted Strategic CIL funding this year will be listed later in this IFS in section 6.

- 2.6. CIL money is split between the Councils administration cost, Parish and Town Council Neighbourhood Portion and Strategic CIL allocation. Further detail can be found in section 6.
- 2.7. Due to the uncertainty over forecasting, the council is unable to make a reliable forecast of future CIL Income so has not done so.

Who is liable to pay CIL?

- 2.8. Landowners are ultimately liable for the levy, but anyone involved in a development may take on the CIL liability. Where no one has assumed liability, it will automatically default to the landowners and payment becomes due as soon as the development commences. In these circumstances, the landowner will not benefit from the Council's instalment policy.
- 2.9. The Council will require the submission of an [Assumption of Liability Notice](#)¹ at the earliest opportunity and before development commences.
- 2.10. Appendix A illustrates some of the more common development scenarios and lists whether or not the proposal will be CIL liable.

3. What is Section 106 (S106)?

- 3.1. Planning obligations, also known as S106, are private agreements made between local authorities and developers and can be attached to a planning permission to make development acceptable which would otherwise be unacceptable in planning terms.
- 3.2. S106 will continue to operate alongside CIL. S106 may be sought in addition to CIL where site specific measures are required to make a development acceptable, this can be through the provision of infrastructure that is on or off site. For example, affordable housing, which is outside the remit of CIL, and specific highway or flood alleviation measures.
- 3.3. Any S106 agreements will need to meet the three tests set out in the CIL Regulations 2019 (as amended):
 - Necessary to make the development acceptable in planning terms
 - Directly related to the development
 - Fairly and reasonably related in scale and kind to the development
- 3.4. At this time, we are unable to detail the amount of S106 monies spent this year. Future Infrastructure Funding Statements will include this information.

¹ http://www.planningportal.gov.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

4. Section 278 Highway Agreements

- 4.1. Section 278 Agreements (S278) are legal agreements that can fund infrastructure. These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to ensure that the road networks are able to cope with new development. S278 agreements are the responsibility of Hampshire County Council as the Highway Authority. The County Council can provide further data regarding these agreements during this year.

5. Community Infrastructure Levy (CIL) Monitoring

Monitoring (the Council)

- 5.1. For East Hampshire District (outside the SDNP), the total amount of CIL payments collected from developments this year is £1,706,996.37.
- 5.2. The Council started collecting CIL in April 2016. Up to the start of this year (1 April 2020), the Council had already collected £3,211,832.63 in CIL payments from developments. Therefore, up to the end of this year (31 March 2021), the Council has collected in total £4,918,829 in CIL payments from development².
- 5.3. This total amount collected (£4,918,829) does not equate to money that is available to the Council to allocate to spend on infrastructure. 5% of this total contributes towards covering the Council's administration costs, and 15% or 25% is passed to Parish/Town Councils (known as "the Neighbourhood Portion" – see more information further on in this report).
- 5.4. Of this total amount collected (£4,918,829), £245,941.38 has contributed towards the Council's administration costs and £589,690.18 has been passed to Parish/Town Councils as the Neighbourhood Portion. From this year's CIL money collected (£1,706,996.37), £85,349.75 has gone towards the Council's administration costs, and £119,960.37 has been passed on as the Neighbourhood Portion.
- 5.5. This leaves a total amount of CIL collected that is available to fund infrastructure projects of £3,843,478.25 (as at 31 March 2021), known as Strategic CIL. Further money has been collected since then, and the total amount is as per the date/point in time.
- 5.6. The amount of CIL spent on repaying money borrowed, including any interest, is zero.
- 5.7. To spend the Strategic CIL money collected, the Council needs to have a Spending Protocol in place. This sets out the governance and process for how infrastructure projects will be allocated funds. East Hampshire District Council adopted its CIL Spending Protocol on 14 January 2021 at Full Council.

² Note, this is from chargeable developments – not all developments have to pay CIL as there are some exemptions.

