

August 2026

CIL COMPLIANCE SCHEDULE

Land at Denham's Corner, Snakemoor Lane, Horton Heath, Eastleigh

Appeal Reference: 6005642

Planning Application Reference: O/25/99534

REQUIRED OBLIGATION	PROVISION IN AGREEMENT FOR DELIVERY	POLICY BACKGROUND	CIL COMPLAIAANCE Reg.122	COMMENTS
PART 1 – EASTLEIGH BOROUGH COUNCIL				
AFFORDABLE HOUSING				
35 % On-site affordable housing (Policy Requirement) 53 (52.5) units 65% rented and 35% low-cost home ownership Additional 5 % shared ownership (Offered by Appellant) 7.5 units	35% of the total number of dwellings shall be Affordable Housing Dwellings and built as part of the Development, with a tenure mix of 35% for low-cost home ownership and 65% for affordable rent, as set out in the draft S106. Additional 5% of total number of dwellings to be shared ownership.	Policy DM28 Eastleigh Borough Local 2016-2036 Paragraphs 35 and 64 of the NPPF (Dec 2024) Eastleigh Borough Council's Affordable Housing SPD (December 2023)	Necessary – Affordable housing is essential to deliver a mix of housing to meet the needs of the community. The site is a mix of size and tenure properties to contribute to the district wide need. The mix of 35% affordable housing and a split of 35% for low-cost home ownership and 65% for affordable rent will seek to create a sustainable community that can meet a range of different housing requirements. Directly Related – Affordable housing is to be provided on site as an integral part of the development and contributes to	To ensure the provision of a mixed development meeting the needs of the local community.

	This would equate to a total affordable provision of 40% (60 units).		the strategic housing need for EBC. Fair and Reasonable – Affordable housing is both reasonable and appropriate to mitigate the impact of the development and provide additional affordable housing required by EBC.	
ON SITE OPEN SPACE				
On-site open space maintenance sum: £139,000.00 per hectare (index linked June 2026) On-Site Open Space Supervision Fee: £10,425.00 per hectare (index linked June 2026) i.e. - 7.5% open space commuted maintenance sum	Contributions to be paid in accordance with triggers within the S106. Prior to the Commencement of the Development a specification for the layout landscaping and maintenance of the On-site Open Space shall be submitted to the Council for approval. All On-Site Open Space to be provided prior to the 50th dwelling occupation.	Policy DM33 Eastleigh Borough Local Plan 2016-2036 requires open space provisions to meet the needs arising from the development. Planning Obligations SPD provides details for the calculations for the relevant requirements. Paragraph 103 of the NPPF (Dec 2024).	Necessary – Open space is necessary for achieving good design and providing recreational opportunities for the residents of the Dwellings. The Council calculates the requirement for open/amenity space for any given combination of dwelling sizes in a development scheme on the basis of 1.2 hectares per 1,000 population, (which equates to 12 square metres of space per person). Directly Related – Open space directly relates to the development of the community and is to be provided as an integral part of the development. Fair and Reasonable – Open space is proportionate given the	Open space land to be transferred to and managed by Eastleigh Borough Council. On site open space includes formal open space, landscape buffers and SuDS.

	Following completion of the laying out of the On-Site Open Space Land in accordance with the approved specification to the reasonable satisfaction of the Council, the Owner shall maintain these areas to the satisfaction of the Council, for a period of 12 months. Defects properly identified by the Council shall be made good by the Owner. On the expiry of the 12-month maintenance period, subject to a satisfactory final inspection by the Council the Owner shall transfer the On-Site Open Space Land to EBC.		nature and scale of the development.	
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OFF-SITE OPEN SPACE PROVISION				
Off-site Open Space provision £1,789.00 on-site shortfall contribution (if any):(index linked June 2026)	Contributions to be paid in accordance with triggers within the S106.	Policy DM33 Eastleigh Borough Local Plan 2016-2036 requires open space provisions to meet the needs arising from the development. Planning Obligations SPD provides details for the calculations for the relevant requirements. Paragraph 103 of the NPPF (Dec 2024).	Necessary – Open space is necessary for achieving good design and providing recreational opportunities for the residents of the Dwellings. The Council calculates the requirement for open/amenity space for any given combination of dwelling sizes in a development scheme on the basis of 1.2 hectares per 1,000 population, (which equates to 12 square metres of space per person). Directly Related – Open space directly relates to the development of the community and is to be provided as an integral part of the development. Fair and Reasonable – Open space is proportionate given the nature and scale of the development.	Only required if full open space provision cannot be provided on-site.
PLAY AREA PROVISION				
Play Area Provision - £140,000 per play area Play Area commuted maintenance - £59,000 per play area	Contributions to be paid in accordance with triggers within the S106.	Policy DM33 Eastleigh Borough Local Plan 2016-2036 requires open space provisions to meet the needs arising from the development.	Necessary – Play provision is necessary for achieving good design and providing recreational opportunities for the residents of the Dwellings.	For developments of 50 dwellings and above formal children's play