5.8. Strategic CIL was allocated, according to the Council’s adopted Spending Protocol, in July 2021. A total of £1,960,348 of Strategic CIL money was allocated to funding infrastructure projects, (as detailed later in Table 3), resulting in £1,883,130 remaining in the Strategic CIL funding pot available for future bidding in 2022. Table 1 summarises the total CIL money to date and for this year.

5.9. Table 1: Summary of CIL money

2016 – 2021 CIL Admin	£245,941.38
2016 – 2021 CIL Neighbourhood Portion	£829,409.37
2016 – 2021 Strategic CIL (as of 31 st March)	£3,843,478.25
2016 – 2021 Total CIL	£4,918,829
2020 – 2021 CIL Admin	£85,349.75
2020 – 2021 CIL Neighbourhood Portion	£119,960.37
2020 – 2021 Strategic CIL (as of 31 st March)	£3,843,478.25
2020 – 2021 Strategic CIL allocation (July 2021)	£1,960,348
2021 – 2022 Strategic CIL Funding Pot	£1,883,130

Monitoring (Neighbourhood Portion)

5.10. Where all or part of a development is within the area of a parish or town council, the Council must pass a portion of the CIL payment from the development to the parish/town council. The portion (“The Neighbourhood Portion”) is either 15% or 25% depending on whether a Neighbourhood Plan is in place.

5.11. In East Hampshire District, Alton, Medstead and Four Marks, Bentley, Ropley and Beech have ‘made’ Neighbourhood Plans and receive the 25% proportion. All others receive 15%, which is capped at a maximum of £100 per existing council tax dwelling per year³. It should be noted that the Beech Neighbourhood Plan was ‘made’ in June 2021, outside of this monitoring period.

5.12. The amount of money passed to the Parishes/Town Councils this year is £119,960.37. This is broken down by area in Table 2. Not all Parish/Town Councils in the district appear in this list – that means they did not receive any Neighbourhood Portion this year, as there was either not any chargeable development in their area during that time or the money was not requested and remains held by the Council⁴. They may have been passed a Neighbourhood portion in previous years – this is reported by the Parish/Town Council themselves.

³ For example, if a parish has 300 existing dwellings, then they could not receive any greater than £30,000 from CIL Neighbourhood monies in a year.

⁴ This option is sometimes preferred as it enables the pot to be built up, and extends the life span of the money (note further in the report re 5 year payback if not spent).

5.13. Table 2 – Amount of money passed to Parish/Town Councils (“Neighbourhood Portion”) this year, and the amount retained in total

Parish/Town Council	Amount	Total amount retained	Monitoring report available (this yr)*
Alton Town Council	£10,505.70	£23,662.58	Y
Bramshott & Liphook Parish Council	£24,920.64	£47,359.58	Y
Clanfield Parish Council	£316.03	£22,426.92	Y
Farringdon Parish Council	£13,474.08	£26,948.16	Y
Grayshott Parish Council	£17,126.17	£63,769.59	Y
Headley Parish Council	£4,038.14	£6,370.14	Y
Horndean Parish Council	£19,289.59	£32,972.89	Y
Kingsley Parish Council	£2,531.21	£4,071.51	Y
Ropley Parish Council	£14,911.33	£19,545.42	Y
Selborne Parish Council	£3,980.47	£3,980.47	
Whitehill Town Council	£5,222.93	£9000.10	Y
Wield Parish Council	£3,643.78	£3,643.78	Y
Total	£119,960.37		

*See Appendix B for links to monitoring reports.