Play Area supervision fee - £4,429 per play area		Planning Obligations SPD provides details for the calculations for the relevant requirements. Paragraph 103 of the NPPF (Dec 2024).	Directly Related – Play provision directly relates to the development of the community and is to be provided as an integral part of the development. Fair and Reasonable – Play provision is proportionate given the nature and scale of the development.	equipment should normally be provided on-site for new development to serve the needs of the children on that development. Neighbourhood Equipped Areas of Play (NEAP) and Local Equipment Areas of Play (LEAP) or similar are expected.
SPORTS INFRASTRUCTURE				
Sports Infrastructure - £2,010 per dwelling Towards the provision of: - Wyvern College sports pitch improvements (Football, Rugby & Athletics) - £TBC - And other sports infrastructure located within the parishes of Botley, Fair Oak and Horton Heath.	Contributions to be paid in accordance with triggers within the S106.	Policies S2, S9 and DM33 Eastleigh Borough Local Plan 2016-2036 requires provisions to meet the needs arising from the development. Planning Obligations SPD provides details for the calculations for the relevant requirements based on the Council's Playing Pitch and Built	Necessary – Sports infrastructure is necessary for providing recreational opportunities for the residents of the development and allow existing facilities to deal with increased demand as a result of new residents. Directly Related – Provision of sports infrastructure directly relates in providing recreational opportunities for the residents of the development and allow existing facilities to deal with	

		Leisure Facilities Strategy 2023-2036 and Sport England guidance. Paragraphs 29, 35, 96 and 98 of the NPPF (Dec 2024)	increased demand as a result of new residents. Fair and Reasonable – The level of contribution sought is proportionate given the nature and scale of the development.	
PUBLIC ART				
Public Art Contribution: £500 per unit (index linked June 2026)	Contributions to be paid prior to commencement of development.	Policy DM1(k) Eastleigh Borough Local Plan 2016-2036 requires the provision of public art associated with new large-scale development in accordance with the Council's adopted Public Art Strategy as EBC recognises the contribution of the arts to the quality of life of its residents and to environmental quality. Planning Obligations SPD Public Art Strategy 2023 - 2028 https://www.eastleigh.gov.uk/media/13203/public-art-strategy-2023-2028.pdf	Necessary – Public Art contributes to the quality of life of residents and produces high quality developments and spaces and supports community development to foster links between existing and new communities, leading to increased sense of ownership in public areas Directly Related – With the scale of this Development many residents would benefit from Public Art Fair and Reasonable – It is both reasonable and appropriate to provide such contribution towards the project for Public Art within the area	

SOLENT RECREATION MITIGATION PARTNERSHIP				
Solent Recreation Mitigation Partnership Contribution • 1 bedroom property £501 • 2 bedroom property £723 • 3 bedroom property £942 • 4 bedroom property £1,108 • 5 bedroom property £1,299 • Flat fee £836 per dwelling towards the Solent Recreation Mitigation Strategy “Bird Aware Solent Strategy” (index linked 1 Apr 2026)	Contributions to be paid prior to commencement.	Policy DM11 Eastleigh Borough Local Plan 2016-2036 requires contributions from residential development within 5.6km of the Solent Special Protection Area to the Solent Recreation Mitigation Strategy (in accordance with Natural England guidelines). Partnership for South Hampshire Solent Disturbance and Mitigation Study for Solent SPA and the Hamble estuary 2017. The Conservation of Habitats and Species Regulations 2017 (as amended). Paragraphs 186 and 188 NPPF (Dec 2024) The Partnership of South Hampshire local authorities, along with Natural England, the Royal Society for the Protection of Birds, Hampshire and Isle of	Necessary – The mitigation is necessary for the protection of the SPA as many residents from the Development are likely to be using the SPA. Directly Related – The scale and location of the Development means that the residents are likely to use the SPA frequently, so the contribution is required to mitigate the impact of the use by the residents. Fair and Reasonable –It is both reasonable and appropriate to mitigate the impact of the development on the SPA in the Borough of Eastleigh.	Appropriate Assessment as part of the consideration of the application is required which must include these contributions which are increased annually on 1 April.

		Wight Wildlife Trust, and Chichester Harbour Conservancy form part of the Bird Aware Solent initiative https://solent.birdaware.org/about-us which seeks to establish and implement measures to mitigate cumulative recreational disturbance of birds within the Solent and Southampton Water Portsmouth Harbour and Chichester Langstone Harbour Special Protection Area (SPA). The Council adopted the Solent Recreation Mitigation Strategy in December 2017. The Strategy aims to prevent bird disturbance from recreational activities through a series of management measures which encourage all coastal visitors to enjoy their visits in a responsible manner. It enables a housebuilder to make a monetary contribution for the strategic mitigation of		
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		recreational pressures that would otherwise occur over a wide area, instead of needing to provide bespoke mitigation themselves.		
COMMUNITY INFRASTRUCTURE				
Community Infrastructure Contribution £2,578.00 per dwelling (index-linked June 2026) Towards the provision of: • Windows at Botley Market Hall, High Street - £9,000 • Renovations at Botley Market Hall, High Street - £24,000 • Energy Efficiency at Botley Market Hall, High Street - £TBC • Mortimer Rd, Botley car park improvement - £10,000 • Wyvern College sports pitch improvements (Football, Rugby & Athletics) - £TBC • Knowle Park improvements to Teen Facilities - £TBC • And other community infrastructure located	Contributions to be paid prior to commencement of development.	Policies S11, DM36 and DM38 Eastleigh Borough Local Plan 2016-2036 require developers to make arrangements for or contribute to the improvement of any infrastructure, services, facilities or amenities necessitated by the development proposed. Costs and calculations in the Planning Obligations SPD Background Paper. Paragraphs 29, 35, 96 and 98 of the NPPF (Dec 2024)	Necessary – The Development requires additional Community Infrastructure to be provided in order to mitigate the impact from the increased demand for local facilities from the new residents and increased use of public facilities. Directly Related – The projects highlighted in the Community Infrastructure Contribution are directly related to the Development as they are nearby local facilities likely to be used and enjoyed by the new residents. Fair and Reasonable: It is considered that the payment of a Community Infrastructure Contribution is fair and reasonable.	Due to the proximity of the site, residents from the Development are likely to use the facilities, but the increased demand will require additional capacity works.

within the parishes of Botley, Fair Oak and Horton Heath.				
HEALTHCARE				
Healthcare Contribution £106,088 (£707.25 per dwelling) (index linked Aug 2023). This will go towards increase patient infrastructure capacity at: Hamble Valley Health – Hedge End; Living Well Partnership – Botley Surgery; and Living Well Partnership – St. Lukes Surgery. This may be done through reconfiguration of either surgery or the contribution may be pooled towards a future Hedge End Health Hub.	Contributions to be paid prior to commencement of development.	Policy DM36 and Policy DM38 Eastleigh Borough Local Plan 2016-2036 require developers to make arrangements for or contribute to the improvement of any infrastructure, services, facilities or amenities necessitated by the development proposed. Paragraphs 20, 35 and 96 and 98 of the NPPF (Dec 2024).	Necessary – The Development requires additional healthcare facilities to be provided in order to mitigate the impact from the increased demand for local facilities from the new residents. Directly Related – The contribution would go towards increasing GP capacity in the local area, directly related to the increased demand from the proposed development. Fair and Reasonable - It is considered that the payment of a Healthcare Contribution is fair and reasonable.	Contribution as per response from NHS Hampshire and Isle of Wight Integrated Care Board dated 18 June 2025.
NEW FOREST INTERIM STRATEGY				
New Forest Mitigation within Borough per dwelling - SANG provision £1,968.24 - SANG Monitoring £9.13 - Commercial Risk £201.84	Contributions to be paid prior to commencement.	Policy DM11 Eastleigh Borough Local Plan 2016-2036 The Conservation of Habitats and Species Regulations 2017 (as amended).	Necessary – The provision is necessary for the protection of the New Forest SPA as many residents from the Development are likely to be using the SPA. Directly Related – The scale of the Development means that the	This contribution has been calculated using the tariff set in the Council's report