- 5.14. Whilst the District Council must spend its CIL funds on the provision, improvement, replacement, operation, or maintenance of infrastructure needed to support the development of the area, there is more freedom regarding the use of the Neighbourhood Portion, which can also be applied to ‘anything else that is concerned with addressing the demands that development places on an area’.
- 5.15. However, if the money received (excludes the District Council as the Charging Authority) is not spent within 5 years of receipt or is not spent on initiatives that support the development of the area, the Council (as the Charging Authority) may lawfully require the money/some of the money to be repaid, back to the Council.
- 5.16. For each year that a Parish/Town Council has received a Neighbourhood Portion payment, it must publish specific information⁵, which includes how much money it has received, spent and retained from the Neighbourhood Portion. This information should be published on their website. If no money has been received, as is the case for some Parish/Town Councils this year, they do not have to publish a report, but national planning guidance does advise in the interests of transparency publishing a report to that effect. There is likely to be retained money by those Parish/Town Councils not listed in Table 2, where they have received money in previous years and it is still retained, and available to spend.
- 5.17. The Council will work with Parish/Town Councils to align priorities for the allocation of the Council’s Strategic CIL, and the neighbourhood portion.

⁵ As set out in regulation 121B of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, <https://www.legislation.gov.uk/uksi/2019/1103/regulation/9/made>

6. Funding from Strategic Community Infrastructure Levy (CIL)

- 6.1. The Planning Practice Guidance states that the IFS must include a report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the Neighbourhood Portion).

Strategic CIL Spending

- 6.2. In accordance with the CIL Spending Protocol (adopted January 2021) part of the Strategic portion was allocated by the Council, in July 2021, to two projects for investment in infrastructure for the benefit of the district.

- 6.3. The two Strategic infrastructure projects as set out in Table 3 below total £1,960,348.

- 6.4. Table 3 – Strategic infrastructure projects agreed for funding at Council on 1st July 2021

Strategic Infrastructure Project	Amount Approved
Four Marks Community Building and Recreational Hub	£1,250,000
Bohunt School full size floodlit 3G artificial grass pitch	£710,348
Total	£1,960,348

- 6.5. All chargeable development will still need to pay CIL regardless of any potential projects listed in this document or forthcoming IFSs. Where infrastructure is needed to make a development acceptable in planning terms, it will continue to be secured by S106⁶.

7. Section 106 (S106) Monitoring

- 7.1. Between 1 April 2020 and 31 March 2021, 10 S106 Agreements were signed and 8 Deeds of Variations (outside of the South Downs National Park).

- 7.2. In this year, the total amount of money received from planning obligations was £5,166,524.42.

- 7.3. During this year, 44 affordable housing units were secured under S106 agreements.

- 7.4. At this time, we are unable to detail the amount of S106 monies spent this year. Future Infrastructure Funding Statements will include this information.

⁶ Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.

8. Infrastructure to be secured via S106 Agreements

- 8.1. As detailed in Section 3, the Council will continue to secure certain types of infrastructure using S106 Agreements. This Section provides further guidance on these obligations and the circumstances under which they would be secured/payable.

Affordable Housing on Residential Development Sites

Satisfying the policy requirements

- 8.2. On site affordable housing provision will be secured by S106 unless the developer can demonstrate that the development would be made unviable as a result of the policy requirements, or the developer is unable to secure a registered provider willing to procure the affordable dwellings. Further guidance is provided below on the evidence that would be required to support a departure from JCS Policy CP13 under either of these scenarios.
- 8.3. In addition, in instances where the affordable housing requirement would result in a requirement that isn't a round number (e.g. 2.8 dwellings), the Council will expect two units to be provided on site and the remaining 0.8 of a unit to be secured through a commuted sum.

Viability

- 8.4. The Council recognises that there will on occasion be developments where abnormal site costs, and other factors may mean that the affordable housing requirements cannot be met on a particular site. Where developers advise that their scheme is unviable with provision of the required proportion of affordable housing, an open book approach to development appraisal of scheme viability will be considered. This development appraisal would need to include all other CIL and planning obligation requirements and identify what level of affordable housing could be supported by the development. It is important to note that in addition to the submission of a viability assessment, the Council will require the developer to pay the Council's costs so that the submitted viability assessment can be independently assessed by a development viability consultant.
- 8.5. A lower level of provision may be acceptable if, following the independent review of the viability assessment by an appropriately qualified expert; the Council accepts that meeting the full affordable housing requirement makes the scheme unviable.
- 8.6. Whilst the Council does not have a preferred approach for undertaking viability appraisals, developers may wish to use the Homes and Communities Agency Toolkit.

Difficulty procuring a Registered Provider

- 8.7. The Council recognise that for some developments, particularly on smaller sites, a situation may arise where the developer is unable to fulfil the affordable housing obligations as, despite all reasonable efforts, no Registered Provider (RP) is willing to procure the affordable dwellings. This may be due to a number of factors, such as; the site location falls outside of

the RP's core investment area; the tenure proposed does not fit the RP's business model or the financial offer submitted by the RP may not cover the developer's reasonable build costs. Other reasons are also likely to arise which may be specific to that individual site.

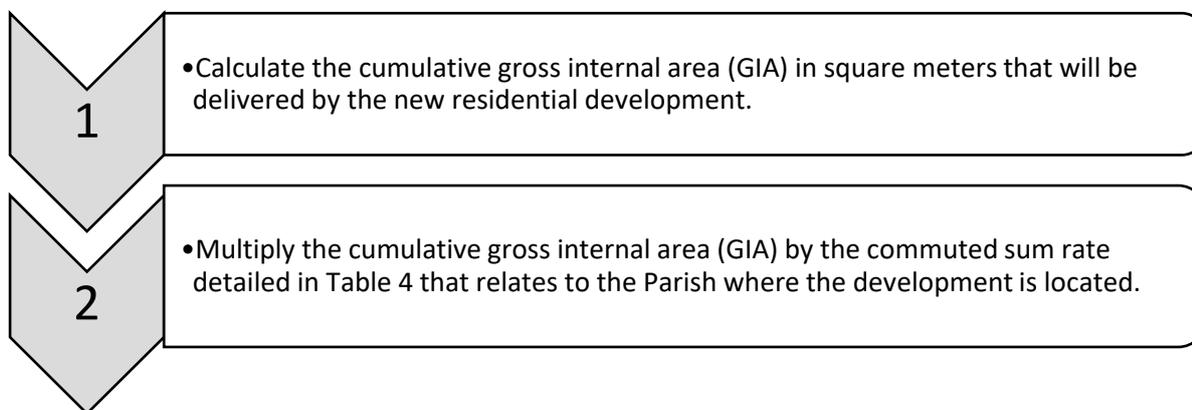
- 8.8. In these circumstances and where provision has been made within the S106 Agreement the developer may apply to the Council to commute the onsite provision of affordable housing to a financial sum. The Council will need to be satisfied that the developer has made all reasonable efforts to dispose of the affordable housing to an RP and they will be expected to evidence details of any offers received from RP's or correspondence with RP's. This may also include financial information on the sum the developer is seeking for the affordable dwellings to ensure that cost is not the overriding factor that the affordable housing obligations cannot be satisfied.
- 8.9. If the Council agrees that the affordable housing obligations may be commuted to a financial payment, then this sum will be calculated in accordance with the tariff detailed in Table 4 below.
- 8.10. The affordable housing commuted sum rates detailed in Table 4 only apply where there is a net gain in residential dwellings as a result of the development scheme. Therefore, proposals for a replacement dwelling are exempt from providing commuted sums as no net additional dwellings will be provided.
- 8.11. It is important to note that the Council's priority remains the provision of affordable housing on the application site and so this cascade to a financial sum is the last resort. Before considering requests under this provision the Council will first explore with the developer whether an amended affordable housing scheme, including changes to the number, type, tenure and location within the site, will make onsite provision possible.

8.12. Table 4: Affordable Housing Commuted Sums

	Group 1	Group 2	Group 3	Group 4
Parish	Whitehill and Bordon	Clanfield	Alton	Beech
		Headley	Bramshott and Liphook	Bentley
		Horndean	East Tisted	Bentworth
		Rowlands Castle	Four Marks	Binstead
			Froyle	Chawton
			Grayshott	Farringdon
			Lasham	Kingsley
			Medstead	Selborne
			Ropley	Wield
			Shalden	Worldham
Commuted sum (£) per square metre (GIA)	£160	£270	£355	£450

Note: The commuted sum rates will increase with market inflation over time. They are linked to the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

8.13. In circumstances where a developer is providing commuted sums to fund off site affordable housing provision, the following method should be followed for calculating the commuted sum payable.