(All index-linked Nov 2022)		Paragraphs 186 and 188 NPPF (Dec 2024)	residents are likely to use the SPA frequently, so the contribution is required to mitigate the impact of the use by the residents. Fair and Reasonable –It is both reasonable and appropriate to mitigate the impact of the development on the New Forest SPA in accordance with advice from Natural England.	December 2022: <u>(Public Pack)Agenda Document for Cabinet, 08/12/2022 18:30</u>
New Forest Mitigation – Strategic Access Management and Monitoring (SAMM) £200 per dwelling (index-linked Nov 2022)	Contributions to be paid prior to commencement.	Policy DM11 Eastleigh Borough Local Plan 2016-2036 The Conservation of Habitats and Species Regulations 2017 (as amended). Paragraphs 186 and 188 NPPF (Dec 2024)	Necessary – The provision is necessary for the protection of the New Forest SPA as many residents from the Development are likely to be using the SPA. Directly Related – The scale of the Development means that the residents are likely to use the SPA frequently, so the contribution is required to mitigate the impact of the use by the residents. Fair and Reasonable –It is both reasonable and appropriate to mitigate the impact of the development on the New Forest SPA in accordance with advice from Natural England.	This contribution has been calculated using the tariff set in the Council's report December 2022: <u>(Public Pack)Agenda Document for Cabinet, 08/12/2022 18:30</u>

BIODIVERSITY NET GAIN				
Biodiversity Net Gain monitoring fee £30,745 based on the 9 hectare site area	Contributions to be paid prior to commencement.	Policy DM11 Eastleigh Borough Local Plan 2016-2036 Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Paragraphs 186 and 188 NPPF (Dec 2024)	Necessary – The provision of BG and its monitoring is necessary to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Directly Related – The scale of the Development is such that a minimum 10% BNG is required. Fair and Reasonable – A contribution towards the provision and continued monitoring of the required BNG is considered fair and reasonable.	
EMPLOYMENT SKILLS				
Employment and Skills Plan monitoring £400 per plan	Contributions to be paid prior to commencement.	Policy DM16 Eastleigh Borough Local Plan 2016-2036. Paragraph 86 NPPF (Dec 2024)	Necessary – The PfSH Economic Development Strategy, the Solent LEP strategy and the Borough Council's Prosperity Delivery Plan have identified a need for more skills training in the sub-region and the Borough. Directly Related – Development may contribute positively to the promotion of economic competitiveness and social inclusion, helping people who experience difficulties entering or re-entering the labour market to get a job and assisting students in their career development.	An Employment Skills plan is expected on all development of 100 or more dwellings and/or 1,000 sqm of commercial floorspace.

			Fair and Reasonable – The development is of a sufficient scale where it is expected that it can provide a long term betterment of local employment skills.	
PART 2 – COUNTY COUNCIL				
HIGHWAYS – OFF SITE PROVISION				
Transport Infrastructure (index linked June 2016) 1 Bedroom £1,980 2 Bedroom £3,745 3 Bedroom £3,745 4+ Bedroom £5,457 Towards: - Pedestrian and cycle improvements in the locality of the site and/or on routes to key destinations.	Payment prior to commencement of development.	Policy DM13 Eastleigh Borough Local Plan 2016-2036 requires contributions towards transport infrastructure and/or the provision of highway works. Paragraphs 35 and 115 NPPF (Dec 2024)	Necessary – In order to mitigate the impact of additional trips by residents the contribution will be used to mitigate the impact of the development by reducing congestion and encouraging travel by sustainable modes. The primary schemes listed aim to make it easier for pedestrians and cyclists, assisting in the promotion of sustainable travel in line with the NPPF which may otherwise be lacking. Directly Relates - Offsite improvements directly related to the cumulative impact of the development and/or the enhancement of sustainable modes of transport including those serving the development in the wider community of EBC. All schemes are local to the development and will provide both a benefit to the future residents,	This contribution has been calculated by Hampshire County Council (HCC) Highways team. It is not anticipated that the development itself as a standalone entity will have a significant impact on the local highway network, however, in conjunction with other

			and mitigation against the additional traffic produced by the development. The level of contribution is directly related to the site because it is calculated on the basis of cost estimate values of the agreed improvements to mitigate the development impact. Fair and Reasonable – The contribution is fairly and reasonably related in scale and kind to the development site as it is based on the additional impact of the development proposal on the local transport network. The Hampshire County Council Transport Contributions Policy has been used to calculate the level of transport contributions associated with mitigation and improvement schemes, with reductions being made should a lack of appropriate schemes to justify the contribution be found.	development in the area it would be anticipated that highway improvement measures will be required in the local vicinity to both mitigate and improve the highways and associate infrastructure for the benefit of both future residents and existing users. <u>Guidance-PlanningObligations-and-DeveloperInfrastructureContributions.pdf</u>
PROW IMPROVEMENTS				
Public Right Of Way Improvements - £66,671.75 (index linked April 2026)	Payment prior to commencement of development.	Policies S5 and DM13 Eastleigh Borough Local Plan 2016-2036. Policy AM2 Hampshire County Council Local Transport Plan 4 (2024)	Necessary – In order to encourage travel by sustainable modes and aim to make it easier for pedestrians and cyclists, assisting in the promotion of sustainable travel in line with the	This contribution has been calculated by Hampshire County Council (HCC)