8.14. If a developer considers that the commuted sum required to support off site affordable housing provision would make the development unviable, the process set out in the viability section above (paragraphs 8.4 to 8.6) would need to be followed to determine a commuted sum that would make the development viable.

Education

8.15. Where a proposed development generates the need for a new school to be provided on site, the land and provision of a school will be secured through a S106 Agreement.

- 8.16. The timing for the provision of land or school building(s) will be considered on a case-by-case basis, with the specific requirements being set out within any S106 Agreement. It is likely to be linked to phases of a development, with facilities being required either upon a certain level of units being completed, or when a certain threshold of occupation at a development is reached.
- 8.17. The County Council has published a guidance document on '[Developer Contributions towards Children's Services Facilities](#)'⁷ (September 2019) which highlights that the Council is expected to consult Hampshire Children's Services Department on any planning proposals relating to a development of 10 or more dwellings.
- 8.18. The Guidance, which is subject to review in the context of changes to local and national priorities and priorities provides guidance on the minimum usable areas required for new primary school sites which are summarised below:
- 1 Form entry primary (210 places): 1.2 hectares
 - 2 Form entry primary (420 places): 2.0 hectares
 - 3 Form entry primary (630 places): 2.8 hectares
- 8.19. We suggest you visit the County Council's Children's services webpages or contact the County Council by email developer.contributions@hants.gov.uk to confirm the latest position in terms of on-site infrastructure requirements.

Health

- 8.20. Where a proposed development generates the need for a new healthcare facility, such as a new GP surgery, to be provided on site, the land and provision of a healthcare facility will be secured through a S106 Agreement.
- 8.21. The timing for the provision of such healthcare facilities will be considered on a case-by-case basis, with the specific requirements being set out within any S106 Agreement. It is likely to be linked to phases of a development, with facilities being required either upon a certain level of units being completed, or when a certain threshold of occupation at a development is reached.

Green Infrastructure

- 8.22. The standards for the provision of public open space and built recreation facilities on new residential development sites are set out in Joint Core Strategy Policy CP18.
- 8.23. Green infrastructure can take many forms including:
- multifunctional green space (i.e. parks, amenity space, accessible natural green space)
 - equipped play areas
 - allotments
 - habitats infrastructure to support biodiversity.

⁷ <https://documents.hants.gov.uk/education/DeveloperContributionGuidanceDocument.docx>

- 8.24. The Council will continue to use S106 or conditions to secure the provision of local multi-functional green space, locally equipped play areas and allotments that directly serve a proposed development site, where the site is suitable.
- 8.25. The Council's adopted green space standards require new residential developments to provide, as a minimum, 3.24ha of public open space per 1,000 population⁸ to serve the needs generated by the new development. This requirement is broken down to set out what a development must provide in respect of multi-functional green space, provision for children or young people and allotments, as set out in Table 5 below.

8.26. Table 5: Green Space Standards

Open Space Type	Requirement per 1,000 population (ha)
Parks and gardens	1.03
Natural and semi-natural green space	1.8
Green corridor	N/A
Amenity green space	0.31
Allotments	0.1
Churchyard or cemetery	N/A
Provision for children or young people	0.52 sites per 1,000 population

- 8.27. There are no standards for habitat creation as each site is assessed on a case-by-case basis. It is recognised however, that the provision of other forms of green infrastructure can contribute towards conserving and enhancing biodiversity.
- 8.28. Where a proposal requires off-site planting, a S106 Agreement must be entered in to. This should cover the cost of any site purchase required for the new planting, the cost of the plants, any associated management and maintenance where the Council will not be adopting the land and sufficient funding for replacements for a period of five years. It is imperative that any proposal for off-site planting has the prior written approval of the landowner. The costs will be calculated on a site-by-site basis and be based on current prices at the time of the application.

Social Infrastructure

- 8.29. The provision of new and improvement of existing social infrastructure will be funded through CIL. However, in some instances developers may be required to provide land or buildings to enable the delivery of additional social infrastructure to serve the site. In such instances the provision of land or buildings will be secured through S106.

⁸ Open Space, Sports and Recreation Needs and Opportunities Assessment 2018 to 2028 (December 2019)

Internationally Designated Sites

Wealden Heaths Phase II Special Protection Area

- 8.30. Residential development in parts of the District has the potential to impact upon internationally designated sites both within and located outside of the District.
- 8.31. Policy CP22 sets out the requirements for development impacting the Wealden Heaths Phase II Special Protection Area (SPA).
- 8.32. In addition, if housing proposals are capable of affecting the SPA no matter how distant from the site, they will be considered on a case-by-case basis as to whether a project-specific Habitats Regulations Assessment (HRA) is required (this should be assessed at the HRA Screening Assessment stage). The requirement is likely to vary depending on the size of the site, the 'in combination' effects and its distance from the SPA. Advice on this should be sought from Natural England at the earliest opportunity. If mitigation is required, then this could involve a financial tariff towards the Strategic Access Management and Monitoring (SAMM) on the SPAs and a contribution towards a Suitable Accessible Natural Greenspace (SANG).

Solent National Sites Network

- 8.33. The Solent coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation. In response to concerns over the impact of recreational pressure on birds within protected areas in the Solent, the Solent Forum initiated the Solent Disturbance and Mitigation Project (SDMP) to determine visitor access patterns around the coast and how their activities may influence the birds.
- 8.34. The project has been divided into four phases. Phase 1 collated and reviewed information on housing, human activities and birds around the Solent, and reviewed the potential impact of disturbance on birds. Phase 2 involved a programme of major new data collection and Phase 3 sets out an avoidance and mitigation Plan. For the final phase, the SDMP project group is working with Natural England towards implementation.
- 8.35. Contributions will be sought from new development in order to implement the measures set out in the Solent Special Protection Area (SPA) Interim Planning Framework. Measures include the provision of dog wardens and rangers to educate the public about the impacts of recreational disturbance on protected species. The contribution is calculated on the number of bedrooms per individual dwelling. The current rates for 2021/22 are set out on the [Council's website](#) and are applicable to permissions granted on or after 1 April 2021.
- 8.36. The contribution will affect all net new dwellings in the District located within 5.6km of the Solent National Sites Network and is payable in addition to any CIL liability and any other S106 or S278 contributions. Appendix 1 contains maps showing the parts of the District that fall within the 5.6km buffer.

Flood Protection and Water Management

- 8.37. There may be circumstances when measures will be required in order to make a development safe. Measures will normally be identified by the Environment Agency and will usually be secured by planning conditions. However, where the measures involve off-site improvements, the need for a S106 Agreement, negotiated on a case-by-case basis, will be considered.
- 8.38. Where on site measures are required, the type and location of the works should be justified and agreed with the Council and/or the Environment Agency prior to any works or funding being implemented. In some cases, it may be more appropriate to consider on-site mitigation measures such as the positioning of electrical sockets at a higher level or using more water resistant materials. The use of such measures will normally be secured through planning conditions rather than a legal agreement.
- 8.39. It is expected that developers will enter into a S106 Agreement which agrees either a level of appropriate funding or the provision of appropriate flood defence works or mitigation measures.

Transport

- 8.40. Alterations to the local highway network which are necessary to promote a safe, efficient or sustainable relationship between development and the public highway may be secured by S106 and/or S278 Agreements. Improvements could include the provision, removal, or relocation of street furniture, dropped kerbs, crossovers, pedestrian crossings, bus stops and links to the cycle network.
- 8.41. Where a development is required to make specific contributions towards improvements, amendments, or additions to public transport services (projects which are not identified in this IFS to be funded by CIL) contributions may be secured through S106.