		Paragraph 105 NPPF (Dec 2024)	NPPF which may otherwise be lacking. Directly Relates – Improvements directly related to the impact of new residents of the development using the existing PROW network in the locality. Fair and Reasonable – The contribution is fairly and reasonably related in scale and kind to the development site as it is based on the additional impact of the development proposal on the local PROW network.	Countryside Services team.
TRAVEL PLAN				
Travel Plan fees £1,500 review per Plan and £3,000 x 5 years monitoring	Payment prior to commencement of development.	Policy DM14 Eastleigh Borough Local Plan 2016-2036. HCC guidance 'Travel plans Transport and roads Hampshire County Council' Paragraph 118 NPPF (Dec 2024)	Necessary – In order to encourage travel by sustainable modes and aim to make it easier for pedestrians and cyclists, assisting in the promotion of sustainable travel in line with the NPPF which may otherwise be lacking. Directly Relates – On and offsite improvements directly related to the cumulative impact of the development and/or the enhancement of sustainable modes of transport including those serving the development in the wider community of EBC. All schemes are local to the	

			development and will provide both a benefit to the future residents, and mitigation against the additional traffic produced by the development. Fair and Reasonable – The contribution is fairly and reasonably related in scale and kind to the development site as it is based on the additional impact of the development proposal on the local transport network.	
OTHER				
NITRATE AND/OR PHOSPHATE MITIGATION				
Nitrate and/or Phosphate Mitigation	A mitigation package addressing the additional nutrient inputs arising from the Development shall be submitted to, and approved in writing by, the Council (the 'Approved Mitigation Package') Mitigation to be in place prior to occupation.	Policy DM11 Eastleigh Borough Local Plan 2016-2036 The Conservation of Habitats and Species Regulations 2017 (as amended). Paragraphs 186 and 188 NPPF (Dec 2024)	Necessary – The provision is necessary to mitigate the impact of nitrates from the development on the SPA. Directly Related – The scale and type of the Development means that there would be a significant impact on the SPA if not mitigated Fair and Reasonable – It is both reasonable and appropriate to mitigate the impact of the development on the SPA	The level of mitigation to be secured will be dependent upon the number of dwellings in any detailed scheme and where its waste water is to be discharged.

S106 MONITORING FEE				
S106 Monitoring Fee £6,000	Payment prior to commencement of development.	Policy DM38 Eastleigh Borough Local Plan 2016-2036 Planning Obligations SPD	Necessary – In order to allow the LPA to monitor and execute the agreed S106. Directly Related – The S106 is directly related to the development as it is required to mitigated/offset the impact of the development. Fair and Reasonable - The S106 is fair and reasonable as it is required to mitigated/offset the impact of the development and needs to be monitored and administered appropriately.	

APPENDIX 1 - COMMUNITY INVESTMENT PROGRAMMES – Bishopstoke, Fair Oak and Horton Heath

<u>Project</u>	<u>Proposal</u>	<u>Funding needed</u>	<u>Location</u>
Wyvern College	Football - improvement works to pitches informed by Pitchpower assessments	£TBC	Fair Oak
Wyvern College	Rugby - improve levels of the grass pitch	£TBC	Fair Oak
Wyvern College	Athletics - future refurbishment of track surface	£TBC	Fair Oak
Knowle Park – Teen Facilities	To provide Teen facilities (Skate Park improvements, shelter, etc)	£TBC	Fair Oak

APPENDIX 2 - COMMUNITY INVESTMENT PROGRAMMES – Hedge End, West End and Botley

<u>Project</u>	<u>Proposal</u>	<u>Funding needed</u>	<u>Location</u>
Windows at Botley Market Hall, High Street	Replacement of windows.	£9,000	Botley
Renovations at Botley Market Hall, High Street	Renovation works to the clock and tower.	£24,000	Botley
Energy Efficiency at Botley Market Hall	Installation of PV panels as well as the installation by energy efficient heating.	£TBC	Botley
Mortimer Rd car park improvements	Improve aspect to front onto High Street/ Mortimer Road - gateway/ fencing/ landscape scheme, including drop kerbs.	£10,000	Botley