Travel Plans

- 8.42. Contributions towards revenue items are still permitted under S106 and are not restricted by the CIL regulations. Where development exceeds the threshold for a Travel Plan, a Travel Plan will be secured through a S106 Agreement. This will have the objective of reducing adverse transport impacts. A fee is charged for approval of a travel plan and for ongoing monitoring.
- 8.43. Travel Plans will set out, as far as possible, how development proposes to mitigate its adverse transport impacts and promote sustainable travel and may include measures relating to encouraging sustainable transport behaviour and infrastructure provision. Travel Plans will include provision for financial penalties to fund the promotion or provision of sustainable transport until travel plan objectives are met.

Other

8.44. Other types of infrastructure may be required to make a development acceptable in planning terms. The following list provides information on additional S106 Agreements not detailed in this chapter that could be required to make a development acceptable:

- Works or funding for the management and conservation archaeological interests where a development has an adverse impact.
- Works or funding for the restoration, conservation / enhancement of listed buildings, buildings of local importance and monuments at the development site.
- Works or funding for the diversion and or enhancement of Public Rights of Way

Appendix A: Potential Liability

Existing Use	Proposed Use	Potential Liability	
Development site	Dwelling (self build)	CIL is not charged on self build development	Not liable
Development site	Dwelling	CIL charged on all new floorspace Charge is based on total new floorspace (no minimum)	CIL liable
Development site	Affordable housing	CIL is not charged on dwellings that are categorised as affordable housing	Not liable
Development site	Offices	Office development is not CIL liable	Not liable
Office in use	Change of use to dwelling	CIL liable and chargeable for any additional floorspace (no minimum) For example, if existing office is 100sqm and in use, then only additional floorspace above 100sqm is chargeable	Liable and potentially chargeable
Office	Affordable housing	CIL is not charged on dwellings that are categorised as affordable housing	Not liable
Office	Office extension	Office development is not CIL liable or chargeable This is irrespective of size	Not liable
Demolished dwelling	Replacement new dwelling	A credit is given for the demolished floorspace so CIL is only payable on the net additional floorspace	CIL liable
Dwelling	Extension less than 100 sqm	CIL is only chargeable for extensions over 100sqm (not counting the original dwelling) Therefore, any extension of less than 100sqm is not chargeable	Not liable

Dwelling	Extension more than 100sqm	<p>CIL is charged for the entire new floorspace where an extension is greater than 100sqm (not counting the original dwelling)</p> <p>Chargeable as extension is greater than 100sqm</p>	Liable and chargeable
Dwelling	Sub division into two dwellings	<p>The sub-division of a dwelling is not CIL liable</p> <p>If proposals also involve extension(s), CIL is only chargeable for extensions over 100sqm, calculated prior to deducting existing 'in use' floorspace</p> <p>If any existing buildings/ floorspace is currently in use and to be demolished/converted it can be deducted from the chargeable floorspace of the new building (not counting the original dwelling)</p>	Not liable

Appendix B - Links to published monitoring data of Neighbourhood Portions for this year (2019/2020)

Alton Town Council

<http://www.alton.gov.uk/ UserFiles/Files/2021%20Monitoring%20Form.pdf>

Bramshott & Liphook Parish Council

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Farringdon Parish Council

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Grayshott Parish Council

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Headley Parish Council

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Horndean Parish Council

<http://www.horndeanpc-hants.gov.uk/ UserFiles/Files/CIL%20Report%2020-21.pdf>

Kingsley Parish Council

<https://kingsleyparishcouncil.org/wp-content/uploads/simple-file-list/Accounts/Accounts-2020-2021/CIL-annual-report-2020-2021-redacted.pdf>

Ropley Parish Council

<http://www.myropley.org.uk/parish-council-annual-accounts-year-ending-march-2020-for-public-perusal/>

Whitehill Town Council

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Wield Parish Council

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